



LAKEWOOD CITY COUNCIL AGENDA

Monday, May 5, 2025

7:00 P.M.

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

Residents can virtually attend City Council meetings by watching them live on the city's YouTube channel: <https://www.youtube.com/user/cityoflakewoodwa>

Those who do not have access to YouTube can participate via Zoom by either visiting <https://us02web.zoom.us/j/86872632373> or calling by telephone: Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373.

Virtual Comments: If you would like to provide virtual Public Comments or Testimony on Public Hearings during the meeting, you will need to join the Zoom meeting as an attendee by calling by telephone Dial +1(253) 215- 8782 and enter participant ID: 868 7263 2373 or visiting <https://us02web.zoom.us/j/86872632373>.

By Phone: For those participating by calling in by telephone (+1(253) 215- 8782 and enter participant ID: 868 7263 2373), to use the "Raise Hand" feature press *9 on your phone, to be called upon by the Mayor during the Public Comments or Public Hearings portion of the agenda. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in you may need to press *6 to unmute yourself. When you are unmuted please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak during the Public Comment and at each Public Hearing.

By ZOOM: For those using the ZOOM link (<https://us02web.zoom.us/j/86872632373>), upon entering the meeting, please enter your name or other chosen identifier. Use the "Raise Hand" feature to be called upon by the Mayor during the Public Comments or Public Hearings portion of the agenda. When you are unmuted please provide your name and city of residence. Each speaker will be allowed (3) three minutes to speak.

Outside of Public Comments and Public Hearings, all attendees on ZOOM will continue to have the ability to virtually raise your hand for the duration of the meeting. You will not be acknowledged and your microphone will remain muted except for when you are called upon.

Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

<http://www.cityoflakewood.us>

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE****PROCLAMATIONS AND PRESENTATIONS**

- (5) 1. Proclamation recognizing May 4 through May 10, 2025 as Water Week. – *John Korsmo, Jr. President and Marshall Meyer, General Manager, Lakewood Water District*
- (6) 2. Proclamation recognizing May 2025 as Hunger Awareness Month. – *Claire Aijian, Director of Development, Emergency Food Network*
- (7) 3. Proclamation recognizing May 15 through May 21, 2025 as National Police Week. – *Chief Patrick Smith, Lakewood Police Department*
- (8) 4. Proclamation recognizing May 18 through May 24, 2025 as Public Works Week. – *Weston Ott, City Engineer, City of Lakewood*
5. Youth Council Report.

PUBLIC COMMENTS**C O N S E N T A G E N D A**

- (9) A. Approval of the minutes of the City Council meeting of April 21, 2025.
- (16) B. Approval of claims vouchers, in the amount of \$4,154,797.77, for the period of March 15, 2025 through April 15, 2025.
- (67) C. Approval of payroll checks, in the amount of \$3,501,639.29, for the period of March 16, 2025 through April 15, 2025.
- (69) D. Motion No. 2025-20

Authorizing the execution of an amendment to the agreement with KBH Construction for the Park Sign Project.

Persons requesting special accommodations or language interpreters should contact the City Clerk, 253-983-7705, as soon as possible in advance of the Council meeting so that an attempt to provide the special accommodations can be made.

(88) E. Motion No. 2025-21

Authorizing the execution of an amendment to the agreement with Robert W. Droll Landscape Architects, for design and support services for the American Lake Park Access Improvement Project.

(92) F. Motion No. 2025-22

Authorizing the execution of an amendment to the agreement with Redside Construction, in the amount of \$229,106, for the Wards Lake Park Improvement Project.

(100) G. Motion No. 2025-23

Adopting the 2024 Transportation Benefit District (TBD) Annual Report.

(104) H. Motion No. 2025-24

Authorizing the execution of an amendment to the agreement with DP Excavation, in the amount of \$43,599.60, for the demolition of dangerous and nuisance structures at 9320-9330 Bridgeport Way SW.

R E G U L A R A G E N D A

PUBLIC HEARINGS AND APPEALS

- (155) This is the date set for a public hearing on the 2025 Carry Forward Budget Adjustment.

ORDINANCE

(191) Ordinance No. 828

Amending Ordinance No. 766 to extend the date within which the City's designated representative can finalize the terms of the City's Limited Tax General Obligation Bonds.

(197) Ordinance No. 829

Relating to the approval of projects to be funded with revenue generated by the City of Lakewood's Transportation Benefit District.

RESOLUTION(202) Resolution No. 2025-06

Adopting the 5-Year (2025-2029) Consolidated Plan and FY 2025 Annual Action Plan.

(391) Resolution No. 2025-07

Amending the 2025 Fee Schedule.

(416) Resolution No. 2025-08

Approving Halcyon Commons Apartment 40-unit Multifamily Tax Exemption (MFTE).

UNFINISHED BUSINESS**NEW BUSINESS****REPORTS BY THE CITY MANAGER****CITY COUNCIL COMMENTS****ADJOURNMENT**

CITY OF LAKEWOOD



PROCLAMATION

WHEREAS, water is a fundamental part of our everyday lives and serves as the basic support system for all life on our planet; and

WHEREAS, water is our most valuable natural resource; and

WHEREAS, drinking water serves a vital role in daily life, serving an essential purpose to health, hydration and hygiene needs for the quality of life our residents enjoy; and

WHEREAS, tap water delivers public health protection, fire protection, and support for our economy; and

WHEREAS, hard work is performed by the entire water sector; whether designing capital projects, operators ensuring the safety and quality of drinking water or a member of a pipe crew maintaining the infrastructure communities rely on to transport high quality drinking water from its source to consumers' taps; and

WHEREAS, we are all stewards of the water infrastructure upon which current and future generations depend; and

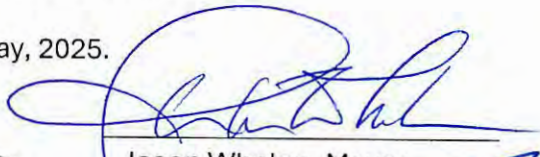
WHEREAS, the residents of our city are called upon to help protect our source waters from pollution, practice water conservation and get involved with their water by familiarizing themselves with it.

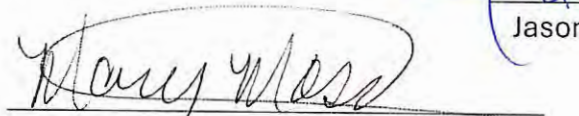
NOW, THEREFORE, BE IT RESOLVED, that the Lakewood City Council hereby proclaims May 4, 2025 through May 10, 2025 as

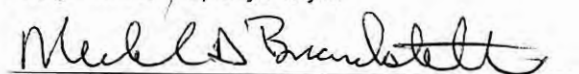
DRINKING WATER WEEK

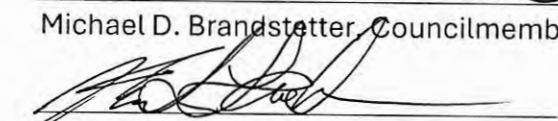
in the City of Lakewood and urges all residents to observe the week with activities to enhance awareness about drinking water and the benefits of drinking water.

PROCLAIMED this 5th day of May, 2025.

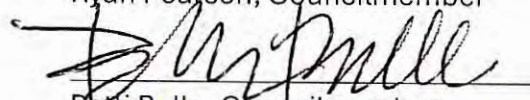

Jason Whalen, Mayor



Mary Moss, Deputy Mayor


Michael D. Brandstetter, Councilmember


J. Trestin Lauricella, Councilmember


Ryan Pearson, Councilmember


Patti Belle, Councilmember


Paul Bocchi, Councilmember

CITY OF LAKEWOOD



PROCLAMATION

WHEREAS, the number of adults, children, seniors, active military, and veterans in Pierce County seeking food assistance has risen by 130% since 2019, underscoring the growing hunger crisis in our community; and

WHEREAS, it is important to address the food insecurity endured by the children in Lakewood, as the well-being of our children is an investment in our community’s future health, education performance, and economic vitality; and

WHEREAS, local food pantries are currently serving an average of 284,500 visits every month from people struggling with unemployment, underemployment, and other physical and economic challenges; and

WHEREAS, Emergency Food Network aims to distribute 20 million pounds of food this year to its more than 75 partner food pantries, meal sites, and shelters; and

WHEREAS, rising food costs affect Lakewood residents and the local emergency food system and have already resulted in increased visits to the emergency food system; and


NOW, THEREFORE, the City Council hereby proclaim May 2025 as

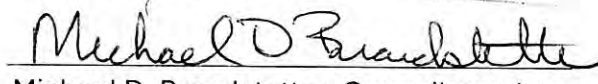
HUNGER AWARENESS MONTH

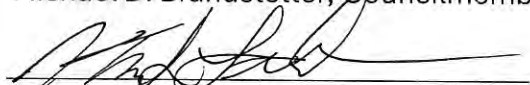
in the City of Lakewood and encourage all residents to support Hunger Awareness Month and recognize Emergency Food Network and its allies for their outstanding service, leadership, and commitment to providing food for residents in the city of Lakewood and Pierce County.

PROCLAIMED this 5th day of May, 2025.

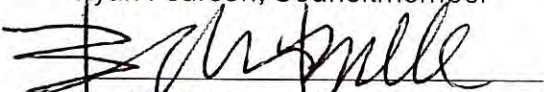

Jason Whalen, Mayor


Mary Moss, Deputy Mayor


Michael D. Brandstetter, Councilmember


J. Trestin Lauricella, Councilmember


Ryan Pearson, Councilmember


Ratti Belle, Councilmember


Paul Bocchi, Councilmember

CITY OF LAKEWOOD



PROCLAMATION

WHEREAS, each May during the week surrounding May 15th, our nation salutes the American men and women who put their lives on the line every day to maintain public safety and hold accountable those who break the law; and

WHEREAS, over the last three years, the COVID-19 pandemic placed first responders at additional risk, dramatically impacting how they interact with the public and presenting challenges never faced before; and

WHEREAS, there are more than 900,000 sworn law enforcement officers serving in communities across the United States, including the 99 dedicated members of the Lakewood Police Department; and

WHEREAS, nearly 60,000 assaults against law enforcement officers are reported each year, resulting in approximately 17,000 injuries; and

WHEREAS, since the first recorded death in 1786, more than 21,000 law enforcement officers in the United States have been killed in the line of duty, including four members of the Lakewood Police Department in 2009; and

WHEREAS, it is with heavy hearts we mourn the heroes taken from us only because they chose to serve, and we rededicate ourselves to carrying forward their noble legacy; and


WHEREAS, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.

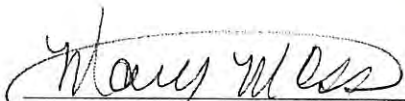
NOW THEREFORE, BE IT RESOLVED that the Lakewood City Council officially recognizes May 15 through May 21, 2025 as

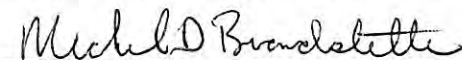
NATIONAL POLICE WEEK

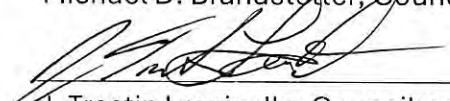
in the City of Lakewood, and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

PROCLAIMED this 5th day of May, 2025.

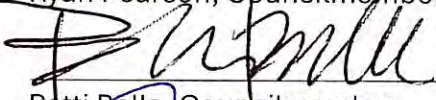

Jason Whalen, Mayor


Mary Moss, Deputy Mayor


Michael D. Brandstetter, Councilmember


J. Trestin Lauricella, Councilmember


Ryan Pearson, Councilmember


Patti Belle, Councilmember


Paul Bocchi, Councilmember

CITY OF LAKEWOOD



PROCLAMATION

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to public health, quality of life and the overall well-being of all people; and

WHEREAS, services like water delivery, sanitary sewers, storm drainage, solid waste collection, road design and construction and ongoing infrastructure maintenance and repair would not be possible without the dedicated efforts of public works professionals; and

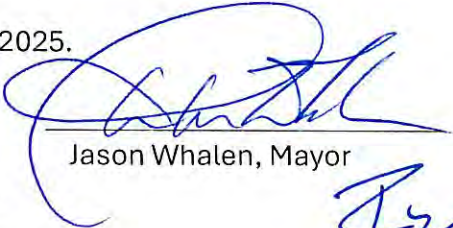
WHEREAS, the health, safety and comfort of Lakewood residents greatly depends on these types of facilities and services and the community is grateful for the dedication of the city’s public works employees.

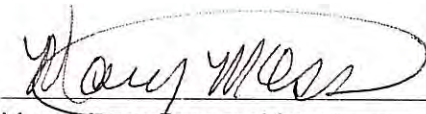
NOW, THEREFORE, the Lakewood City Council do hereby proclaim the week of May 18 through 24, 2025 as

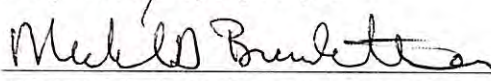
PUBLIC WORKS WEEK


in the City of Lakewood and do hereby recognize the contributions which public works personnel make every day to our health, safety, comfort and quality of life.


PROCLAIMED this 5th day of May, 2025.

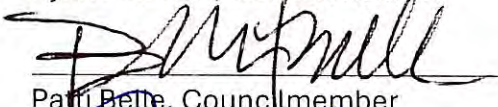

Jason Whalen, Mayor



Mary Moss, Deputy Mayor


Michael D. Brandstetter, Councilmember


J. Trestin Lauricella, Councilmember


Ryan Pearson, Councilmember


Patti Bette, Councilmember


Paul Bocchi, Councilmember



LAKEWOOD CITY COUNCIL MINUTES

Monday, April 21, 2025

City of Lakewood

6000 Main Street SW

Lakewood, WA 98499

<https://www.youtube.com/user/cityoflakewoodwa>

Telephone via Zoom: +1(253) 215-8782

Participant ID: 868 7263 2373

CALL TO ORDER

Mayor Whalen called the meeting to order at 6:00 p.m.

ROLL CALL

Councilmembers Present: 6 – Mayor Jason Whalen, Deputy Mayor Mary Moss, Councilmembers Ryan Pearson, Patti Belle, J. Trestin Lauricella and Paul Bocchi.

Councilmembers Present: 1 – Councilmember Michael Brandstetter.

PLEDGE OF ALLEGIANCE

Mayor Whalen paused for a moment of silence and led the Pledge of Allegiance.

PROCLAMATIONS AND PRESENTATIONS

Recognition of the Clover Park School District (CPSD) Daffodil Princesses.

MAYOR WHALEN RECOGNIZED BRENDA CERON, CLOVER PARK HIGH SCHOOL, VIOLET JOHNSON, HARRISON PREPARATORY SCHOOL AND ERYN MCAVOY, LAKES HIGH SCHOOL AS THE 2025 CLOVER PARK SCHOOL DISTRICT DAFFODIL PRINCESSES.

Proclamation recognizing April, 2025 as Sexual Assault Awareness Month.

MAYOR WHALEN PRESENTED A PROCLAMATION RECOGNIZING APRIL 2025 AS SEXUAL ASSAULT AWARENESS MONTH TO STEPHANIE SACKS, CLINICAL DIRECTOR, REBUILDING HOPE SEXUAL ASSAULT CENTER.

PUBLIC COMMENTS

The City Council received written comments in advance the meeting from Jen Imholt and Tricia Parsons.

Christina Manetti, Garry Oak Coalition , spoke about the impacts of the multifamily tax exemption on trees in the city.

Christina Manetti, Lakewood resident , spoke about the press of lies and undermining public trust.

Dennis Haugen, Sioux Falls, spoke about illegal immigration and local law enforcement cooperating with federal law.

Kim Underwood, Lakewood resident , spoke in opposition to the multifamily tax exemption expanding to the area south of the library.

Walter Neary, Lakewood resident, spoke in opposition to the multifamily tax exemption and in support of listening to residents.

Michelle Nickerson, Lakewood resident, spoke in opposition to the development of apartments in her neighborhood.

Greg Oatkin, Lakewood resident, spoke in opposition to the development of apartments in his neighborhood.

Cindy Neary, Lakewood resident, spoke about zoning decisions to allow housing development and in opposition to development of apartments and multifamily housing in her neighborhood.

Jennifer Imholt, Lakewood resident, spoke in opposition to the proposed multifamily tax exemption and residential target area expansion along Gravelly Lake Drive.

Zak Kinniman, Lakewood resident, spoke about considering development verses stabilization.

James Dunlop, Lakewood resident, spoke about the Pierce County Tiny Home Village, homelessness and protecting Lakewood residents.

Christina Claus, Lakewood resident, spoke about effective growth management planning and economic development.

Joni Neary, Lakewood resident, spoke about the city's development process and whether to purchase her forever home in Lakewood.

Vicky Stanich, Lakewood resident, shared that the Fort Steilacoom Park Neighborhood Association meeting will be held on Tuesday, April 22 at 6:30 p.m.

Lisa Bonafont, Lakewood resident, spoke about the city's development, environmental impacts and increasing crime by adding low-income multifamily housing.

Karen Burns, Lakewood resident, spoke about her business in a small complex in the city and in opposition to the addition of low income apartments on Gravelly Lake Drive due to traffic concerns.

Ben Clark, Lakewood resident, spoke in opposition to incentivizing apartment development on Gravelly Lake Drive.

Steve Hibbs, Lakewood resident, spoke about the traffic light cycling at Gravelly Lake Drive, cleaning up of the telephone poles after the wildfire at Fort Steilacoom Park and he shared that Parks Appreciation Day is April 26th from 9 a.m. to 12 p.m.

Cydna Cleveland, Lakewood resident, spoke in opposition to the development of apartments at Gravelly Lake Drive and lack of businesses in the city.

C O N S E N T A G E N D A

- A. Approval of the minutes of the City Council meeting of April 7, 2025.
- B. Approval of the minutes of the City Council study session of April 14, 2025.
- C. Motion No. 2025-19

Authorizing the execution of an agreement with AquaTechnex for the 2025 American Lake Management District (ALMD) Milfoil Treatment.

- D. Items filed in the Office of the City Clerk:
 - 1. Public Safety Advisory Committee meeting minutes of December 4, 2024.
 - 2. Lakewood's Promise Advisory Board meeting minutes of December 5, 2024.
 - 3. Parks and Recreation Advisory Board meeting minutes of January 28, 2025.
 - 4. Lakewood's Promise Advisory Board meeting minutes of February 6, 2025.
 - 5. Planning Commission meeting minutes of March 5, 2025.
 - 6. Parks and Recreation Advisory Board meeting minutes of March 8, 2025.

COUNCILMEMBER LAURICELLA MOVED TO ADOPT THE CONSENT AGENDA. SECONDED BY DEPUTY MAYOR MOSS. VOICE VOTE WAS TAKEN AND CARRIED UNANIMOUSLY.

R E G U L A R A G E N D A

PUBLIC HEARINGS AND APPEALS

This is the date set for a public hearing on the Five-Year (2025-2029) Consolidated Plan and FY 2025 Annual Action Plan.

Speaking before Council were:

Dennis Haugen, Sioux Falls, spoke.

Christina Manetti, Lakewood resident, spoke in opposition to allowing development of tiny home villages in natural areas.

There being no further testimony, the public hearing was declared closed at 7:28 p.m.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

ITEMS FOR DISCUSSION

Review of Ordinance amending Ordinance No. 766 to extend the date within which the City's designated representative can finalize the terms of the City's Limited Tax General Obligation Bonds.

Deputy City Manager Tho Kraus shared that the purpose of this Ordinance is to extend the date by which the bonds can be issued to December 1, 2044.

Review of Ordinance relating to the approval of projects to be funded with revenue generated by the City of Lakewood's Transportation Benefit District.

Deputy City Manager Tho Kraus shared that the proposed Ordinance updates the capital projects funded by the Transportation Benefit District \$20 Vehicle Licensing Fee to reflect completed projects. Discussion ensued.

Review of 2024 Transportation Benefit District Annual Report.

Deputy City Manager Tho Kraus shared that the city received \$835,000 in Transportation Benefit District funding which is generated from the \$20 vehicle license fee. Discussion ensued.

Review of 2024 Year-End Financial Report.

Deputy City Manager Tho Kraus provided an overview of activity in all funds through December 31, 2024. Discussion ensued.

Review of 2025 Carry Forward Budget Adjustment.

Deputy City Manager Tho Kraus provided an overview of the proposed 2025 Carry Forward Budget adjustment. This item will come forward for a public hearing on May 5th followed by adoption on May 21st. Discussion ensued.

Review of fee schedule updates for Planning and Public Works

Planning and Public Works Director Jeff Rimack provided an overview of proposed fee schedule updates specific to application types. This item will come forward for City Council approval on May 5th. Discussion ensued.

REPORTS BY THE CITY MANAGER

City Manager Caulfield shared that the City was contacted by Washington State who is coordinating an American250 Anniversary event which will commemorate the 250th anniversary of the signing of the Declaration of Independence, it is recommended that the City join and celebrate the event in 2026.

He reported that the Lakewood Police Department will kick off the Citizens Academy on June 10th which will run through June 29th.

He then announced the following upcoming meetings and events:

- April 24, 6:00 P.M., Lakeview Light & Power Annual Meeting, Lakewood City Hall
- April 26, 9:00 A.M. to noon, Parks Appreciation Day, various City parks
- April 26, 12:00 P.M., H-Barn Tour, Fort Steilacoom Park

- April 30, 6:00 P.M., Mayor's Coffeehouse, Fort Steilacoom Park Pavilion
- May 7, 6:00 P.M., Pierce County Law Enforcement Memorial, Our Church, 5000 67th Ave W, University Place
- May 17, 8:00 A.M. to noon, Youth Fishing Event, Harry Todd Park
- May 21, 7:30 A.M., LASA Friendraising Breakfast, McGavick Conference Center
- May 21, 4:00 P.M., Arlington Project Ceremony, Clover Park High School
- May 22, 8:00 A.M. to 10:00 A.M., South Sound Military and Communities Partnership (SSMCP) Elected Officials Council (EOC), Eagles Pride Golf Course
- May 22, 10:00 A.M., Puget Sound Regional Council General Assembly, Seattle Convention Center
- May 27, 5:30 P.M., Retirement Celebration for City Manager John Caulfield, Lakewood City Hall Council Chambers
- May 28, 4:30 P.M. to 6:00 P.M., Volunteer Recognition Event, Fort Steilacoom Park Pavilion
- May 30, 4:00 P.M., Street Festival, Colonial Plaza
- June 3, 12:00 P.M., Lakewood Farmers Market, Fort Steilacoom Park

CITY COUNCIL COMMENTS

Councilmember Pearson shared that he attended the Cops vs. Teachers basketball game at Lakes High School and he thanked those who provided public comments this evening.

Councilmember Belle thanked those who attended this evenings meeting and provided public comments. She shared that she will attend the Lakeview Light and Power meeting this week.

Councilmember Lauricella thanked those who provided public comments this evening and shared that he agrees with the Planning Commissions recommendations regarding the multifamily tax exemption area expansion. He shared that he attended the South Sound 911 meeting and will attend Parks Appreciation Day and the H-Barn Tour.

Councilmember Bocchi shared that he attended the Cops v. Teachers basketball game at Lakes High School and he plans to attend the H-Barn tour.

Deputy Mayor Moss thanked those who provided public comments and shared that she attended Rotary where the City Manager provided the State of the City and the Communities in Schools of Lakewood Breakfast.

Mayor Whalen thanked those who provided public comments. He shared that he attended the Pierce Transit 45 Year Celebration, Rotary where the City Manager presented the State of the City, the Cops v. Teachers basketball game and the Pierce County Regional Council meeting. He shared that this week he will attend Parks Appreciation Day and the H-Barn tour.

Mayor Whalen announced that the City Council will recess into Executive Session for approximately 15 minutes pursuant to RCW 42.30.110(1)(i) to discuss with legal counsel litigation or potential litigation. The City Council is not expected to take action following the Executive Session other than to adjourn the meeting. The City Council recessed at 8:35 p.m. and reconvened at 8:50 p.m.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:50 p.m.

JASON WHALEN, MAYOR


ATTEST:

BRIANA SCHUMACHER
CITY CLERK



To: Mayor and City Councilmembers

From: Tho Kraus, Deputy City Manager

Through: John J. Caulfield, City Manager 

Date: May 05, 2025

Subject: Claims Voucher Approval

Check Run Period: March 15 – April 15, 2025

Total Amount: \$4,154,797.77

Checks Issued:

03/31/25	Checks 100663-100701	\$ 433,236.75
04/15/25	Checks 100702-100781	\$ 136,496.30

EFT Checks Issued:

03/31/25	Checks 25735-25819	\$ 1,579,820.00
04/15/25	Checks 25820-25914	\$ 2,008,988.12

Void Checks:

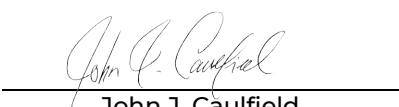
04/02/25	Check 25803	\$ 3,743.40
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Grand Total \$ 4,154,797.77

I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just and due obligations against the City of Lakewood, Washington, and that I am authorized to authenticate and certify said liens.


Dana Kappa
Assistant Finance Director


Tho Kraus
Deputy City Manager


John J. Caulfield
City Manager

City of Lakewood - Accounts Payable Voucher Report

Heritage Bank

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Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
25735	3/31/2025	000005		ABC LEGAL SERVICES LLC.			\$204.05
001.0000.06.515.30.41.001			3/21/2025	21219284.100	LG 25-2-05491-3 Svc Of Process		67.31
001.0000.06.515.30.41.001			3/26/2025	21292745.100	LG Svc of Process Karwan Villa		136.74
25736	3/31/2025	012534		ABS VALUATION.			\$6,950.00
001.0000.13.558.70.41.001			2/25/2025	25-0005A	ED SPS VIII Investments LLC Pr		6,950.00
25737	3/31/2025	010017		ACTIVE CONSTRUCTION INC.			\$546,400.84
302.0133.21.595.30.63.001			2/28/2025	AG 2024-209 PP # 2	PWCP AG 2024-209 02/01-02/28 S		546,400.84
25738	3/31/2025	013557		ALLIANCE TECHNICAL GROUP LLC.			\$97.00
401.9999.41.531.10.41.001			3/11/2025	SEA068583	PWSW Waughop Lake Sampling		97.00
25739	3/31/2025	007445		ASSOCIATED PETROLEUM PRODUCTS.			\$1,640.40
501.0000.51.548.79.32.001			3/4/2025	25-312617	PKFL 02/18-03/04/25		52.00
501.0000.51.548.79.32.001			3/4/2025	25-312617	PKFL 02/18-03/04/25		59.07
501.0000.51.548.79.32.001			3/4/2025	25-312617	PKFL 02/18-03/04/25		196.40
501.0000.51.548.79.32.002			3/4/2025	25-312617	PKFL 02/18-03/04/25		15.15
501.0000.51.548.79.32.001			3/4/2025	25-312617	PKFL 02/18-03/04/25		96.94
501.0000.51.548.79.32.001			3/4/2025	25-312617	PKFL 02/18-03/04/25		301.42
501.0000.51.548.79.32.001			3/4/2025	25-312617	PKFL 02/18-03/04/25		118.65
501.0000.51.548.79.32.001			3/4/2025	25-312617	PKFL 02/18-03/04/25		85.83
501.0000.51.548.79.32.001			3/4/2025	25-312617	PKFL 02/18-03/04/25		161.57
501.0000.51.548.79.32.001			3/4/2025	25-312617	PKFL 02/18-03/04/25		163.59
501.0000.51.548.79.32.001			3/4/2025	25-312617	PKFL 02/18-03/04/25		254.97
501.0000.51.548.79.32.002			3/4/2025	25-312617	PKFL 02/18-03/04/25		134.81
25740	3/31/2025	013480		AVASEK LLC.			\$9,688.80
503.0000.04.518.80.49.004			3/10/2025	A4801	IT AG 2023-102A 02/25 MSP Mont		9,688.80
25741	3/31/2025	013784		BARCOTT CONSTRUCTION.			\$254,890.93

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
301.0027.11.594.76.63.001			3/24/2025	AG 2024-113 #8	PK AG 2024-113 02/22-03/24 Ame		254,890.93
25742	3/31/2025	007958		BARNARD, RICHARD			\$296.00
195.0024.15.521.30.43.004			3/19/2025	04/06-04/10 Per Diem	PD WSNIA Conf: Barnard		296.00
25743	3/31/2025	006119		BCRA.			\$38,007.16
301.0020.11.594.76.63.001			3/11/2025	33388	PK AG 2022-037 02/28 Wards Lak		13,770.68
302.0076.21.595.12.41.001			3/11/2025	33390	PWCP AG 2024-079 02/25 Nyanza		23,576.90
302.0076.21.595.12.41.001			2/11/2025	33313	PWCP AG 2024-079 01/25 Nyanza		659.58
25744	3/31/2025	011039		BERK CONSULTING INC.			\$2,640.00
001.0000.07.558.65.41.001			3/11/2025	10996-02-25	CD AG 2024-157 02/25 Middle Ho		2,640.00
25745	3/31/2025	012902		BUELL RECREATION, LLC..			\$2,586.47
301.0016.11.594.76.63.001			1/30/2025	250006	PK AG 2024-180 Primley Park Pl		2,586.47
25746	3/31/2025	005038		CARROLL, JEFF			\$296.00
195.0024.15.521.30.43.004			3/19/2025	04/06-04/10 Per Diem	PD WSNIA Conf: Carroll		296.00
25747	3/31/2025	009926		CASCADE RIGHT-OF-WAY SVCS LLC.			\$34,780.00
302.0159.21.595.20.61.006			3/14/2025	LW 112 25.3	PWCP AG 2024-080 Thru 02/28		9,620.00
302.0076.21.595.20.61.006			3/14/2025	LW NYA 25.3	PWCP AG 2024-081 Thru 02/2/8 N		25,160.00
25748	3/31/2025	006493		CH2O INC.			\$251.91
502.0000.17.518.35.41.001			3/14/2025	358741	PKFC 03/25 Qrtly BW Labor		251.91
25749	3/31/2025	003883		CHUCKALS INC.			\$126.03
001.0000.11.569.50.31.001			3/13/2025	1136081-0	PKSR Office Supplies		126.03
25750	3/31/2025	000536		CITY TREASURER CITY OF TACOMA.			\$1,943.63
101.0000.11.542.63.47.006			3/14/2025	100349546 03/14/25	PKST 02/12-03/13 7210 BPW W -		35.08
101.0000.11.542.64.47.005			3/14/2025	100350986 03/14/25	PKST 02/12-03/13 8800 Custer R		69.19
101.0000.11.542.64.47.005			3/14/2025	100351985 03/14/25	PKST 02/12-03/13 7500 BPW SW #		115.92
101.0000.11.542.64.47.005			3/14/2025	100463727 03/14/25	PKST 02/12-03/13 7919 Custer R		2.07
101.0000.11.542.64.47.005			3/14/2025	100475269 03/14/25	PKST 02/12-03/13 6621 BPW W #S		1.70

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.64.47.005			3/14/2025	100475274 03/14/25	PKST 02/12-03/13 6401 Flanagan		2.07
101.0000.11.542.64.47.005			3/14/2025	100520997 03/14/25	PKST 02/12-03/13 7609 Custer R		37.92
101.0000.11.542.63.47.006			3/17/2025	100349419 03/17/25	PKST 02/12-03/13 7502 Lkwd Dr		13.18
101.0000.11.542.63.47.006			3/17/2025	100440754 03/17/25	PKST 02/11-03/13 7211 BPW W St		19.12
101.0000.11.542.63.47.006			3/17/2025	100440755 03/17/25	PKST 02/11-03/13 7001 BPW W #S		28.20
101.0000.11.542.64.47.005			3/17/2025	100892477 03/17/25	PKST 02/11-03/13 8108 John Dow		58.28
101.0000.11.542.63.47.006			3/17/2025	100898201 03/17/25	PKST 02/12-03/13 7729 BPW W		150.41
101.0000.11.542.64.47.005			3/17/2025	100905390 03/17/25	PKST 02/11-03/13 7429 BPW W		44.34
001.0000.11.576.81.47.005			3/18/2025	100384879 03/18/25	PKFC 02/14-03/17 8750 Steil Bl		37.31
101.0000.11.542.63.47.006			3/18/2025	101360340 03/18/25	PKST 02/13-03/14 5911 112th St		32.05
101.0000.11.542.64.47.005			3/12/2025	100463729 03/12/25	PKST 02/08-03/11 8203 Custer R		18.66
101.0000.11.542.64.47.005			3/13/2025	100575626 03/13/25	PKST 02/07-03/11 8901 BPW SW		43.82
101.0000.11.542.64.47.005			3/13/2025	100681481 03/13/25	PKST 02/07-03/10 8601 BPW SW S		55.22
101.0000.11.542.63.47.006			3/19/2025	100230616 03/19/25	PKST 02/02-03/04 7400 Custer R		9.57
101.0000.11.542.63.47.006			3/19/2025	100415564 03/19/25	PKST 02/13-03/17 9450 Steil Bl		67.83
101.0000.11.542.63.47.006			3/19/2025	100415566 03/19/25	PKST 02/13-03/17 9000 Steil Bl		70.28
101.0000.11.542.63.47.006			3/19/2025	100415597 03/19/25	PKST 02/13-03/17 10000 Steil B		59.76
101.0000.11.542.63.47.006			3/19/2025	100471519 03/19/25	PKST 02/14-03/17 8312 87th St		43.72
101.0000.11.542.64.47.005			3/19/2025	100658937 03/19/25	PKST 02/13-03/17 10300 Steil B		39.41
101.0000.11.542.64.47.005			3/19/2025	100687561 03/19/25	PKST 02/14-03/17 8623 87th Ave		30.05
101.0000.11.542.64.47.005			3/19/2025	101086773 03/19/25	PKST 02/14-03/17 9550 Steil Bl		26.21
101.0000.11.542.63.47.006			3/19/2025	101350293 03/19/25	PKST 02/14-03/17 9872 Steil. B		16.75
001.0000.11.576.81.47.005			3/20/2025	100384880 03/20/25	PKFC 02/19-03/19 8700 Steil Bl		18.66
101.0000.11.542.63.47.006			3/20/2025	101208464 03/20/25	PKST 02/14-03/17 8003 Onyx Dr		66.91
101.0000.11.542.64.47.005			3/21/2025	100433653 03/21/25	PKST 02/20-03/20 5460 Steil Bl		2.07
101.0000.11.542.64.47.005			3/21/2025	101085191 03/21/25	PKST 02/18-03/18 6802 Steil Bl		47.86
101.0000.11.542.63.47.006			3/24/2025	101391019 03/24/25	PKST 02/20-03/20 9130 Whitman		33.44
101.0000.11.542.64.47.005			3/25/2025	100228921 03/25/25	PKST 02/21-03/21 7702 Steil Bl		40.39
101.0000.11.542.64.47.005			3/25/2025	100665891 03/25/25	PKST 02/22-03/24 7309 Onyx Dr		23.46
101.0000.11.542.63.47.006			3/25/2025	101316680 03/25/25	PKST 02/21-03/21 7198 Steilaco		49.76
001.0000.11.576.81.47.005			3/25/2025	101359258 03/25/25	PKFC 02/20-03/21 8714 87th Ave		190.72
101.0000.11.542.64.47.005			3/24/2025	100228710 03/24/25	PKST 02/20-03/20 8915 Meadow R		26.62
101.0000.11.542.64.47.005			3/24/2025	100228932 03/24/25	PKST 02/21-03/21 8300 Steil Bl		149.65

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101.0000.11.542.64.47.005			3/24/2025	100228949 03/24/25	PKST 02/21-03/21 8200 Steil Bl		69.55
101.0000.11.542.64.47.005			3/26/2025	100228868 03/26/25	PKST 02/22-03/24 10099 GLD SW		24.46
101.0000.11.542.64.47.005			3/26/2025	101198351 03/26/25	PKST 02/21-03/24 9214 78th ST		71.96
25751	3/31/2025	005786		CLASSY CHASSIS.			\$969.14
501.0000.51.521.10.48.005			3/21/2025	6284	PDFL 03/25 Oil Change		104.73
501.0000.51.521.10.48.005			3/21/2025	6284	PDFL 03/25 Oil Change		124.25
501.0000.51.521.10.48.005			3/21/2025	6284	PDFL 03/25 Oil Change		121.44
501.0000.51.521.10.48.005			3/21/2025	6284	PDFL 03/25 Oil Change		116.72
501.0000.51.521.10.48.005			3/7/2025	6281	PDFL 03/25 Carwash		10.56
501.0000.51.521.10.48.005			3/7/2025	6281	PDFL 03/25 Oil Change		104.73
501.0000.51.521.10.48.005			3/7/2025	6281	PDFL 03/25 Carwash		10.56
501.0000.51.521.10.48.005			3/7/2025	6281	PDFL 03/25 Oil Change		75.37
501.0000.51.521.10.48.005			3/7/2025	6281	PDFL 03/25 Carwash		10.56
180.0000.15.521.21.48.005			3/7/2025	6281	PDFL 03/25 Oil Change		96.75
501.0000.51.548.79.48.005			2/28/2025	6272	PKFL Car Wash		10.56
501.0000.51.521.10.48.005			3/14/2025	6283	PDFL 03/25 Oil Change		75.37
501.0000.51.521.10.48.005			3/14/2025	6283	PDFL 03/25 Oil Change		107.54
25752	3/31/2025	008523		COMPLETE OFFICE.			\$198.14
001.0000.15.521.10.31.001			3/24/2025	2343020-0	PD Office Supplies		198.14
25753	3/31/2025	002741		DATEC INC.			\$105.97
501.0000.51.521.10.31.006			3/21/2025	65311	PD Spare Dowel For Printer Mou		96.25
501.0000.51.521.10.31.006			3/21/2025	65311	Sales Tax		9.72
25754	3/31/2025	003867		DELL MARKETING LP.			\$2,736.43
503.0015.04.518.80.35.030			3/14/2025	10804629623	IT Keyboards		2,485.40
503.0015.04.518.80.35.030			3/14/2025	10804629623	Sales Tax		251.03
25755	3/31/2025	013873		EXP U.S. SERVICES INC..			\$5,000.00
001.9999.07.558.65.41.001			3/19/2025	150906	CD AG 2024-217 02/01-02/28 HB		5,000.00
25756	3/31/2025	013764		FACET NW INC.			\$9,511.25

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196.6021.99.518.63.41.001			3/20/2025	0062378	ARPA AG 2024-103 Thru 02/28 Tr		1,439.25
001.0000.07.558.60.41.001			3/20/2025	0062378	CD Thru 02/28 Tree Inventory		2,804.00
196.6021.99.518.63.41.001			3/24/2025	0061691	ARPA AG 2024-103 Thru 01/31Tre		5,268.00
25757	3/31/2025	011987		FEDERAL EASTERN INTERNATIONAL.			\$1,902.31
195.0009.15.521.30.35.010			3/18/2025	57821600	PD Vision AXBIIIA, 1 Carrier		1,134.00
195.0009.15.521.30.35.010			3/18/2025	57821600	PD Maverick Mod 25, 3 ID Panel		365.00
195.0009.15.521.30.35.010			3/18/2025	57821600	PD 8x10 Speed Plate NMB		146.72
195.0009.15.521.30.35.010			3/18/2025	57821600	PD Thorshield Ballistic Sleeve		82.08
195.0009.15.521.30.35.010			3/18/2025	57821600	Sales Tax		114.53
195.0009.15.521.30.35.010			3/18/2025	57821600	Sales Tax		36.87
195.0009.15.521.30.35.010			3/18/2025	57821600	Sales Tax		14.82
195.0009.15.521.30.35.010			3/18/2025	57821600	Sales Tax		8.29
25758	3/31/2025	013406		FERNANDEZ. PATREA M			\$575.40
001.0000.11.571.20.41.001			3/27/2025	03/27/2025	PKRC 03/06,20,25 Yoga Instruct		575.40
25759	3/31/2025	000066		FIRST RESPONDER OUTFITTERS INC.			\$2,768.54
001.0000.15.521.22.31.008			3/24/2025	16071-3	PD Alterations: Wilkinson		38.61
001.0000.15.521.22.31.008			3/25/2025	16151-3	PD Jumpsuit: Dier		593.41
001.0000.15.521.70.31.008			3/18/2025	15837-3	PD Alteration: Taser Pkt Place		49.64
001.0000.15.521.21.31.008			3/21/2025	16027-3	PD Alterations		187.51
001.0000.15.521.23.31.008			3/20/2025	15748-3	PD Uniform Alterations: Maulen		154.42
001.0000.15.521.22.31.008			3/20/2025	15942-3	PD Jumpsuit: Beauchamp		576.87
001.0000.15.521.22.31.008			3/20/2025	15971-3	PD Jumpsuit: Trujillo		527.23
001.0000.15.521.22.31.008			3/20/2025	15973-3	PD Jumpsuit: Beauchamp		576.87
001.0000.15.521.22.31.008			3/13/2025	15666-3	PD Uniform Alterations: Cernia		9.93
001.0000.15.521.21.31.008			3/12/2025	15620-3	PD Uniform Alterations: Bentz		54.05
25760	3/31/2025	012975		FOSTER GARVEY PC.			\$56,261.24
001.0000.13.558.70.41.001			3/12/2025	2912865	ED Thru 02/28 JBLM North Clear		540.00
196.6022.99.518.63.41.001			3/12/2025	2912866	ARPA Thru 02/28 Emmert Lkwd Ct		15,630.50
196.6022.99.518.63.41.001			3/12/2025	2912867	ARPA Thru 02/28 Mirjalili/Lape		36,385.45
196.6022.99.518.63.41.001			2/24/2025	2911402	ARPA Thru 01/31 Emmert Lkwd Ct		3,705.29

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25761	3/31/2025	002825		GRAYBAR ELECTRIC COMPANY.			\$12,619.66
504.0000.09.518.39.48.001		3/13/2025	9341235309	RM CI # 2024-0066 MBox 10.6 Co		11,462.00	
504.0000.09.518.39.48.001		3/13/2025	9341235309	Sales Tax		1,157.66	
25762	3/31/2025	012423		GUARDIAN ALLIANCE TECH INC..			\$140.00
001.0000.15.521.40.41.001		2/28/2025	27586	PD 02/28 Software Platform & S		140.00	
25763	3/31/2025	004036		HORIZON AUTOMATIC RAIN CO.			\$132.75
001.0000.11.576.81.31.001		3/21/2025	3N183894	PKFC Brass Nipple, PVC Bushing		132.75	
25764	3/31/2025	012881		JOURNAL GRAPHICS INC.			\$6,880.37
001.0000.03.557.20.49.005		3/27/2025	734137	CM Spring 2025 Connections		6,880.37	
25765	3/31/2025	013826		JOUAD PLANNING GROUP, LLC..			\$5,950.00
190.0009.52.559.31.41.001		3/19/2025	FOUR #4084	CDBG AG 2024-167 01/19-03/19 5		5,950.00	
25766	3/31/2025	013859		KBT DISTRIBUTING LLC.			\$14,030.38
501.0000.51.521.10.32.001		3/12/2025	0011973-IN	PD 02/25 Fuel		14,030.38	
25767	3/31/2025	011937		KEATING, BUCKLIN & MCCORMACK.			\$1,672.00
401.0000.41.531.10.41.001		3/5/2025	24951	PWSW 02/06-02/28 Lkwd adv. Con		1,672.00	
25768	3/31/2025	011961		KELLEY CREATE.			\$3,736.27
503.0000.04.518.80.31.002		3/11/2025	IN1904376	IT 02/25 Copier Overage		3,736.27	
25769	3/31/2025	003820		KNIGHT FIRE PROTECTION INC.			\$4,580.04
502.0000.17.518.35.48.001		3/12/2025	81547	PKFC 01/27 & 01/29 Repl and Ad		1,937.08	
502.0000.17.521.50.48.001		3/14/2025	81583	PKFC Annual Svc Performance: P		925.39	
502.0000.17.521.50.48.001		3/14/2025	81584	PKFC Annual Fire Sprinkler Ins		666.11	
502.0000.17.542.65.48.001		3/14/2025	81587	PKST Fire Sprinkler Sys Annual		644.09	
502.0000.17.542.65.48.001		3/14/2025	81588	PKST Fire Sprinkler Sys Annual		407.37	
25770	3/31/2025	009994		KPFF INC.			\$4,200.00
301.0016.11.594.76.41.001		3/6/2025	555191	PK AG 2025-072 Thru 02/25 Prim		4,200.00	

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25771	3/31/2025	008202		KPG PSOMAS.			\$3,335.14
311.0008.21.535.30.41.001			3/14/2025	219233	PWSC AG 2024-208 01/31-02/27 G	2,520.00	
302.0136.21.595.12.41.001			3/25/2025	219786	PWCP AG 2024-035 01/31-02/27 1	815.14	
25772	3/31/2025	000280		LAKEWOOD CHAMBER OF COMMERCE.			\$8,544.98
001.0000.13.558.70.49.001			5/1/2025	SJ2468	ED 2025 Lkwd Chamber Of Commer	683.00	
104.0005.01.557.30.41.001			3/17/2025	02/25	HM AG 2025-021 02/25 Lodging T	7,861.98	
25773	3/31/2025	008414		LAKEWOOD FORD.			\$2,112.97
501.0000.51.548.79.48.005			3/13/2025	LCCS533013	PKFL Car Maint	2,112.97	
25774	3/31/2025	005490		LAKEWOOD PLAYHOUSE.			\$26,693.43
104.0013.01.557.30.41.001			3/25/2025	01/25-03/25/25	HM AG 2025-023 Lodging Tax Gra	26,693.43	
25775	3/31/2025	000298		LAKEWOOD TOWING AND TRANSPORT.			\$88.08
001.0000.15.521.10.41.070			3/21/2025	264572	PD 02/27 Ford Expedition, Case	88.08	
25776	3/31/2025	003008		LARSEN SIGN CO.			\$168.18
101.0000.21.543.30.31.001			3/25/2025	35878	PWST Street Light # Decals	168.18	
25777	3/31/2025	002390		LASA.			\$11,314.36
196.6015.99.518.63.41.001			3/4/2025	8 02/25	ARPA AG 2024-095 Gravelly Lake	11,314.36	
25778	3/31/2025	013600		LIFTOFF. LLC..			\$115.50
503.0000.04.518.80.49.004			3/20/2025	7993Add7	IT Power Automate Premium GCC,	115.50	
25779	3/31/2025	004073		MACDONALD-MILLER FACILITY SOL.			\$8,302.15
502.0000.17.518.35.48.001			3/23/2025	SVC335467	PKFC 03/10 HVAC Repair	608.58	
502.0000.17.518.35.48.001			3/13/2025	SVC334464	PKFC 03/07 Service Call: CH	7,693.57	
25780	3/31/2025	010674		MACKAY COMMUNICATIONS INC.			\$55.08
503.0000.04.518.80.42.001			3/24/2025	SB_202502_119169	IT PD 02/25 Air-Time AQ01968	55.08	
25781	3/31/2025	010518		MATERIALS TESTING & CONSULTING.			\$1,345.00

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301.0027.11.594.76.41.001			3/7/2025	14164	PK AG 2024-203 Thru 02/28 Amer		1,345.00
25782	3/31/2025	000360		MCCLATCHY COMPANY LLC.			\$2,407.61
001.0000.07.558.60.44.001			2/28/2025	290644	CD 02/19 Public Hearing		314.44
001.0000.06.514.30.44.001			2/28/2025	290644	LG Ord. 826		339.25
001.0000.07.558.60.44.001			2/28/2025	290644	CD RFP for Prep. Technical Dat		215.22
401.0000.41.531.10.44.001			2/28/2025	290644	PWSW Public Notice '25 Strmwtr		984.24
301.0019.11.594.76.44.001			2/28/2025	290644	PK RFQ Edgewater Park Dev.		240.02
001.0000.07.558.60.44.001			2/28/2025	290644	CD NOA Town Auto CUP #15377		314.44
25783	3/31/2025	009724		MILES RESOURCES LLC.			\$378.72
101.0000.11.542.30.31.030			3/24/2025	366800	PKST Cold Mix		123.99
101.0000.11.542.30.31.030			1/27/2025	365046	PKST Cold Mix		105.25
101.0000.11.542.30.31.030			3/17/2025	366442	PKST Cold Mix		149.48
25784	3/31/2025	010255		PAPE' MACHINERY EXCHANGE.			\$11,062.97
501.0000.51.548.79.48.005			3/24/2025	6500853	PKFL Engine Replaced		4,015.79
501.0000.51.548.79.48.005			3/25/2025	2167168	PKFC Equip Repair		2,500.27
501.0000.51.548.79.48.005			3/21/2025	6500935	PKFL Equip Maint		402.57
501.0000.51.548.79.48.005			3/18/2025	2167116	PKFL Oil and Filter Changes		2,494.06
501.0000.51.548.79.48.005			3/18/2025	2167122	PKFL Oil and Filter Changes		1,650.28
25785	3/31/2025	000417		PERTEET INC.			\$6,132.39
302.0158.21.595.12.41.001			3/11/2025	20240025.0000 - 9	PWCP AG 2024-060 01/01-03/02		6,132.39
25786	3/31/2025	000407		PIERCE COUNTY.			\$34,811.82
001.0000.15.521.10.41.125			3/12/2025	CI-366093	PD 02/25 Jail Svcs		7,385.28
105.0001.07.559.20.41.001			3/5/2025	CI-365932	AB/PWSC 02/25 Recordings		913.50
311.0000.01.535.30.41.001			3/5/2025	CI-365932	AB/PWSC 02/25 Recordings		651.00
101.0000.11.542.64.41.001			3/18/2025	CI-366233	PKST 02/25 Traffic Ops. Maint.		25,327.11
631.0003.02.586.10.00.010			3/17/2025	February 2025	MC 02/28 Court Remit		534.93
25787	3/31/2025	013225		PIONEER ATHLETICS.			\$1,443.47
001.0000.11.576.81.31.001			3/19/2025	INV-240656	PKFC Quik Stripe & Grip Sets		1,443.47

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
25788	3/31/2025	013196		PITNEY BOWES PRESORT SERVICES.			\$5,000.00
001.0000.99.518.40.42.002		3/24/2025	D-707355	ND Postage Deposit		5,000.00	
25789	3/31/2025	010429		PMAM CORPORATION.			\$2,064.25
001.0000.15.521.10.41.015		2/28/2025	202502046	PD 02/25 Alarm Monitoring		2,064.25	
25790	3/31/2025	010630		PRINT NW.			\$1,587.10
504.0000.09.518.38.48.001		3/27/2025	W43043501	RM CI # 2025-0021 Signal Box W		1,587.10	
25791	3/31/2025	013410		PROFAST SUPPLY INC.			\$159.73
001.0000.11.576.81.31.001		3/24/2025	INV/2025/2114	PKFC Rubber Tarp Strap		46.70	
001.0000.11.576.80.31.001		3/24/2025	INV/2025/2115	PKFC Stainless Steel Rod		12.29	
001.0000.11.576.80.31.001		3/7/2025	INV/2025/1648	PKFC Rubber Tarp Straps		100.74	
25792	3/31/2025	007183		PRO-VAC.			\$67,297.66
401.0000.11.531.10.48.001		3/5/2025	236330	PK Clean and Jet CBs Plus Cros		1,869.00	
401.0000.11.531.10.48.001		3/5/2025	359194119	PKSW AG 2024-230 02/21 Cleanin		6,889.00	
401.0000.11.531.10.48.001		3/17/2025	237801	PKSW AG 2024-230 03/17 Cleanin		825.00	
401.0000.11.531.10.48.001		3/14/2025	234923	PKSW AG 2024-230 02/05 Cleanin		57,714.66	
25793	3/31/2025	000445		PUGET SOUND ENERGY.			\$2,479.90
502.0000.17.518.35.47.011		3/20/2025	200018357661 3/20/25	PKFC 02/18-03/19 6000 Main St		1,544.37	
101.0000.11.542.63.47.006		3/20/2025	220033539960 3/20/25	PKST 02/18-03/19 9210 Elwood D		210.32	
101.0000.11.542.63.47.006		3/20/2025	220035471758 3/20/25	PKST 02/18-03/19 9230 Hipkins		41.22	
101.0000.11.542.64.47.005		3/20/2025	300000005037 3/20/25	PKST 02/18-03/19 Flashing Ligh		159.33	
502.0000.17.521.50.47.011		3/19/2025	200008745289 3/19/25	PKFC 02/14-03/18 9401 Lkwd Dr		383.51	
101.0000.11.542.63.47.005		3/3/2025	220034218267 3/3/25	PKST 01/30-02/28 14630 Union A		112.62	
001.0000.11.576.80.47.005		3/3/2025	3000000000129 3/3/25	PKFC 01/30/-02/28 11500 Milita		18.45	
101.0000.11.542.63.47.006		3/10/2025	300000007165 3/10/25	PKST 01/31-02/28 7504 N St SW		10.08	
25794	3/31/2025	012426		RANGER TREE EXPERTS INC.			\$7,196.80
001.0000.11.542.70.41.001		3/21/2025	01094-I	PKST Tree Removal: 9423 104th		4,774.60	
001.0000.11.542.70.41.001		3/21/2025	01095-I	PKST Tree Removal: 11713 Nyanz		2,422.20	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
25795	3/31/2025	013553		REDWOOD TOXICOLOGY LAB INC.			\$4,379.19
001.0000.02.523.30.31.001			3/6/2025	845358	MC UA Supplies	198.00	
001.0000.02.523.30.41.001			2/28/2025	30852920252	MC 02/25 UA's	1,562.19	
001.0000.02.523.30.41.001			12/31/2024	308529202412	MC 12/24 UA's	2,619.00	
25796	3/31/2025	000473		ROBBLEE'S TOTAL SECURITY INC.			\$247.17
502.0000.17.521.50.48.001			1/3/2025	58060	PKFC 01/22 Service Call: PD	247.17	
25797	3/31/2025	013910		SAMDAL & ASSOCIATES.			\$4,300.00
196.6022.99.518.63.41.001			3/5/2025	3720	ARPA AG 2025-071 Lkwd Colonial	4,300.00	
25798	3/31/2025	013330		SAURI, MARCO A			\$2,053.62
001.9999.11.565.10.41.020			3/17/2025	66	PKHS AG 2023-170 03/16-03/31 L	2,000.00	
001.9999.11.565.10.41.020			3/25/2025	03/25 IY Reimb.	PKHS 03/25 Reimburse CHOICE IY	53.62	
25799	3/31/2025	013074		SIERRA SANTA FE CORP.			\$13,964.01
302.0000.00.223.40.00.000			3/27/2025	AG 2024-105 Ret Rel	PWCP AG 2024-105 Retainage Rel	13,964.01	
25800	3/31/2025	012013		SOUTH SOUND MOTORCYCLES.			\$568.16
501.0000.51.521.10.48.005			3/15/2025	6015942	PDFL 03/25 Oil Change	330.36	
501.0000.51.521.10.48.005			3/15/2025	6015942	PDFL 03/25 Other	237.80	
25801	3/31/2025	002881		SPRAGUE PEST SOLUTIONS CO.			\$220.88
502.0000.17.518.35.48.001			3/25/2025	5757254	PKFC 03/25 Gen Pest Control: C	92.47	
001.0000.11.576.81.41.001			3/25/2025	5757381	PKFC 03/25 Gen Pest Control: 9	128.41	
25802	3/31/2025	004721		SQUAD ROOM EMBLEMS.			\$682.00
001.0000.15.521.22.31.008			3/28/2025	0326	PD Uniform Patches	341.00	
001.0000.15.521.70.31.008			3/28/2025	0326	PD Uniform Patches	341.00	
25803	3/31/2025	013923		ST GLASS & WINDOW SPECIALIST.			\$3,743.40
190.0009.52.559.31.41.001			3/27/2025	81728	CDBG MHR Wheelehan: Single Byp	3,743.40	
25804	3/31/2025	009493		STAPLES ADVANTAGE.			\$1,446.35
001.0000.15.521.10.31.001			3/19/2025	6027044128	PD Office Supplies	147.84	

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001.0000.15.521.10.31.001			3/19/2025	6027044129	PD Office Supplies		37.69
001.0000.15.521.10.31.001			3/19/2025	6027044130	PD Office Supplies		22.00
001.0000.15.521.10.31.001			3/19/2025	6027044131	PD Office Supplies		58.34
105.0002.07.559.20.31.001				6026654645	AB Return Ink		-103.25
001.0000.01.511.60.31.001			3/5/2025	6026166559	CC Batteries, Earphones		15.00
001.0000.02.512.50.31.001			3/5/2025	6026166560	MC Office Supplies		810.26
001.0000.15.521.10.31.001			3/7/2025	6026300271	PD Office Supplies		74.82
001.0000.02.512.50.31.001			3/6/2025	6026228939	MC Office Supplies		64.36
105.0002.07.559.20.31.001			3/6/2025	6026228940	AB Ink		99.75
001.0000.06.515.31.35.001			3/12/2025	6026592022	LG Headsets		199.40
001.0000.06.515.31.35.001			3/12/2025	6026592022	Sales Tax		20.14
25805	3/31/2025	013407		STEWART HIZON, MACKENZIE			\$144.00
001.0000.11.571.20.41.001			3/21/2025	03/21/2025	PKRC Kirtan Chanting Course In		144.00
25806	3/31/2025	013210		STRATAGEM LAW GROUP PLLC.			\$750.00
001.0000.99.512.51.41.035			1/31/2025	00573	ND 01/31: Demetreous Robinson		750.00
25807	3/31/2025	006497		SYSTEMS FOR PUBLIC SAFETY.			\$38,283.38
504.0000.09.518.35.48.001			2/14/2025	49512	RM Claim 2025-0015 Veh# 40651		2,105.52
501.0000.51.521.10.48.005			3/7/2025	49754	PDFL 03/25 Other		26.21
501.0000.51.521.10.48.005			3/7/2025	49754	PDFL 03/25 Diagnostics		114.29
501.0000.51.521.10.48.005			3/7/2025	49754	PDFL 03/25 Tire		123.46
501.0000.51.521.10.48.005			3/17/2025	49362	PDFL 03/25 Strip Out		1,431.30
501.0000.51.521.10.48.005			3/17/2025	49701	PDFL 03/25 Oil Change		145.61
501.0000.51.521.10.48.005			3/17/2025	49701	PDFL 03/25 Safety Inspection		136.05
501.0000.51.521.10.48.005			3/17/2025	49701	PDFL 03/25 Brakes		742.40
501.0000.51.521.10.48.005			3/17/2025	49701	PDFL 03/25 Transmission		397.18
501.0000.51.521.10.48.005			3/17/2025	49701	PDFL 03/25 Electrical		964.50
501.0000.51.521.10.48.005			3/17/2025	49701	PDFL 03/25 Tires		907.12
501.0000.51.521.10.48.005			3/17/2025	49701	PDFL 03/25 Other		191.09
180.0000.15.521.21.48.005			3/17/2025	49744	PDFL 03/25 Oil Change		170.11
180.0000.15.521.21.48.005			3/17/2025	49744	PDFL 03/25 Safety Inspection		28.74

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
180.0000.15.521.21.48.005			3/17/2025	49744	PDFL 03/25 Other		28.74
504.0000.09.518.35.48.001			3/17/2025	49744	RM Claim 2025-0016, Veh #41681		337.02
501.0000.51.521.10.48.005			3/17/2025	49752	PDFL 03/25 Diagnostics		174.33
501.0000.51.521.10.48.005			3/17/2025	49752	PDFL 03/25 Steering		513.43
501.0000.51.521.10.48.005			3/17/2025	49752	PDFL 03/25 Other		31.19
501.0000.51.521.10.48.005			3/17/2025	49764	PDFL 03/25 Oil Change		141.36
501.0000.51.521.10.48.005			3/17/2025	49764	PDFL 03/25 Safety Inspection		339.57
501.0000.51.521.10.48.005			3/17/2025	49764	PDFL 03/25 Wipers		54.02
501.0000.51.521.10.48.005			3/17/2025	49764	PDFL 03/25 Transmission		467.61
501.0000.51.521.10.48.005			3/17/2025	49764	PDFL 03/25 Brakes		1,269.41
501.0000.51.521.10.48.005			3/17/2025	49764	PDFL 03/25 Tires		931.42
501.0000.51.521.10.48.005			3/17/2025	49764	PDFL 03/25 Other		25.46
504.0000.09.518.35.48.001			3/17/2025	49764	RM Claim 2025-0026 Veh #40981		651.58
501.0000.51.521.10.48.005			3/17/2025	49775	PDFL 03/25 Oil Change		143.38
501.0000.51.521.10.48.005			3/17/2025	49775	PDFL 03/25 Safety Inspection		25.09
501.0000.51.521.10.48.005			3/17/2025	49775	PDFL 03/25 Other		25.10
501.0000.51.521.10.48.005			3/17/2025	49779	PDFL 03/25 Oil Change		159.53
501.0000.51.521.10.48.005			3/17/2025	49779	PDFL 03/25 Safety Inspection		110.90
501.0000.51.521.10.48.005			3/17/2025	49779	PDFL 03/25 Wipers		48.49
501.0000.51.521.10.48.005			3/17/2025	49781	PDFL 03/25 Wipers		75.35
501.0000.51.521.10.48.005			3/17/2025	49813	PDFL 03/25 Diagnostics		57.80
501.0000.51.521.10.48.005			3/17/2025	49831	PDFL 03/25 Oil Change		148.46
501.0000.51.521.10.48.005			3/17/2025	49831	PDFL 03/25 Safety Inspection		26.18
501.0000.51.521.10.48.005			3/17/2025	49846	PDFL 03/25 Electrical		260.11
501.0000.51.521.10.48.005			3/14/2025	49155	PDFL 01/25 Oil Change		135.42
501.0000.51.521.10.48.005			3/14/2025	49155	PDFL 01/25 Safety Inspection		649.33
501.0000.51.521.10.48.005			3/14/2025	49155	PDFL 01/25 Transmission		720.07
501.0000.51.521.10.48.005			3/14/2025	49155	PDFL 01/25 Brakes		675.06
501.0000.51.521.10.48.005			3/14/2025	49155	PDFL 01/25 Steering		2,503.82
501.0000.51.521.10.48.005			3/14/2025	49155	PDFL 01/25 Wiper		45.70
501.0000.51.521.10.48.005			3/14/2025	49155	PDFL 01/25 Alignment		25.46
501.0000.51.521.10.48.005			3/14/2025	49155	PDFL 01/25 Other		168.60
501.0000.51.521.10.48.005			3/21/2025	48689	PDFL 03/25 A/C		888.35

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			3/21/2025	48689	PDFL 03/25 Other		1,853.59
501.0000.51.548.79.48.005			3/21/2025	49749	PKFL Car Maint		6,340.92
501.0000.51.548.79.48.005			3/21/2025	49749	PKFL Install Light Bar & Strob		6,340.92
501.0000.51.548.79.48.005			3/21/2025	49790	PKFL Veh Maint		57.80
501.0000.51.521.10.48.005			3/21/2025	49829	PDFL 03/25 AC		1,578.46
501.0000.51.521.10.48.005			3/21/2025	49829	PDFL 03/25 Other		35.78
501.0000.51.521.10.48.005			3/21/2025	49856	PDFL 03/25 Tire Repair		63.55
501.0000.51.521.10.48.005			3/21/2025	49866	PDFL 03/25 Oil Change		144.89
501.0000.51.521.10.48.005			3/21/2025	49866	PDFL 03/25 Safety Inspection		220.53
501.0000.51.521.10.48.005			3/21/2025	49866	PDFL 03/25 Transmission		222.80
501.0000.51.521.10.48.005			3/21/2025	49866	PDFL 03/25 Battery		396.95
501.0000.51.521.10.48.005			3/21/2025	49866	PDFL 03/25 Wipers		45.44
501.0000.51.521.10.48.005			3/21/2025	49866	PDFL 03/25 Other		26.60
501.0000.51.521.10.48.005			3/21/2025	49867	PDFL 03/25 Oil Change		147.62
501.0000.51.521.10.48.005			3/21/2025	49867	PDFL 03/25 Safety Inspection		139.00
501.0000.51.521.10.48.005			3/21/2025	49867	PDFL 03/25 Brakes		1,235.16
501.0000.51.521.10.48.005			3/21/2025	49867	PDFL 03/25 Other		28.90
501.0000.51.521.10.48.005			3/21/2025	49868	PDFL 03/25 Tire Repair		63.55
25808	3/31/2025	009186		THOMPSON ELECTRICAL CONSTRUCT.			\$22,716.91
302.0133.21.595.30.63.001			3/21/2025	325-20712M	PWCP AG 2024-231 Steil. Blvd t		11,408.04
302.0000.00.223.40.00.000			3/21/2025	325-20712M	PWCP AG 2024-231 Inv. 325-2071		-570.40
504.0000.09.518.39.48.001			3/25/2025	325-20764M	RM AG 2024-231 CI # 2025-022 W		6,362.69
504.0000.00.223.40.00.000			3/25/2025	325-20764M	RM AG 2024-231 CI # 2025-022 I		-318.13
504.0000.09.518.39.48.001			2/27/2025	225-20676M	RM AG 2024-231 CI # 2025-017 R		6,141.80
504.0000.00.223.40.00.000			2/27/2025	225-20676M	RM AG 2024-231 CI # 2025-017 I		-307.09
25809	3/31/2025	012587		TOWNZEN & ASSOCIATES INC.			\$164,711.50
001.0000.07.558.50.41.001			3/3/2025	25-028	CD 02/28 Bldg Plan Review		164,711.50
25810	3/31/2025	001924		TRI-TEC COMMUNICATIONS INC.			\$15,302.80
503.0000.04.518.80.48.002			2/12/2025	674896	IT 03/13/25-03/12/26 Mitel Har		13,899.00
503.0000.04.518.80.48.002			2/12/2025	674896	Sales Tax		1,403.80

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
25811	3/31/2025	012365		US CAD HOLDINGS LLC.			\$5,990.00
503.0000.04.518.80.41.090		3/24/2025	INV68845	IT 05/20/25-05/20/26 Bluebeam		5,990.00	
25812	3/31/2025	012914		VERIZON COMMUNICATIONS INC.			\$1,676.54
503.0000.04.518.80.42.001		3/8/2025	Z1281388	IT Thru 03/31 Internet		1,676.54	
25813	3/31/2025	013848		VESTIS FIRST AID AND SAFETY.			\$233.66
504.0000.09.518.11.31.010		2/26/2025	SEA1-002301	RM Refill Eye Wash Station PD		233.66	
25814	3/31/2025	011595		WALTER E NELSON CO.			\$2,951.73
502.0000.17.521.50.35.001		3/26/2025	1047599	PKFC Backpack Vac & Filter		586.94	
502.0000.17.518.35.35.001		3/26/2025	1047615	PKFC Backpack Vac & Filter		589.10	
502.0000.17.521.50.31.001		3/26/2025	1047616	PKFC Multi-Roll Dispensers		962.56	
502.0000.17.521.50.31.001		3/21/2025	1046921	PKFC Towels		101.81	
502.0000.17.521.50.31.001		3/12/2025	1045146	PKFC Towel Dispenser, Disin Sp		208.09	
101.0000.11.544.90.31.001		3/14/2025	1045661	PKFC Maint Supplies		41.62	
502.0000.17.521.50.31.001		3/18/2025	1046134	PKFC Toliet Tissue, Soap, Glov		461.61	
25815	3/31/2025	000593		WASHINGTON STATE TREASURER.			\$48,905.82
631.0002.02.586.10.00.020		3/17/2025	February 2025	MC 02/28 Court Remit		17,511.60	
631.0002.02.586.10.00.010		3/17/2025	February 2025	MC 02/28 Court Remit		10,577.79	
631.0002.02.586.10.00.090		3/17/2025	February 2025	MC 02/28 Court Remit		13.14	
631.0002.02.586.10.00.210		3/17/2025	February 2025	MC 02/28 Court Remit		11.47	
631.0002.02.586.10.00.060		3/17/2025	February 2025	MC 02/28 Court Remit		1,809.31	
631.0002.02.586.10.00.120		3/17/2025	February 2025	MC 02/28 Court Remit		6.68	
631.0002.02.586.10.00.130		3/17/2025	February 2025	MC 02/28 Court Remit		65.10	
631.0002.02.586.10.00.140		3/17/2025	February 2025	MC 02/28 Court Remit		54.66	
631.0002.02.586.10.00.150		3/17/2025	February 2025	MC 02/28 Court Remit		3,616.95	
631.0002.02.586.10.00.160		3/17/2025	February 2025	MC 02/28 Court Remit		1,739.89	
631.0002.02.586.10.00.220		3/17/2025	February 2025	MC 02/28 Court Remit		2.22	
631.0002.02.586.89.26.000		3/17/2025	February 2025	MC 02/28 Court Remit		1,922.89	
631.0002.02.586.10.00.030		3/17/2025	February 2025	MC 02/28 Court Remit		8,968.18	
631.0002.02.586.10.00.050		3/17/2025	February 2025	MC 02/28 Court Remit		2,605.94	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
25816	3/31/2025	012410		WATT BANKS. LISA			\$2,078.30
001.9999.11.565.10.41.020			3/25/2025	03/25 CBSC Reimb.	PKHS 03/25 Reimburse CHOICE CB	69.55	
001.9999.11.565.10.41.020			3/17/2025	140	PKHS AG 2023-170 03/16-03/31 L	2,008.75	
25817	3/31/2025	006166		WESTERN TOWING SERVICES.			\$88.08
001.0000.15.521.10.41.070			3/12/2025	25-42926	PD 03/12 Chevrolet Tahoe, Case	88.08	
25818	3/31/2025	013730		ZAYO GROUP. LLC..			\$1,540.66
503.0000.04.518.80.42.001			3/8/2025	21358925	IT 03/08-04/07 Phone	1,540.66	
25819	3/31/2025	008553		ZONES INC.			\$3,975.44
503.0000.04.518.80.48.002			3/18/2025	K31043510101	IT 1-Yr StoneFly Extended Warr	3,610.75	
503.0000.04.518.80.48.002			3/18/2025	K31043510101	Sales Tax	364.69	
25820	4/15/2025	010017		ACTIVE CONSTRUCTION INC.			\$676,013.75
302.0133.21.595.30.63.001			4/11/2025	AG 2024-209 PP # 3	PWCP AG 2024-209 03/01-03/31 S	676,013.75	
25821	4/15/2025	002293		AHBL INC.			\$7,502.75
001.9999.07.558.50.41.001			2/28/2025	150697	CD AG 2024-219 01/26-02/25 Lan	7,502.75	
25822	4/15/2025	011576		ALWAYS CONNECT SOLUTIONS.			\$21,368.40
503.0000.04.518.80.48.002			3/28/2025	INV-031967	IT 01/17/25-04/17/26 Netcloud	797.52	
503.0000.04.518.80.48.002			3/28/2025	INV-031967	IT 01/17/25-04/17/26 Netcloud	18,200.88	
503.0000.04.518.80.48.002			3/28/2025	INV-031967	IT 04/18/25-04/17/26 Netcloud	1,821.15	
503.0000.04.518.80.48.002			3/28/2025	INV-031967	IT 02/11/25-04/17/26 Netcloud	548.85	
25823	4/15/2025	010631		AQUA TERRA CULTURAL RESOURCE.			\$1,282.80
301.0049.11.594.76.41.001			4/4/2025	PI-05-20_114	PK AG 2024-106 01/08-03/03 Har	1,282.80	
25824	4/15/2025	010395		ARAMARK REFRESHMENT SERVICES.			\$304.99
001.0000.99.518.40.45.004			3/27/2025	12143187_1	ND 03/25 Water Filtration: PD	103.50	
001.0000.99.518.40.45.004			3/27/2025	12144344	ND 03/25 Water Filtration: CH	154.15	
001.0000.99.518.40.45.004			3/27/2025	12144506	ND 03/25 Water Filtration Uni	47.34	
25825	4/15/2025	007445		ASSOCIATED PETROLEUM PRODUCTS.			\$1,887.59

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.548.79.32.001			3/18/2025	25-322025	PKFL 03/04-03/18/25		190.72
501.0000.51.548.79.32.002			3/18/2025	25-322025	PKFL 03/04-03/18/25		53.36
501.0000.51.548.79.32.001			3/18/2025	25-322025	PKFL 03/04-03/18/25		5.51
501.0000.51.548.79.32.002			3/18/2025	25-322025	PKFL 03/04-03/18/25		24.44
501.0000.51.548.79.32.002			3/18/2025	25-322025	PKFL 03/04-03/18/25		10.33
501.0000.51.548.79.32.002			3/18/2025	25-322025	PKFL 03/04-03/18/25		20.66
501.0000.51.548.79.32.002			3/18/2025	25-322025	PKFL 03/04-03/18/25		19.97
501.0000.51.548.79.32.002			3/18/2025	25-322025	PKFL 03/04-03/18/25		53.71
501.0000.51.548.79.32.002			3/18/2025	25-322025	PKFL 03/04-03/18/25		94.67
501.0000.51.548.79.32.002			3/18/2025	25-322025	PKFL 03/04-03/18/25		160.43
501.0000.51.548.79.32.002			3/18/2025	25-322025	PKFL 03/04-03/18/25		51.30
501.0000.51.548.79.32.001			3/18/2025	25-322025	PKFL 03/04-03/18/25		99.84
501.0000.51.548.79.32.002			3/18/2025	25-322025	PKFL 03/04-03/18/25		25.82
501.0000.51.548.79.32.002			3/18/2025	25-322025	PKFL 03/04-03/18/25		100.18
501.0000.51.548.79.32.001			3/18/2025	25-322025	PKFL 03/04-03/18/25		88.48
501.0000.51.548.79.32.001			3/18/2025	25-322025	PKFL 03/04-03/18/25		52.33
501.0000.51.548.79.32.001			3/18/2025	25-322025	PKFL 03/04-03/18/25		172.82
501.0000.51.548.79.32.002			3/18/2025	25-322025	PKFL 03/04-03/18/25		216.20
501.0000.51.548.79.32.001			3/18/2025	25-322025	PKFL 03/04-03/18/25		77.46
501.0000.51.548.79.32.001			3/18/2025	25-322025	PKFL 03/04-03/18/25		193.82
501.0000.51.548.79.32.001			3/18/2025	25-322025	PKFL 03/04-03/18/25		175.54
25826	4/15/2025	013906		ATWELL LLC.			\$2,445.00
001.0000.07.558.50.41.001			3/17/2025	0000395387	CD AG 2025-046 02/01-02/28 On-		2,445.00
25827	4/15/2025	011733		BLACKBURN-TOFSTAD. KIM			\$178.70
001.0000.02.512.51.49.009			4/11/2025	March 2025	MC 03.25 Interpreter		178.70
25828	4/15/2025	012280		BLUE PEAK LOGIC INC.			\$12,496.35
503.0000.04.518.80.48.003			3/31/2025	2699	IT 08/01/25-07/31/26 Skills Ma		11,350.00
503.0000.04.518.80.48.003			3/31/2025	2699	Sales Tax		1,146.35
25829	4/15/2025	011701		BUENAVISTA SERVICES INC.			\$12,636.07
001.0000.11.576.81.41.001			4/1/2025	12548	PKFC 03.25 Pavilion Janitorial		385.35

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
502.0000.17.518.30.41.001			4/7/2025	12472	PKFC/PKST 03.25 Strip Floor Sc		2,202.00
502.0000.17.521.50.48.001			4/7/2025	12472	PKFC/PKST 03.25 Strip Floor Sc		1,321.20
502.0000.17.542.65.48.001			4/7/2025	12472	PKFC/PKST 03.25 Strip Floor Sc		330.30
502.0000.17.518.30.41.001			3/20/2025	12471	PKFC/PKST 03/25 Janitorial Svc		4,532.44
502.0000.17.521.50.48.001			3/20/2025	12471	PKFC/PKST 03/25 Janitorial Svc		2,313.93
502.0000.17.542.65.48.001			3/20/2025	12471	PKFC/PKST 03/25 Janitorial Svc		1,100.96
001.0000.11.576.81.41.001			3/20/2025	12471	PKFC/PKST 03/25 Janitorial Svc		449.89
25830	4/15/2025	013944		CASCIATO, LACEY			\$4,000.00
190.1007.52.559.32.41.001			4/6/2025	100	CDBG EPP: Wade Deposit & March		4,000.00
25831	4/15/2025	000536		CITY TREASURER CITY OF TACOMA.			\$56,428.19
101.0000.11.542.64.47.005			4/15/2025	100218275 03/03/25	PKST 01/30-02/27 10511 GLD SW		60.32
101.0000.11.542.64.47.005			4/11/2025	100575626 04/11/25	PKST 03/12-04/09 8901 BPW SW		40.75
101.0000.11.542.64.47.005			4/11/2025	100681481 04/11/25	PKST 03/11-04/08 8601 BPW SW S		47.85
101.0000.11.542.63.47.006			4/7/2025	100230616 04/07/25	PKST 03/05-04/02 7400 Custer R		9.65
101.0000.11.542.64.47.005			4/8/2025	100233510 04/08/25	PKST 03/04-04/01 2310 84th St		18.88
101.0000.11.542.64.47.005			4/8/2025	100436443 04/08/25	PKST 03/06-04/03 8103 83rd Ave		19.61
101.0000.11.542.64.47.005			4/8/2025	101129625 04/08/25	PKST 03/06-04/03 7804 83rd Ave		21.72
101.0000.11.542.63.47.006			4/8/2025	101367973 04/08/25	PKST 03/03-04/01 8200 Tacoma M		28.68
001.0000.15.521.10.48.001			4/1/2025	91245138	PD Radio Service Charge		347.64
101.0000.11.542.64.47.005			4/4/2025	100230603 04/04/25	PKST 03/04-04/01 7429 Custer R		24.19
001.0000.15.521.10.48.001			3/31/2025	91244619	PD Q2 Radio User Fees		41,202.00
502.0000.17.518.35.47.005			4/1/2025	100113209 04/01/25	PKFC 02/28-03/28 6000 Main St		7,163.36
101.0000.11.542.63.47.006			4/1/2025	100218262 04/01/25	PKST 02/27-03/27 10601 Main St		60.13
101.0000.11.542.63.47.006			4/1/2025	100218270 04/01/25	PKST 02/27-03/28 10602 Main St		10.92
101.0000.11.542.64.47.005			4/1/2025	100218275 04/01/25	PKST 02/28-03/28 10511 GLD SW		55.36
101.0000.11.542.63.47.006			4/1/2025	100262588 04/01/25	PKST 02/28-03/28 6100 Lkwd Tow		25.33
502.0000.17.518.35.47.005			3/3/2025	100113209 03/03/25	PKFC 01/30-02/27 6000 Main St		6,967.48
101.0000.11.542.63.47.006			3/3/2025	100218262 03/03/25	PKST 01/29-02/26 10601 Main St		62.50
101.0000.11.542.63.47.006			3/3/2025	100218270 03/03/25	PKST 01/30-02/26 10602 Main St		10.87
101.0000.11.542.63.47.006			3/3/2025	100262588 03/03/25	PKST 01/30-02/27 6100 Lkwd Tow		27.42
101.0000.11.542.64.47.005			3/27/2025	100228748 03/27/25	PKST 02/24-03/24 11170 GLD SW		43.04

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101.0000.11.542.64.47.005			3/27/2025	100228754 03/27/25	PKST 02/25-03/25 11199 GLD SW		25.61
101.0000.11.542.64.47.005			3/27/2025	100228973 03/27/25	PKST 02/24-03/24 10699 GLD SW		25.75
101.0000.11.542.64.47.005			3/27/2025	100254732 03/27/25	PKST 02/25-03/25 11023 GLD SW		20.92
101.0000.11.542.64.47.005			3/27/2025	100463704 03/27/25	PKST 02/26-03/26 8211 Phillips		2.07
101.0000.11.542.64.47.005			3/27/2025	100463705 03/27/25	PKST 02/26-03/26 7912 Phillips		2.07
101.0000.11.542.64.47.005			3/27/2025	100463706 03/27/25	PKST 02/26-03/26 7902 Steil BI		2.07
101.0000.11.542.64.47.005			3/27/2025	100463728 03/27/25	PKST 02/26-03/26 10227 GLD SW		2.07
101.0000.11.542.64.47.005			3/27/2025	100463794 03/27/25	PKST 02/26-03/26 7621 Steil BI		2.07
101.0000.11.542.64.47.005			3/27/2025	100707975 03/27/25	PKST 02/25-03/25 7403 Lkwd Dr		38.26
101.0000.11.542.63.47.006			3/28/2025	101088135 03/27/25	PKST 02/25-03/25 8104 Phillips		23.85
101.0000.11.542.64.47.005			3/28/2025	101315810 03/28/25	PKST 02/26-03/26 7500 Steilaco		35.75
25832	4/15/2025	005786		CLASSY CHASSIS.			\$1,989.19
501.0000.51.521.10.48.005			3/28/2025	6299	PDFL 03/25 Oil Change		104.39
501.0000.51.521.10.48.005			3/28/2025	6299	PDFL 03/25 Oil Change		124.59
501.0000.51.521.10.48.005			3/28/2025	6299	PDFL 03/25 Oil Change		104.39
501.0000.51.548.79.48.005			1/31/2025	6252	PKFL 01/25 Car Washes & Oil Ch		331.29
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		14.88
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		8.91
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		20.00
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		14.80
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		44.40
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		31.59
180.0000.15.521.21.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		17.01

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
180.0000.15.521.21.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		21.06
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.60
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		31.59
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		31.59
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		31.59
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		21.06
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		21.06
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		21.06
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		42.86
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		19.44
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		4.80
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		27.76
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		25.33
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		21.06
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		17.01
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		13.77
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.521.10.48.005			1/31/2025	W-2276	PDFL 01/25 Carwash		10.53
501.0000.51.548.79.48.005			12/31/2024	6229	PKFL 12/2024 Car Washes & Lube		405.08
501.0000.51.548.79.48.005			10/31/2024	6191	PKFL 10/2024 Car Washes & Lube		164.03

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25833	4/15/2025	000099		CLOVER PARK SCHOOL DISTRICT.			\$6,742.71
501.0000.51.548.79.32.001			4/4/2025	20631	PKFL 01.25 Fuel	2,512.33	
501.0000.51.548.79.32.001			4/4/2025	20632	PKFL 02.25 Fuel	1,957.01	
501.0000.51.548.79.32.001			4/4/2025	20633	PKFL 03/25 Fuel	2,273.37	
25834	4/15/2025	013949		CWM LLC.			\$7,643.83
001.0000.09.518.10.41.001			4/15/2025	2036-1Q25	HR 01/29-03/31 Soc Sec Repl PI	4,586.30	
001.0000.09.518.10.41.001			4/15/2025	2037-1Q25	HR 01/29-03/31 Def Comp Plan	3,057.53	
25835	4/15/2025	011987		FEDERAL EASTERN INTERNATIONAL.			\$3,778.73
195.0009.15.521.30.35.010			3/24/2025	57821400	PD Vision AXBIIIA, 1 Carrier	1,134.00	
195.0009.15.521.30.35.010			3/24/2025	57821400	PD Maverick Mod 25, 3 ID Panel	365.00	
195.0009.15.521.30.35.010			3/24/2025	57821400	PD 8 x 10 Speed Plate	146.72	
195.0009.15.521.30.35.010			3/24/2025	57821400	PD Thorshield Ballistic Sleeve	82.08	
195.0009.15.521.30.35.010			3/24/2025	57821400	Sales Tax	114.53	
195.0009.15.521.30.35.010			3/24/2025	57821400	Sales Tax	36.87	
195.0009.15.521.30.35.010			3/24/2025	57821400	Sales Tax	14.82	
195.0009.15.521.30.35.010			3/24/2025	57821400	Sales Tax	8.29	
195.0009.15.521.30.35.010			3/28/2025	57821300	PD Vision AXBIIIA, 1 Carrier	1,134.00	
195.0009.15.521.30.35.010			3/28/2025	57821300	PD Maverick Mod 25, 3 ID Panel	365.00	
195.0009.15.521.30.35.010			3/28/2025	57821300	PD 6x8 Speed Plate NMB	123.20	
195.0009.15.521.30.35.010			3/28/2025	57821300	PD Thorshield Ballistic Sleeve	82.09	
195.0009.15.521.30.35.010			3/28/2025	57821300	Sales Tax	114.53	
195.0009.15.521.30.35.010			3/28/2025	57821300	Sales Tax	36.87	
195.0009.15.521.30.35.010			3/28/2025	57821300	Sales Tax	12.44	
195.0009.15.521.30.35.010			3/28/2025	57821300	Sales Tax	8.29	
25836	4/15/2025	009253		FERGUSON WATERWORKS.			\$573.12
001.0000.11.576.80.31.001			3/27/2025	0074399	PKFC PVC Pipes & Cap	573.12	
25837	4/15/2025	000066		FIRST RESPONDER OUTFITTERS INC.			\$76.11
001.0000.15.521.22.31.008			4/2/2025	16416-3	PD Uniform Alterations	76.11	
25838	4/15/2025	013824		GENERAL PACIFIC INC..			\$6,407.79

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.23.35.010			3/12/2025	1513479	PD DJI AVATA 2 Fly More Combo		3,597.00
001.0000.15.521.23.35.010			3/12/2025	1513479	PD GPD Avata 2 Tacflight Kit -		509.97
001.0000.15.521.23.35.010			3/12/2025	1513479	PD DJI Care Refresh 2-Year Pla		99.00
001.0000.15.521.23.35.010			3/12/2025	1513479	PD CJI Care Refresh 2-Year Pla		99.00
001.0000.15.521.23.35.010			3/12/2025	1513479	PD CJI Care Refresh 2-Year Pla		99.00
001.0000.15.521.23.35.010			3/12/2025	1513479	PD GPC DJI Avata 2 Hard Case		747.00
001.0000.15.521.23.35.010			3/12/2025	1513479	PD Anker 65w Charging Block (U		150.00
001.0000.15.521.23.35.010			3/12/2025	1513479	PD DJI Mavic 3 Enterprise Batt		519.00
001.0000.15.521.23.35.010			3/12/2025	1513479	Sales Tax		52.41
001.0000.15.521.23.35.010			3/12/2025	1513479	Sales Tax		363.30
001.0000.15.521.23.35.010			3/12/2025	1513479	Sales Tax		51.51
001.0000.15.521.23.35.010			3/12/2025	1513479	Sales Tax		10.00
001.0000.15.521.23.35.010			3/12/2025	1513479	Sales Tax		20.00
001.0000.15.521.23.35.010			3/12/2025	1513479	Sales Tax		75.45
001.0000.15.521.23.35.010			3/12/2025	1513479	Sales Tax		15.15
25839	4/15/2025	013485		GIBSON, DEREK			\$1,266.59
001.0000.03.557.20.43.001			4/10/2025	05/18-05/23/25 Air	CM Gov't Social Media Conf: Gi		1,266.59
25840	4/15/2025	013920		GMP CONSULTANTS.			\$7,000.00
001.9999.01.573.90.41.001			3/24/2025	25-085	CC AG 2025-082 City Manager Re		7,000.00
25841	4/15/2025	007965		GORDON THOMAS HONEYWELL.			\$9,045.00
001.0000.03.513.10.41.001			3/31/2025	March 2025 1014	CM AG 2024-182 03/25 Gov'tl Af		5,420.00
192.0000.00.558.60.41.001			3/31/2025	March 2025 1185	SSMP AG 2024-178 03/25 Gov'tl		3,625.00
25842	4/15/2025	012423		GUARDIAN ALLIANCE TECH INC..			\$40.00
001.0000.15.521.40.41.001			3/31/2025	27993	PD 03.25 Social Media Screenin		40.00
25843	4/15/2025	000724		HART HEALTH & SAFETY.			\$426.10
504.0000.09.518.11.31.010			3/28/2025	1037867	RM First Aid Supplies: CH		95.86
504.0000.09.518.11.31.010			3/28/2025	1037871	RM First Aid Supplies: PD		244.59
504.0000.09.518.11.31.010			3/28/2025	1037874	RM First Aid Supplies: FSP		85.65

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
25844	4/15/2025	004036		HORIZON AUTOMATIC RAIN CO.			\$673.46
001.0000.11.542.70.31.030			4/9/2025	3N184907	PKST Herbicide		329.56
001.0000.11.542.70.31.030			4/2/2025	3N184507	PKST TurfGro		178.76
001.0000.11.542.70.35.001			4/2/2025	3N184508	PKST Spreader		165.14
25845	4/15/2025	011300		HORWATH LAW PLLC.			\$64,025.00
001.0000.99.512.51.41.004			4/9/2025	March 2025	ND AG 2020-203B 03.25 Public D		58,000.00
001.9999.02.512.51.41.001			4/9/2025	March 2025	MC 03.25 Social Worker Service		2,124.00
001.9999.02.512.51.41.001			4/9/2025	March 2025	MC 03.25 Investigator Services		1,926.00
001.9999.02.523.30.41.001			4/9/2025	March 2025	MC 03.25 Community Court		1,975.00
25846	4/15/2025	000234		HUMANE SOCIETY FOR TACOMA & PC.			\$16,381.92
001.0000.15.554.30.41.008			4/1/2025	PS-INV103303	PD AG 2020-261 04.25 Animal Sh		16,022.82
001.0000.15.554.30.41.008			3/31/2025	PS-INV103308	PD 03/25 Boarding Exceeding 3		359.10
25847	4/15/2025	011936		IEH LABORATORIES & CONSULTING.			\$267.00
401.9999.41.531.10.41.001			3/28/2025	174723	PKSW AG 2024-018 03/04 Waughop		267.00
25848	4/15/2025	011985		JAMES GUERRERO ARCHITECT INC.			\$10,930.00
502.0040.17.594.18.41.001			3/20/2025	5967	PKFC AG 2024-198 City Hall Bea		10,930.00
25849	4/15/2025	010885		JOHNSTON GROUP LLC.			\$5,250.00
001.0000.03.513.10.41.001			4/1/2025	1867	CM AG 2024-183 04/25 Fed. Gov.		5,250.00
25850	4/15/2025	008466		KBH CONSTRUCTION CO.			\$65,056.90
301.0034.11.594.76.63.001			3/25/2025	AG 2025-080 #1	PK AG 2025-080 Park Sign Recpl		68,151.90
301.0000.00.223.40.00.000			3/25/2025	AG 2025-080 #1	PK AG 2025-080 Retainage		-3,095.00
25851	4/15/2025	013859		KBT DISTRIBUTING LLC.			\$15,116.00
501.0000.51.521.10.32.001			3/26/2025	0012092-IN	PD 03.26 Fuel		15,116.00
25852	4/15/2025	009964		LAKESIDE INDUSTRIES INC.			\$1,247.43
101.0000.11.542.30.31.030			3/31/2025	307791	PKST EZ Street Pallet		1,247.43
25853	4/15/2025	003132		LAKEWOLD GARDENS.			\$38,315.19

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
104.0004.01.557.30.41.001			1/31/2025	01.2025	HM AG 2025-020 01.25 Lodging T		16,887.51
104.0004.01.557.30.41.001			2/28/2025	02.2025	HM AG 2025-020 02.25 Lodging T		21,427.68
25854	4/15/2025	012346		LAKEWOOD BUILDING MAINT. LLC.			\$822.07
001.0000.11.576.80.41.001			4/2/2025	1057	PK AG 2023-126A 03.25 Janitori		670.08
001.0000.11.576.81.41.001			4/2/2025	1057	PK AG 2023-126A 03.25 Janitori		151.99
25855	4/15/2025	000280		LAKEWOOD CHAMBER OF COMMERCE.			\$9,812.69
104.0005.01.557.30.41.001			4/8/2025	March 2025	HM AG 2025-021 03.25 Lodging T		9,812.69
25856	4/15/2025	000288		LAKEWOOD HARDWARE & PAINT.			\$1,453.89
001.0000.11.542.70.31.001			4/8/2025	770763	PKST Cordless Blower, Battery		823.51
101.0000.11.542.70.31.001			4/4/2025	770535	PKST Bar Oil & Scrench		55.51
001.0000.11.542.70.35.001			4/7/2025	770667	PKST Handheld Blower Kit		247.71
001.0000.11.542.70.31.030			4/2/2025	770274	PKST Edger Blades		55.96
001.0000.11.576.81.31.001			4/10/2025	771015	PKFC Adapters, Connector, Fitt		63.01
001.0000.11.576.81.31.001			4/11/2025	771123	PKFC 1/4Pt Pipe Thrd Sealant		11.88
101.0000.11.542.70.31.001			3/31/2025	769966	PKST Bar Oil		24.76
001.0000.11.576.81.48.001			3/28/2025	769882	PKFC Mower Repair		212.18
001.0000.11.576.81.31.001			3/28/2025	769882	PKFC Metal Quick Connects, Spr		207.08
001.0000.11.542.70.35.001				770758	PKST Return Handheld Blower Ki		-247.71
25857	4/15/2025	002021		LAKEWOOD HISTORICAL SOCIETY.			\$10,788.25
104.0008.01.557.30.41.001			4/3/2025	Q1/2025	HM AG 2025-022 Q1 Lodging Tax		10,788.25
25858	4/15/2025	002390		LASA.			\$20,168.49
196.6015.99.518.63.41.001			4/7/2025	9 03/25	ARPA AG 2024-095 Gravelly Lake		20,168.49
25859	4/15/2025	012383		LEGEND DATA SYSTEMS INC.			\$418.93
001.0000.15.521.10.49.005			3/14/2025	141542	PD ISO Prox Card, Composite		418.93
25860	4/15/2025	012242		LEITGEB. MATTHEW			\$214.00
195.0012.15.521.30.43.004			4/8/2025	04.21-04.25 Per Diem	PD Int'l Conf On Sexual Assaul		214.00
25861	4/15/2025	002296		LEXIS NEXIS.			\$1,112.95

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
503.0000.04.518.80.41.090			3/31/2025	3095668956	IT 03/25 LexisNexis		1,112.95
25862	4/15/2025	013600		LIFTOFF, LLC..			\$198.18
503.0000.04.518.80.41.090			4/11/2025	8022Add9	IT 04/01-10/31 Power BI Pro GC		120.00
503.0000.04.518.80.41.090			4/11/2025	8022Add9	Sales Tax		12.12
503.0000.04.518.80.49.004			4/10/2025	8019Add8	IT 04/01-10/31 Power BI Pro GC		60.00
503.0000.04.518.80.49.004			4/10/2025	8019Add8	Sales Tax		6.06
25863	4/15/2025	002185		LOWE'S COMPANIES INC.			\$820.25
001.0000.11.576.81.31.001			4/9/2025	971821	PKFC Maint Supplies		56.04
502.0000.17.518.35.31.001			4/7/2025	996469	PKFC Maint Supplies		4.12
502.0000.17.518.35.31.001			4/7/2025	996611	PKFC Maint Supplies		18.69
502.0000.17.521.50.31.001			4/1/2025	978236	PKFC Maint Supplies		18.81
502.0000.17.518.35.31.001			12/31/2024	980281	PKFC Maint Supplies		64.87
101.0000.11.542.64.31.001			3/25/2025	987535	PKST Maint Supplies		549.51
001.0000.11.576.81.31.001			11/21/2024	976477	PKFC Maint Supplies		23.43
001.0000.11.576.81.31.001			12/19/2024	985537	PKFC Maint Supplies		39.99
001.0000.11.571.20.31.001			12/20/2024	989362	PKRC Maint Supplies		44.79
25864	4/15/2025	004073		MACDONALD-MILLER FACILITY SOL.			\$3,445.03
502.0000.17.521.50.48.001			3/31/2025	SVC337465	PKFC Proposal DO-4084 Heat & A		3,445.03
25865	4/15/2025	000360		MCCLATCHY COMPANY LLC.			\$2,638.32
301.0049.11.594.76.44.001			3/31/2025	294980	PK Ad for Bids Harry Todd Park		959.42
001.0000.07.558.60.44.001			3/31/2025	294980	CD RFQ for Engineering Manual		202.23
001.0000.07.558.60.44.001			3/31/2025	294980	CD NOA Cooper Residential Shor		252.42
001.0000.07.558.60.44.001			3/31/2025	294980	CD Public Hearing Notice '25 C		686.54
190.0009.52.559.31.44.001			3/31/2025	294980	CDBG Public Hearing Notice CDB		537.71
25866	4/15/2025	009724		MILES RESOURCES LLC.			\$233,425.21
101.0000.11.542.30.31.030			4/1/2025	367319	PKST Cold Mix		221.13
101.0000.11.542.30.31.030			4/7/2025	367925	PKST Cold Mix		105.25
311.0006.21.535.30.63.001			4/11/2025	AG 2024-166 PP # 1	PWSC AG 2024-166 03/03-03/31 R		233,098.83

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
25867	4/15/2025	005146		MOTOROLA SOLUTIONS. INC.			\$1,040.00
195.0024	15.521.30.41.001		7/17/2024	58323 RI	PD 09/2024-08/2025 VS ESA Basi		1,040.00
25868	4/15/2025	013743		NDEKERE. BERNARD			\$150.00
001.0000	02.512.51.49.009		4/11/2025	March 2025	MC 03.25 Interpreter		150.00
25869	4/15/2025	011935		NEIL. LANI			\$617.20
106.0000	11.573.20.31.005		4/8/2025	04/08/2025	PA/PKRC Food For Arts Receptio		369.71
001.0000	11.571.21.31.050		4/8/2025	04/08/2025	PA/PKRC Food For Arts Receptio		247.49
25870	4/15/2025	008848		NORTHWEST TRANSLATION SVCS.			\$150.00
001.0000	02.512.51.49.009		4/11/2025	March 2025	MC 03.25 Interpreter		150.00
25871	4/15/2025	013632		NWB LAKEWOOD LLC.			\$4,888.00
502.0000	17.521.50.48.009		1/2/2025	Q1/25	PKFC Q1/25 Lkwd Industrial PK-		4,888.00
25872	4/15/2025	012500		O'REILLY AUTO PARTS.			\$191.61
501.0000	51.548.79.31.006		3/26/2025	2863-434968	PKFL Wiper Blades, Car Wash, A		197.26
101.0000	11.544.90.31.004		3/26/2025	2863-434968	PKFL Wiper Blades, Car Wash, A		38.38
101.0000	11.544.90.31.001			2863-402611	PKST OPCM-84198 Credit for Bat		-44.03
25873	4/15/2025	010255		PAPE' MACHINERY EXCHANGE.			\$4,211.71
501.0000	51.548.79.48.005		4/7/2025	2167271	PKFL Equip Repair		4,211.71
25874	4/15/2025	000417		PERTEET INC.			\$42,816.81
302.0158	21.595.12.41.001		4/10/2025	20240025.0000 - 10	PWCP AG 2024-060 03/03-03/30		42,816.81
25875	4/15/2025	000407		PIERCE COUNTY.			\$2,195.50
105.0001	07.559.20.41.001		4/4/2025	CI-367326	AB 03/25 Recordings		2,195.50
25876	4/15/2025	000428		PIERCE COUNTY SEWER.			\$1,068.27
001.0000	11.576.80.47.004		4/1/2025	936570 04/01/25	PKFC 03/25 6002 Fairlawn DR SW		27.66
502.0000	17.518.35.47.004		4/1/2025	870307 04/01/25	PKFC 03/25 6000 Main St SW		190.31
001.0000	11.576.80.47.004		4/1/2025	1032275 04/01/25	PKFC 03/25 8421 Pine St S		39.71
001.0000	11.576.81.47.004		4/1/2025	2020548 04/01/25	PKFC 03/25 8200 87th Ave SW Sh		124.06

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.11.576.81.47.004			4/1/2025	2029430 04/01/25	PKFC 03/25 9101 Angle Ln SW		72.30
001.0000.11.576.81.47.001			4/1/2025	2067277 04/01/25	PKFC 03/25 9251 Angle LN SW		130.08
001.0000.11.576.80.47.004			4/1/2025	2079712 04/01/25	PKFC 03/25 8928 North Thorne L		142.12
502.0000.17.521.50.47.004			4/1/2025	1360914 04/01/25	PKFC 03/25 9401 Lkwd Dr SW		154.18
001.0000.11.576.81.47.004			4/1/2025	1431285 04/01/25	PKFC 03/25 9107 Angle Ln SW Co		142.12
101.0000.11.543.50.47.004			4/1/2025	1552201 04/01/25	PKST 03/25 9420 Front St S		45.73
25877	4/15/2025	010630		PRINT NW.			\$557.60
001.0000.07.558.60.49.005			3/17/2025	D43104201	CD Carbonless Inspection Repor		557.60
25878	4/15/2025	009152		PUBLIC FINANCE INC.			\$339.00
202.0000.02.514.20.41.001			4/1/2025	0002564	DS Q2/25 LID Admin: CLID No. 1		67.80
202.0000.03.514.20.41.001			4/1/2025	0002564	DS Q2/25 LID Admin: CLID No. 1		271.20
25879	4/15/2025	008199		PUBLIC SAFETY TESTING.			\$1,560.00
001.0000.15.521.40.41.001			4/1/2025	2025-178	PD Q1 Police Officer Testing		1,560.00
25880	4/15/2025	000446		PUGET SOUND CLEAN AIR AGENCY.			\$12,395.50
001.0000.15.521.32.41.001			1/20/2025	25-052 Q2	PD Q2 Clean Air Assessment		12,395.50
25881	4/15/2025	000445		PUGET SOUND ENERGY.			\$5,604.40
001.0000.11.576.81.47.005			3/21/2025	200001527551 3/21/25	PKFC 02/19-03/20 9115 Angle Ln		161.23
101.0000.11.542.63.47.005			3/21/2025	220036507386 3/21/25	PKST 02/19-03/20 10102 Angle L		10.75
101.0000.11.542.63.47.006			3/21/2025	220037345380 3/21/25	PKST 02/19-03/20 10714 Farwest		40.10
101.0000.11.542.63.47.006			3/21/2025	220037403296 03/21/2	PKST 02/19-03/20 9628 Farwest		83.38
001.0000.11.576.81.47.005			3/21/2025	300000010896 3/21/25	PKFC 02/19-03/20 Ft Steil Park		393.71
001.0000.11.576.81.47.005			3/21/2025	300000010938 3/21/25	PKFC 02/19-03/20 8802 Dresden		284.78
001.0000.11.576.81.47.005			3/25/2025	200001527346 3/25/26	PKFC 02/21-03/24 8714 87th Ave		10.90
001.0000.11.576.80.47.005			4/1/2025	200001526637 4/1/25	PKFC 02/28-03/31 9222 Veteran'		20.70
101.0000.11.542.63.47.006			4/1/2025	200006381095 4/1/25	PKST 02/28-03/31 7819 150th St		24.70
001.0000.11.576.80.47.005			4/1/2025	300000000129 4/1/25	PKFC 02/28-03/31 11500 Militar		7.22
101.0000.11.542.63.47.006			4/1/2025	3000000007165 4/1/25	PKST 03/04-04/01 N of Lk WA Bl		1,782.27
001.0000.11.576.80.47.005			4/1/2025	300000010268 4/1/25	PKFC 02/28-03/31 Area Lights		175.19
101.0000.11.542.63.47.006			4/1/2025	220008814687 4/1/25	PKST 02/28-03/31 7000 150th St		19.25

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001.0000.11.576.80.47.005			4/1/2025	220018963391 4/1/25	PKFC 02/28-03/31 10365 112th S		72.35
101.0000.11.542.63.47.005			4/1/2025	220025290614 4/1/25	PKST 02/28-03/31 12702 Vernon		320.71
101.0000.11.542.63.47.005			4/1/2025	220025290630 4/1/25	PKST 02/28-03/31 8299 Veterans		190.93
001.0000.11.576.80.47.005			4/1/2025	220026435523 4/1/25	PKFC 02/28-03/31 8928 N Thorne		242.58
101.0000.11.542.63.47.006			4/1/2025	220028304982 4/1/25	PKST 02/28-03/31 12810 Gravel		156.58
101.0000.11.542.63.47.005			4/1/2025	220029285701 4/1/25	PKST 02/28-03/31 12319 GLD SW		195.09
101.0000.11.542.63.47.005			4/1/2025	220030615417 4/1/25	PKST 02/28-03/31 11828 Gravel		126.57
101.0000.11.542.63.47.005			4/1/2025	220031520764 4/1/25	PKST 02/28-03/31 12112 Edgewoo		114.87
101.0000.11.542.63.47.006			4/1/2025	220032386637 4/1/25	PKST 02/28-03/31 9201 WA Blvd		156.58
101.0000.11.542.63.47.006			4/1/2025	220034217525 4/1/25	PKST 02/28-03/31 8601 WA Blvd		195.09
101.0000.11.542.63.47.005			4/1/2025	220034218267 4/1/25	PKST 02/28-03/31 14630 Union A		98.19
101.0000.11.542.63.47.006			4/1/2025	220035223043 4/1/25	PKST 02/28-03/31 11521 GLD SW		116.95
001.0000.11.576.81.47.005			4/21/2025	300000010938 4/1/25	PKFC 02/21-03/24 9107 Angle Ln		323.45
001.0000.11.576.81.47.005			4/14/2025	220024933081 3/25/25	PKFC 02/21-03/24 8714 87th Ave		280.28
25882	4/15/2025	009761		PUGET SOUND SPECIALTIES INC.			\$11,864.38
001.0000.11.576.81.31.030			4/2/2025	28455	PKFC Weed & Feed, Fertilizer,		11,864.38
25883	4/15/2025	007505		REDFLEX TRAFFIC SYSTEMS INC.			\$32,240.00
001.0000.15.521.71.41.080			3/31/2025	INV0096923	PD 03/25 Photo Enforcement		32,240.00
25884	4/15/2025	013880		REDSIDE CONSTRUCTION LLC.			\$254,136.45
301.0020.11.594.76.63.001			4/1/2025	AG 2024-226 #3	PK AG 2024-226 03.25 Wards Lk		254,136.45
25885	4/15/2025	013553		REDWOOD TOXICOLOGY LAB INC.			\$198.00
001.0000.02.523.30.31.001			3/25/2025	846632	MC UA Supplies		198.00
25886	4/15/2025	013705		RESE AND ASSOCIATES.			\$1,300.00
001.0000.01.511.60.49.014			2/17/2025	0141	CC Youth Summit Planning		650.00
001.0000.01.511.60.49.014			4/1/2025	0142	CC 03/14 thru 04/06 Youth Summ		650.00
25887	4/15/2025	013903		RGG LANGUAGE SERVICES.			\$150.00
001.0000.02.512.51.49.009			4/11/2025	March 2025	MC 03.25 Interpreter		150.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
25888	4/15/2025	011932		ROBERT W. DROLL.			\$14,553.00
301.0049.11.594.76.41.001			2/25/2025	23013-06	PK AG 2024-099 02.25 Harry Tod	4,403.75	
301.0027.11.594.76.41.001			3/25/2025	22008-21	PK AG 2022-118 01/01/25 thru 0	6,726.20	
301.0049.11.594.76.41.001			3/25/2025	23013-07	PK AG 2024-099 03.25 Harry Tod	3,423.05	
25889	4/15/2025	013330		SAURI. MARCO A			\$2,031.94
001.9999.11.565.10.41.020			4/11/2025	04/25 IY Reimb.	PKHS 04/25 Reimburse CHOICE IY	31.94	
001.9999.11.565.10.41.020			3/31/2025	67	PKHS AG 2023-170 04/01-04/15 L	2,000.00	
25890	4/15/2025	005997		SCHEID. ELIZABETH			\$141.00
001.0000.11.569.50.43.004			4/11/2025	02/24-02/27 Per Diem	PKSR AHIMTA Conference: E. Sch	141.00	
25891	4/15/2025	012020		SCHELL. MICHAEL			\$150.00
001.0000.02.512.51.49.009			4/11/2025	March 2025	MC 03.25 Interpreter	150.00	
25892	4/15/2025	009283		SEOUL COMMUNICATION 1.5.			\$150.00
001.0000.02.512.51.49.009			4/11/2025	March 2025	MC 03.25 Interpreter	150.00	
25893	4/15/2025	002912		SOUND ELECTRONICS.			\$273.98
502.0000.17.518.35.48.001			3/31/2025	518146	PKFC Apr-Jun Security & Fire A	171.59	
502.0000.17.521.50.48.001			3/31/2025	518149	PKFC Apr-Jun Fire Alarm Monito	102.39	
25894	4/15/2025	010656		SOUTH SOUND 911.			\$161,319.16
001.0000.15.521.10.41.126			4/1/2025	75	PD 04.25 Communication Svcs	99,550.83	
001.0000.15.521.10.41.126			4/1/2025	75	PD 04.25 RMS Svcs	30,630.83	
001.0000.15.521.10.41.126			4/1/2025	75	PD 04.25 Record Svcs	21,122.50	
001.0000.15.521.10.41.126			4/1/2025	75	PD 04.25 Warrant Svcs	10,015.00	
25895	4/15/2025	002881		SPRAGUE PEST SOLUTIONS CO.			\$483.11
101.0000.11.544.90.41.001			4/7/2025	5794913	PKST 04/07 Pest Control 9420 F	302.78	
502.0000.17.521.50.48.001			3/26/2025	5757843	PKFC 03/26 Pest Control PD	180.33	
25896	4/15/2025	013923		ST GLASS & WINDOW SPECIALIST.			\$3,743.40
190.0009.52.559.31.41.001			3/27/2025	81728	CDBG MHR Wheelehan: Single Byp	3,743.40	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
25897	4/15/2025	009493		STAPLES ADVANTAGE.			\$45.81
001.0000.15.521.10.31.001			3/28/2025	6027832310	PD Office Supplies	20.31	
001.0000.04.514.20.31.001			3/21/2025	6027178838	FN Stapler	25.50	
25898	4/15/2025	009030		STERICYCLE INC.			\$30.51
001.0000.15.521.10.41.001			3/21/2025	8010256997	PD 03.11 Waste Svcs	30.51	
25899	4/15/2025	002458		SUMMIT LAW GROUP.			\$17,303.40
001.0000.15.521.10.41.001			3/31/2025	161932	PD 02.25 General Labor	4,808.40	
001.0000.15.521.10.41.001			3/31/2025	161933	PD 02.25 Catlett/Dier Grievanc	12,495.00	
25900	4/15/2025	005033		SUNBELT RENTALS.			\$1,739.20
502.0000.17.518.35.45.004			3/15/2025	141143312-0024	PKRC 02/27-03/26 Portable AC/D	1,739.20	
25901	4/15/2025	006497		SYSTEMS FOR PUBLIC SAFETY.			\$15,731.83
501.0000.51.521.10.48.005			3/25/2025	49882	PDFL 03/25 Oil Change	163.29	
501.0000.51.521.10.48.005			3/25/2025	49882	PDFL 03/25 Safety Inspection	28.67	
501.0000.51.521.10.48.005			3/25/2025	49882	PDFL 03/25 Brakes	226.84	
501.0000.51.521.10.48.005			4/1/2025	49421	PDFL 03/25 Strip Out	1,763.22	
501.0000.51.521.10.48.005			4/1/2025	49575	PDFL 03/25 Strip Out	1,768.73	
501.0000.51.521.10.48.005			4/1/2025	49863	PDFL 03/25 Oil Change	92.07	
501.0000.51.521.10.48.005			4/1/2025	49863	PDFL 03/25 Safety Inspection	396.68	
501.0000.51.521.10.48.005			4/1/2025	49863	PDFL 03/25 Transmission	175.40	
501.0000.51.521.10.48.005			4/1/2025	49863	PDFL 03/25 Wipers	47.36	
501.0000.51.521.10.48.005			4/1/2025	49863	PDFL 03/25 Battery	362.05	
501.0000.51.521.10.48.005			4/1/2025	49863	PDFL 03/25 Wheel	793.09	
501.0000.51.521.10.48.005			4/1/2025	49863	PDFL 03/25 Other	25.95	
501.0000.51.521.10.48.005			4/1/2025	49904	PDFL 03/25 Oil Change	144.90	
501.0000.51.521.10.48.005			4/1/2025	49904	PDFL 03/25 Safety Inspection	315.04	
501.0000.51.521.10.48.005			4/1/2025	49904	PDFL 03/25 Transmission	480.66	
501.0000.51.521.10.48.005			4/1/2025	49904	PDFL 03/25 Tires	932.57	
501.0000.51.521.10.48.005			4/1/2025	49904	PDFL 03/25 Wipers	55.16	
501.0000.51.521.10.48.005			4/1/2025	49904	PDFL 03/25 Other	26.61	
501.0000.51.521.10.48.005			4/1/2025	49906	PDFL 03/25 Oil Change	136.72	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			4/1/2025	49906	PDFL 03/25 Safety Inspection		395.00
501.0000.51.521.10.48.005			4/1/2025	49906	PDFL 03/25 Transmission		152.82
501.0000.51.521.10.48.005			4/1/2025	49906	PDFL 03/25 Wipers		46.84
501.0000.51.521.10.48.005			4/1/2025	49906	PDFL 03/25 Brakes		92.66
501.0000.51.521.10.48.005			4/1/2025	49906	PDFL 03/25 Other		26.61
501.0000.51.521.10.48.005			4/1/2025	49908	PDFL 03/25 Tire Repair		80.92
501.0000.51.521.10.48.005			4/1/2025	49912	PDFL 03/25 Oil Change		143.39
501.0000.51.521.10.48.005			4/1/2025	49912	PDFL 03/25 Safety Inspection		25.09
501.0000.51.521.10.48.005			4/1/2025	49912	PDFL 03/25 Other		25.09
501.0000.51.521.10.48.005			4/1/2025	49917	PDFL 03/25 Oil Change		88.80
501.0000.51.521.10.48.005			4/1/2025	49917	PDFL 03/25 Safety Inspection		1,089.81
501.0000.51.521.10.48.005			4/1/2025	49917	PDFL 03/25 Brakes		1,015.12
501.0000.51.521.10.48.005			4/1/2025	49917	PDFL 03/25 Tires		464.53
501.0000.51.521.10.48.005			4/1/2025	49917	PDFL 03/25 Wheel		414.96
501.0000.51.521.10.48.005			4/1/2025	49917	PDFL 03/25 Steering		640.93
501.0000.51.521.10.48.005			4/1/2025	49917	PDFL 03/25 Wipers		43.91
501.0000.51.521.10.48.005			4/1/2025	49917	PDFL 03/25 Alignment		168.21
501.0000.51.521.10.48.005			4/1/2025	49917	PDFL 03/25 Other		25.09
181.0000.15.521.21.48.005			4/1/2025	49919	PDFL 03/25 Diagnostics		115.60
181.0000.15.521.21.48.005			4/1/2025	49919	PDFL 03/25 Battery		115.61
501.0000.51.521.10.48.005			4/1/2025	49922	PDFL 03/25 Battery		403.17
501.0000.51.521.10.48.005			4/1/2025	49922	PDFL 03/25 Wipers		50.50
501.0000.51.521.10.48.005			4/1/2025	49928	PDFL 03/25 Battery		428.26
501.0000.51.521.10.48.005			4/1/2025	49967	PDFL 03/25 Tire Repair		63.55
501.0000.51.521.10.48.005			4/3/2025	49753	PDFL 03/25 Oil Change		143.82
501.0000.51.521.10.48.005			4/3/2025	49753	PDFL 03/25 Safety Inspection		25.10
501.0000.51.521.10.48.005			4/3/2025	49753	PDFL 03/25 Other		25.10
501.0000.51.521.10.48.005			4/3/2025	49759	PDFL 03/25 Oil Change		143.43
501.0000.51.521.10.48.005			4/3/2025	49759	PDFL 03/25 Safety Inspection		111.34
501.0000.51.521.10.48.005			4/3/2025	49759	PDFL 03/25 Wipers		56.09
501.0000.51.521.10.48.005			4/3/2025	49759	PDFL 03/25 Brakes		280.76
501.0000.51.521.10.48.005			4/3/2025	49759	PDFL 03/25 Other		27.52
501.0000.51.521.10.48.005			4/3/2025	49787	PDFL 03/25 Other		613.31

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
501.0000.51.521.10.48.005			4/3/2025	49895	PDFL 03/25 Other		26.05
501.0000.51.521.10.48.005			4/3/2025	49895	PDFL 03/25 Oil Change		146.73
501.0000.51.521.10.48.005			4/3/2025	49895	PDFL 03/25 Safety Inspection		81.10
25902	4/15/2025	006610		TITUS-WILL FORD SALES. INC.			\$118.84
501.0000.51.521.10.48.005			4/2/2025	FOCS230421	PDFL 04/25 Oil Change		118.84
25903	4/15/2025	013938		TOYOTA MATERIAL HANDLING NW.			\$2,406.83
501.0000.51.548.79.48.005			4/1/2025	24176851	PKFL Equip Maint		2,406.83
25904	4/15/2025	008186		TRCVB.			\$22,165.24
104.0016.01.557.30.41.001			3/31/2025	LW-2025-03	HM AG 2025-026 03.25 Lodging T		22,165.24
25905	4/15/2025	000153		TYLER TECHNOLOGIES INC.			\$116.71
503.0000.04.518.80.48.003			4/1/2025	020-159627	IT 04/15-05/14 Tyler Supervisi		116.71
25906	4/15/2025	012914		VERIZON COMMUNICATIONS INC.			\$742.70
503.0000.04.518.80.42.001			4/1/2025	318000073966	IT 03/25 GPS		248.71
503.0000.04.518.80.42.001			4/8/2025	Z1347249	IT Thru 04/30 Internet		493.99
25907	4/15/2025	002509		VERIZON WIRELESS.			\$525.35
503.0000.04.518.80.42.001			3/16/2025	6108651646	IT 02/17-03/16 Phone		223.61
503.0000.04.518.80.42.001			3/16/2025	6108651647	IT 02/17-03/16 Phone		301.74
25908	4/15/2025	010064		VILLIERS-FURZE. MICHELLE			\$678.40
001.0000.02.512.51.49.009			4/11/2025	March 2025	MC 03.25 Interpreter		678.40
25909	4/15/2025	011595		WALTER E NELSON CO.			\$4,791.36
502.0000.17.518.35.31.001			4/9/2025	1050574	PKFC Microburst Refills		199.59
502.0000.17.521.50.31.001			4/9/2025	1050576	PKFC Sanitizer, Liners, Seat C		1,149.66
001.0000.11.576.81.31.001			4/4/2025	1049720	PKFC Cleaner, Bath Tissue		2,453.19
502.0000.17.518.35.31.001			4/2/2025	1049056	PKFC Napkin Disposal Surface M		113.95
502.0000.17.518.35.31.001			4/8/2025	1049719	PKFC Gloves, Cleaner w/ Bleach		161.63
502.0000.17.521.50.35.001			3/28/2025	1048124	PKFC Sensor XP12 Upright Vacuu		713.34

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
25910	4/15/2025	000593		WASHINGTON STATE TREASURER.			\$1,245.50
631.0002.07.586.10.00.040		4/8/2025		03/25 Bldg Code	CD 03/25 State Bldg Code		1,245.50
25911	4/15/2025	012410		WATT BANKS. LISA			\$2,008.75
001.9999.11.565.10.41.020		3/31/2025		141	PKHS AG 2023-170 04/01-04/15 L		2,008.75
25912	4/15/2025	012987		WEX BANK.			\$4,384.07
501.0000.51.548.79.32.001		3/31/2025		103804218	03/25 PK Fuel		20.37
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		20.11
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		16.86
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		101.57
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		93.95
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		86.78
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		139.15
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		54.81
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		9.57
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		63.13
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		21.33
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		47.97
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		34.14
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		38.55
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		224.78
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		27.35
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		132.16
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		71.60
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		16.12
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		215.41
180.0000.15.521.21.32.001		3/31/2025		103804218	03/25 PD Fuel		56.68
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		15.41
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		22.42
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		46.52
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		59.98
501.0000.51.521.10.32.001		3/31/2025		103804218	03/25 PD Fuel		127.82

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
180.0000.15.521.21.32.001			3/31/2025	103804218	03/25 PD Fuel		446.62
181.0000.15.521.30.32.001			3/31/2025	103804218	03/25 PD Fuel		45.59
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		34.67
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		47.47
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		96.49
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		146.46
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		27.68
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		37.09
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		111.66
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		20.82
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		36.22
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		179.15
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		16.25
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		49.62
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		26.18
180.0000.15.521.21.32.001			2/28/2025	103173266	02/25 PD Fuel		158.59
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		150.64
180.0000.15.521.21.32.001			2/28/2025	103173266	02/25 PD Fuel		502.11
181.0000.15.521.30.32.001			2/28/2025	103173266	02/25 PD Fuel		156.71
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		34.39
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		57.22
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		85.23
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		13.69
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		67.76
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		33.57
501.0000.51.521.10.32.001			2/28/2025	103173266	02/25 PD Fuel		37.65
25913	4/15/2025	011031		XIOLOGIX LLC.			\$29,533.66
503.0000.04.518.80.48.002			4/1/2025	11795	IT 04/01/25-04/14/26 PowerStor		26,824.40
503.0000.04.518.80.48.002			4/1/2025	11795	Sales Tax		2,709.26
25914	4/15/2025	001272		ZUMAR INDUSTRIES INC.			\$785.02
101.0000.11.542.64.31.001			3/25/2025	51632	PKST Signs		785.02

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
100663	3/31/2025	006968		ASCAP.			\$895.75
001.0000.11.571.20.41.082		3/20/2025	500579376 03/20/2025	PKRC 01/01/2025-03/31/2026 Mus		895.75	
100664	3/31/2025	013930		BLACK LAKE APARTMENTS LLC.			\$1,381.55
190.1006.52.559.32.41.001		3/27/2025	Roberts-001	CDBG EPP: Roberts Move-In Char		1,381.55	
100665	3/31/2025	013921		BLUE LINE MEDIA SOLUTIONS.			\$1,500.00
195.0024.15.521.30.41.001		3/24/2025	1006	PD PSATT 04/25 Social Media Sv		1,500.00	
100666	3/31/2025	003726		BUNCE RENTAL INC.			\$264.33
001.0000.11.576.80.45.004		3/13/2025	428117-1	PKFC Trailer Rental		264.33	
100667	3/31/2025	013928		CARRINGTON. JUN			\$100.00
001.0103.11.347.90.00.001		3/12/2025	2001688.002	PK Refund: 2025 SF Vendor Boot		100.00	
100668	3/31/2025	010262		CENTURYLINK.			\$1,323.92
503.0000.04.518.80.42.001		2/24/2025	333452252 02/24/25	IT 02/24-03/23 Phone		82.88	
503.0000.04.518.80.42.001		3/3/2025	333964560 03/03/25	IT 03/03-04/02 Phone		73.78	
503.0000.04.518.80.42.001		3/2/2025	333543562 03/02/25	IT 03/02-04/01 Phone		73.78	
503.0000.04.518.80.42.001		3/2/2025	333880787 03/02/25	IT 03/02-04/01 Phone		100.83	
503.0000.04.518.80.42.001		3/17/2025	333627933 03/17/25	IT 03/17-04/16 Phone		336.42	
503.0000.04.518.80.42.001		3/17/2025	333880118 03/17/25	IT 03/17-04/16 Phone		155.08	
503.0000.04.518.80.42.001		3/15/2025	333545327 03/15/25	IT 03/15-04/14 Phone		212.84	
503.0000.04.518.80.42.001		3/27/2025	333628514 03/17/25	IT 03/17-04/16 Phone		288.31	
100669	3/31/2025	009191		CITY OF DUPONT.			\$77,415.97
631.0001.02.586.10.00.030		3/17/2025	February 2025	MC 02/28 Court Remit		77,415.97	
100670	3/31/2025	006613		CITY OF UNIVERSITY PLACE.			\$402.21
631.0001.02.586.10.00.010		3/17/2025	February 2025	MC 02/28 Court Remit		402.21	
100671	3/31/2025	011564		CODE PUBLISHING COMPANY.			\$421.14
001.0000.06.514.30.41.001		3/28/2025	GCI0017076	LG Muni Code - Web Update, New		421.14	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
100672	3/31/2025	002025		DAVID EVANS & ASSOCIATES INC.			\$145,493.08
302.0097.21.595.12.41.001			3/17/2025	585453	PWCP AG 2024-202 01/19-02/15 L		6,287.29
302.0111.21.595.12.41.001			3/17/2025	585453	PWCP AG 2024-202 01/19-02/15 L		6,985.88
302.0114.21.595.12.41.001			3/17/2025	585453	PWCP AG 2024-202 01/19-02/15 L		13,971.77
302.0122.21.595.12.41.001			3/17/2025	585453	PWCP AG 2024-202 01/19-02/15 L		63,285.89
302.0168.21.595.12.41.001			3/17/2025	585453	PWCP AG 2024-202 01/19-02/15 L		43,645.12
302.0170.21.595.12.41.001			3/17/2025	585453	PWCP AG 2024-202 01/19-02/15 L		8,383.06
302.0173.21.595.12.41.001			3/17/2025	585453	PWCP AG 2024-202 01/19-02/15 L		2,934.07
100673	3/31/2025	008105		DEPARTMENT OF TRANSPORTATION.			\$2,179.45
302.0133.21.595.13.41.001			3/17/2025	RE-313-ATB50317158	PWCP 02/25 Steil. Blvd-87th To		211.08
101.0000.11.544.90.41.001			2/18/2025	RE-313-ATB50218014	PKST/PKSW 01/25 Traffic Mgmt C		1,312.25
401.0000.11.531.10.41.001			2/18/2025	RE-313-ATB50218014	PKST/PKSW 01/25 Traffic Mgmt C		656.12
100674	3/31/2025	009472		DISH NETWORK LLC.			\$186.13
503.0000.04.518.80.42.001			3/4/2025	8255 7070 8168 1616	IT 03/16-04/15 PD TV/HD Receiv		186.13
100675	3/31/2025	004710		EQUIFAX CREDIT NORTHWEST CORP.			\$121.33
001.0000.15.521.40.41.001			3/17/2025	2064755476	PD 02/18-03/17		121.33
100676	3/31/2025	002662		GENE'S TOWING INC.			\$88.08
001.0000.15.521.10.41.070			3/24/2025	534862	PD 03/24 BMW 7 Series, Case #2		88.08
100677	3/31/2025	002817		GRAINGER.			\$804.19
502.0000.17.518.35.31.001			3/21/2025	9447399263	PKFC Ceiling Tile		804.19
100678	3/31/2025	013927		HAGEN, TIMOTHY			\$70.00
001.0103.11.347.90.00.001			3/27/2025	2001691.002	PK Refund: SF Vendor Booth Ove		70.00
100679	3/31/2025	000299		LAKEVIEW LIGHT & POWER CO..			\$3,575.15
101.0000.11.542.64.47.005			3/14/2025	67044-004 03/14/25	PKST 02/11-03/11 108th St SW &		69.85
101.0000.11.542.64.47.005			3/14/2025	67044-010 03/14/25	PKST 02/11-03/11 108th St SW &		69.50
101.0000.11.542.64.47.005			3/14/2025	67044-017 03/14/25	PKST 02/11-03/11 112th St SW &		58.23
101.0000.11.542.64.47.005			3/14/2025	67044-030 03/14/25	PKST 02/11-03/11 112th ST SW &		73.73

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
502.0000.17.542.65.47.005			3/14/2025	67044-073 03/14/25	PKFC 02/11-03/11 11420 Kendric		339.33
101.0000.11.542.63.47.006			3/14/2025	67044-091 03/14/25	PKST 02/11-03/11 4713 111th St		59.31
101.0000.11.542.64.47.005			2/28/2025	67044-028 02/28/25	PKST 01/25-02/25 Pac Hwy SW &		76.70
401.0000.41.531.10.47.005			2/28/2025	67044-037 02/28/25	PWSW 01/25-02/25 Pac Hwy SW		48.69
101.0000.11.542.64.47.005			2/28/2025	67044-038 02/28/25	PKST 01/25-02/25 BP Way & Pac		73.81
001.0000.11.576.80.47.005			2/28/2025	67044-041 02/28/25	PKFC 01/25-02/25 4721 127th St		40.65
101.0000.11.542.64.47.005			2/28/2025	67044-043 02/28/25	PKST 01/25-02/25 BPW SW & San		180.86
101.0000.11.542.64.47.005			2/28/2025	67044-054 02/28/25	PKST 01/25-02/25 11417 Pac Hwy		74.54
101.0000.11.542.64.47.005			2/28/2025	67044-055 02/28/25	PKST 01/25-02/25 11424 Pac Hwy		71.39
101.0000.11.542.64.47.005			2/28/2025	67044-056 02/28/25	PKST 01/25-02/25 11517 Pac Hwy		77.97
401.0000.41.531.10.47.005			2/28/2025	67044-057 02/28/25	PWSW 01/25-02/25 5118 Seattle		51.11
101.0000.11.542.64.47.005			3/7/2025	67044-002 03/07/25	PKST 02/04-03/04 Pac Hwy & STW		76.96
101.0000.11.542.64.47.005			3/7/2025	67044-012 03/07/25	PKST 02/04-03/04 Hwy 512 & STW		104.36
101.0000.11.542.63.47.006			3/7/2025	67044-014 03/07/25	PKST 01/30-03/02 Hwy 512 & STW		92.38
101.0000.11.542.64.47.005			3/7/2025	67044-016 03/07/25	PKST 02/04-03/04 40th Ave SW		62.92
101.0000.11.542.64.47.005			3/7/2025	67044-031 03/07/25	PKST 02/04-03/04 84th St S & S		68.14
101.0000.11.542.64.47.005			3/7/2025	67044-032 03/07/25	PKST 02/04-03/04 100th ST SW &		84.54
001.0000.11.576.80.47.005			3/7/2025	67044-048 03/07/25	PKFC 02/04-03/04 2716 84th St		68.10
101.0000.11.542.64.47.005			3/7/2025	67044-050 03/07/25	PKST 02/04-03/04 Lkwd Dr SW/St		77.42
101.0000.11.542.64.47.005			3/7/2025	67044-053 03/07/25	PKST 02/04-03/04 4648 Steil Bl		60.04
101.0000.11.543.50.47.005			3/7/2025	67044-074 03/07/25	PKST 02/04-03/04 9424 Front St		614.23
101.0000.11.542.64.47.005			3/7/2025	67044-078 03/07/25	PKST 02/04-03/04 100th St SW &		110.04
101.0000.11.542.64.47.005			3/7/2025	67044-079 03/07/25	PKST 02/04-03/04 96th St S & S		159.95
101.0000.11.542.64.47.005			3/7/2025	67044-080 03/07/25	PKST 02/04-03/04 8802 STW		77.87
101.0000.11.542.64.47.005			3/7/2025	67044-081 03/07/25	PKST 02/04-03/04 3601 Steil Bl		73.81
101.0000.11.542.63.47.006			3/7/2025	67044-083 03/07/25	PKST 02/04-03/04 40th & 100th		104.90
101.0000.11.542.64.47.005			3/7/2025	67044-084 03/07/25	PKST 02/04-03/04 Steil & Lkww		84.27
101.0000.11.542.63.47.006			3/7/2025	67044-085 03/07/25	PKST 02/04-03/04 26th & 88th S		47.06
101.0000.11.542.63.47.006			3/7/2025	67044-087 03/07/25	PKST 02/04-03/04 123rd & BPW S		77.78
101.0000.11.542.63.47.006			3/7/2025	67044-089 03/07/25	PKST 02/04-03/04 9520 Front ST		51.29
101.0000.11.542.63.47.006			3/7/2025	67044-092 03/07/25	PKST 02/04-03/04 8909 STW		44.99
101.0000.11.542.64.47.005			3/7/2025	67044-094 03/07/25	PKST 02/04-03/04 8402 Pine St		68.43

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
100680	3/31/2025	000300		LAKEWOOD WATER DISTRICT.			\$358.24
001.0000.11.576.80.47.001			3/11/2025	15038.05 03/11/25	PKFC 01/03-03/03 12616 47th Av		51.25
502.0000.17.518.35.47.001			3/11/2025	16702.02 03/11/25	PKFC 01/03-03/02 6000 Main St		251.82
502.0000.17.518.35.47.001			3/11/2025	16706.02 03/11/25	PKFC 01/03-03/03 6000 Main St		55.17
100681	3/31/2025	004680		LANGUAGE LINE SERVICES.			\$34.59
001.0000.02.512.51.49.009			2/28/2025	11544150	MC 02/25		34.59
100682	3/31/2025	005685		LEMAY MOBILE SHREDDING.			\$81.85
001.0000.02.512.50.41.001			3/1/2025	4878174S185	MC 02/25		81.85
100683	3/31/2025	000309		LES SCHWAB TIRE CENTER.			\$285.42
501.0000.51.548.79.48.005			3/12/2025	30500875097	PKFL Tire Repair		46.23
180.0000.15.521.21.48.005			3/13/2025	37001024563	PDFL 03/25 Other		159.93
501.0000.51.548.79.31.006			3/17/2025	30500875785	PKFL Battery		79.26
100684	3/31/2025	013752		LEXIPOL, LLC..			\$29,547.17
503.0000.04.518.80.41.090			4/1/2025	INVLEX11250041	IT 05/01/25-04/30/26 Annual La		23,390.65
503.0000.04.518.80.41.090			4/1/2025	INVLEX11250041	IT 05/01/25-04/30/26 Annual La		2,150.98
503.0000.04.518.80.41.090			4/1/2025	INVLEX11250041	IT 05/01/25-04/30/26 Annual L		1,295.04
503.0000.04.518.80.41.090			4/1/2025	INVLEX11250041	Sales Tax		2,710.50
100685	3/31/2025	013054		LONEY, KELLY			\$700.00
106.0000.11.573.20.41.001			3/1/2025	0210	PA Signal Box Wrap		700.00
100686	3/31/2025	011981		METRO ACCESS CONTROL.			\$495.45
001.0000.11.576.81.48.001			3/13/2025	L25-4942	PKFC 02/24 Gate Svc Call: 9115		495.45
100687	3/31/2025	010743		NISQUALLY INDIAN TRIBE.			\$62,904.82
001.0000.15.521.10.41.125			2/28/2025	1764	PD 02/25 Jail Svcs		62,904.82
100688	3/31/2025	000407		PIERCE COUNTY.			\$20,750.00
311.0008.21.535.35.41.124			3/28/2025	1051032	PWSC Permit 1051032 Sewer Line		20,750.00
100689	3/31/2025	012352		PREMIER MEDIA GROUP.			\$2,000.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
104.0011.01.557.30.44.001			2/24/2025	3999-R	HM Mar-Apr NWTL Ad For SF		2,000.00
100690	3/31/2025	005342		RAINIER LIGHTING & ELECTRICAL.			\$510.31
502.0000.17.521.50.31.001			3/19/2025	600115-1	PKFC Replacement Lens		463.50
502.0000.17.521.50.31.001			3/19/2025	600115-1	Sales Tax		46.81
100691	3/31/2025	013477		SCHEIBMEIR, KELLY & NELSON, PS.			\$2,070.00
001.0000.07.558.60.41.007			2/28/2025	03023	CD 01/13-01/25 Clover Park Tec		1,462.50
001.0000.07.558.60.41.007			2/28/2025	03025	CD 12/29/24-01/14/25 Karwan		360.00
001.0000.07.558.60.41.007			2/28/2025	03026	CD 10/18-10/30/24 Los Guerrero		247.50
100692	3/31/2025	013926		SHIRD, TERESA			\$1,550.00
001.0000.11.237.26.00.000			3/21/2025	2001690.002	PK Refund: Pavilion Rental & C		600.00
001.0102.11.347.30.08.000			3/21/2025	2001690.002	PK Refund: Pavilion Rental & C		950.00
100693	3/31/2025	013742		SIMMONS DISTRIBUTING CO. INC..			\$2,805.00
001.0000.11.571.20.31.050			3/17/2025	10429	PKRC Fishing Poles & Rods		2,805.00
100694	3/31/2025	010447		SPECIAL SERVICES GROUP LLC.			\$1,981.80
180.0000.15.521.21.41.001			3/10/2025	18963	PD Covert Tracking Service Wit		1,800.00
180.0000.15.521.21.41.001			3/10/2025	18963	Sales Tax		181.80
100695	3/31/2025	005831		TOWN OF STEILACOOM.			\$2,587.05
631.0001.02.586.10.00.020			3/17/2025	February 2025	MC 02/28 Court Remit		2,587.05
100696	3/31/2025	013796		VISION ANIMAL EYE SPECIALISTS.			\$250.49
001.0000.15.521.10.41.001			3/11/2025	1952	PD Vet Visit For K9 Kona		250.49
100697	3/31/2025	002989		WA ECONOMIC DEV ASSOC.			\$650.00
001.0000.13.558.70.49.001			11/3/2024	9211	ED 2025 WEDA Membership		650.00
100698	3/31/2025	013925		WA ST REC & CONSERVATION OFFICE.			\$63,604.61
301.0020.11.333.15.00.010			3/11/2025	03/11/2025	PK Proj 22-1724 Dev Wards Lake		15,143.95
301.0020.11.334.02.70.012			3/11/2025	03/11/2025	PK Proj 22-1724 Dev Wards Lake		37,859.89
301.0020.11.334.02.70.014			3/11/2025	03/11/2025	PK Proj 22-1724 Dev Wards Lake		10,600.77

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
100699	3/31/2025	000595		WASHINGTON ASSOC OF SHERIFFS.			\$1,717.67
001.0000.15.521.10.49.001			9/30/2024	Dues 2024-00690	MC Associate Dues: Westby & Pr	150.00	
001.0000.02.523.30.41.001			3/14/2025	EM 2025-00200	MC 02/25 Home Monitoring	1,567.67	
100700	3/31/2025	013703		WHITE, KELLY			\$500.00
001.0000.11.571.20.41.001			3/25/2025	03232025	PKRC 02/16-03/23 Sd Meditation	500.00	
100701	3/31/2025	013924		WILBER, DARRELL			\$1,630.00
105.0002.07.342.40.00.000			3/19/2025	RBL04-1712048389	AB Refund: Wrong Property Regi	1,630.00	
100702	4/15/2025	010899		ACCESS INFORMATION MANAGEMENT.			\$7,852.49
001.0000.06.514.30.41.001			3/31/2025	11501330	LG 03/25 Record Retention & Mg	7,852.49	
100703	4/15/2025	011257		AHUMADA, ANITA			\$478.60
001.0000.02.512.51.49.009			4/11/2025	March 2025	MC 03.25 Interpreter	478.60	
100704	4/15/2025	013834		ALMOND, HOLLY ROBIN			\$210.00
105.0002.07.342.40.00.000			3/25/2025	03/25/2025	RH Refund: Parcels Treated As	210.00	
100705	4/15/2025	013945		ANDERSON, DAVID AND LENNIE			\$417.18
311.0000.00.343.50.00.002			4/2/2025	04/02/2025	PW Refund: Sewer Avail Fee ove	417.18	
100706	4/15/2025	008307		AT&T MOBILITY.			\$4,504.55
503.0000.04.518.80.42.001			3/19/2025	287296255265 03/25	IT Thru 03/19 Phone	4,496.51	
503.0000.04.518.80.42.001			3/19/2025	287304884473 03/25	IT Thru 03/19 Phone	8.04	
100707	4/15/2025	000933		CDW GOVERNMENT LLC.			\$14,631.93
503.0000.04.518.80.41.001			4/1/2025	AD5EL9F	IT Professional services for R	2,540.31	
503.0000.04.518.80.49.004			4/1/2025	AD5EL9F	IT Rubrick Service Year 1	10,982.40	
503.0000.04.518.80.49.004			4/1/2025	AD5EL9F	Sales Tax	1,109.22	
100708	4/15/2025	010262		CENTURYLINK.			\$257.61
503.0000.04.518.80.42.001			4/2/2025	333543562 04/02/25	IT 04/02-05/01 Phone	73.82	
503.0000.04.518.80.42.001			4/2/2025	333880787 04/02/25	IT 04/02-05/01 Phone	100.91	

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
503.0000.04.518.80.42.001			3/24/2025	333452252 03/24/25	IT 03/24-04/23 Phone		82.88
100709	4/15/2025	011896		COLEMAN, CHARLES			\$60.00
105.0002.07.342.40.00.000			3/25/2025	03/25/2025	RH Refund: Parcels Treated A P		60.00
100710	4/15/2025	013253		CROWN POINTE APARTMENTS.			\$90.00
105.0002.07.342.40.00.000			3/25/2025	03/25/2025	RH Refund: Parcel Treated as P		90.00
100711	4/15/2025	013941		DALTON HAVILAND LLC.			\$50.00
105.0002.07.342.40.00.000			4/8/2025	RBL03-1710247190	RH Refund: Late Fees		50.00
100712	4/15/2025	008105		DEPARTMENT OF TRANSPORTATION.			\$1,170.60
101.0000.11.544.90.41.001			3/17/2025	RE-313-ATB50317021	PKST/PKSW 02/28 Traffic Mgmt C		780.40
401.0000.11.531.10.41.001			3/17/2025	RE-313-ATB50317021	PKST/PKSW 02/28 Traffic Mgmt C		390.20
100713	4/15/2025	009472		DISH NETWORK LLC.			\$198.13
503.0000.04.518.80.42.001			4/4/2025	8255 7070 8168 1616	IT 04/16-05/15 PD TV/HD Receiv		198.13
100714	4/15/2025	013937		EILERT, DENNIS			\$100.00
105.0002.07.342.40.00.000			3/31/2025	03/31/2025	RH Refund: Dup Properties Regi		100.00
100715	4/15/2025	013942		FRANKS, TRACY			\$50.00
105.0002.07.342.40.00.000			4/8/2025	RBL01-1801178786	RH Refund: Late Fee		50.00
100716	4/15/2025	013933		FULCRUM.			\$30.00
105.0002.07.342.40.00.000			3/25/2025	03/25/2025	RH Refund: Parcels Treated A P		30.00
100717	4/15/2025	005398		GLOBAL SECURITY &.			\$174.90
101.0000.11.543.50.41.001			4/1/2025	4659453.	PKFC 04/01-06/30 Intrusion Mon		174.90
100718	4/15/2025	013201		GOVOLUTION LLC.			\$69.90
503.0000.04.518.80.42.001			3/31/2025	14373	IT 03/25 Velocity Technology		69.90
100719	4/15/2025	002817		GRAINGER.			\$759.38
502.0000.17.518.35.31.001			4/8/2025	9466871358	PKFC Sealant		84.38

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502.0000.17.518.35.35.001			4/8/2025	9466871366	PKFC Actuator Damper		400.10
502.0000.17.518.35.31.001			4/8/2025	9466871374	PKFC Sealant & Foil Tape		183.70
001.0000.11.576.81.31.001			4/10/2025	9469598255	PKFC Cartridge Regulator		91.20
100720	4/15/2025	011754		HEREDIA-MONTESINOS, MARIANA			\$300.00
001.0000.02.512.51.49.009			4/11/2025	March 2025	MC 03.25 Interpreter		300.00
100721	4/15/2025	009728		HSA BANK.			\$121.50
001.0000.09.518.10.41.001			4/4/2025	W614866	HR 03/25 HSA Svc Fee		121.50
100722	4/15/2025	013935		INLAND RESIDENTIAL SERVICES.			\$60.00
105.0002.07.342.40.00.000			3/27/2025	03/27/2025	RH Refund: Parcl Treated as Pr		60.00
100723	4/15/2025	011354		JOONG-ANG VILLAGE INC.			\$60.00
105.0002.07.342.40.00.000			4/3/2025	04/03/2025	RH Refund: Parcels Treated as		60.00
100724	4/15/2025	012890		KALT MCPHERON, RACHEL			\$1,000.00
001.9999.11.565.10.41.020			4/9/2025	04/09/2025	PKHS 03/05-04/09 Incredible Yr		1,000.00
100725	4/15/2025	000299		LAKEVIEW LIGHT & POWER CO..			\$9,392.98
101.0000.11.542.64.47.005			3/28/2025	67044-028 03/28/25	PKST 02/25-03/25 Pac Hwy SW &		71.39
401.0000.41.531.10.47.005			3/28/2025	67044-037 03/28/25	PWSW 02/25-03/25 Pac Hwy SW		49.59
101.0000.11.542.64.47.005			3/28/2025	67044-038 03/28/25	PKST 02/25-03/25 BP Way & Pac		70.12
001.0000.11.576.80.47.005			3/28/2025	67044-041 03/28/25	PKFC 02/25-03/25 4721 127th St		38.19
101.0000.11.542.64.47.005			3/28/2025	67044-043 03/28/25	PKST 02/25-03/25 BPW SW & San		161.66
101.0000.11.542.64.47.005			3/28/2025	67044-054 03/28/25	PKST 02/25-03/25 11417 Pac Hwy		70.75
101.0000.11.542.64.47.005			3/28/2025	67044-055 03/28/25	PKST 02/25-03/25 11424 Pac Hwy		67.70
101.0000.11.542.64.47.005			3/28/2025	67044-056 03/28/25	PKST 02/25-03/25 11517 Pac Hwy		73.19
401.0000.41.531.10.47.005			3/28/2025	67044-057 03/28/25	PWSW 02/25-03/25 5118 Seattle		52.19
502.0000.17.521.50.47.005			3/21/2025	117448-001 03/21/25	PKFC 02/18-03/18 Lkwd Police S		7,122.69
101.0000.11.542.64.47.005			3/21/2025	67044-001 03/21/25	PKST 02/18-03/18 100th St SW &		68.06
101.0000.11.542.64.47.005			3/21/2025	67044-003 03/21/25	PKST 02/18-03/18 Motor Ave & W		84.81
101.0000.11.542.64.47.005			3/21/2025	67044-005 03/21/25	PKST 02/18-03/18 BP Wy SW & Lk		76.52
101.0000.11.542.64.47.005			3/21/2025	67044-006 03/21/25	PKST 02/18-03/18 108th St SW &		70.57

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
101.0000.11.542.64.47.005			3/21/2025	67044-019 03/21/25	PKST 02/18-03/18 BPW SW & 100t		73.01
101.0000.11.542.64.47.005			3/21/2025	67044-020 03/21/25	PKST 02/18-03/18 59th Ave SW &		88.68
101.0000.11.542.64.47.005			3/21/2025	67044-022 03/21/25	PKST 02/18-03/18 GLD SW & BPW		93.55
101.0000.11.542.64.47.005			3/21/2025	67044-024 03/21/25	PKST 02/18-03/18 GLD SW & Stei		70.39
001.0000.11.576.80.47.005			3/21/2025	67044-034 03/21/25	PKFC 02/18-03/18 10506 Russell		41.74
101.0000.11.542.63.47.006			3/21/2025	67044-039 03/21/25	PKST 02/18-03/18 5700 100th St		53.45
101.0000.11.542.64.47.005			3/21/2025	67044-046 03/21/25	PKST 02/18-03/18 10013 GLD SW		197.16
101.0000.11.542.64.47.005			3/21/2025	67044-047 03/21/25	PKST 02/18-03/18 59th Ave SW &		72.73
001.0000.11.576.80.47.005			3/21/2025	67044-063 03/21/25	PKFC 02/18-03/18 6002 Fairlawn		146.08
101.0000.11.542.64.47.005			3/21/2025	67044-064 03/21/25	PKST 02/18-03/18 93rd & BPW		63.10
101.0000.11.542.64.47.005			3/21/2025	67044-082 03/21/25	PKST 02/18-03/18 GLD & Mt Tac		176.26
101.0000.11.542.63.47.006			3/21/2025	67044-086 03/21/25	PKST 02/18-03/18 6119 Motor Av		65.71
101.0000.11.542.63.47.005			3/21/2025	67044-088 03/21/25	PK 02/18-03/18 11950 47th St S		50.03
101.0000.11.542.63.47.006			3/21/2025	67044-090 03/21/25	PKST 02/18-03/18 5310 100th St		75.16
101.0000.11.542.63.47.006			3/21/2025	67044-093 03/21/25	PKST 02/18-03/18 9511 GLD SW		48.50
100726	4/15/2025	000300		LAKEWOOD WATER DISTRICT.			\$1,327.62
001.0000.11.576.80.47.001			4/8/2025	14449.03 04/08/25	PKFC 02/18-03/31 9222 Vet Dr S		55.17
001.0000.11.576.80.47.001			4/1/2025	10152.01 04/01/25	PKFC 01/24-03/24 59th Ave & Fa		51.25
001.0000.11.576.81.47.001			4/1/2025	26554.02 04/01/25	PKFC 01/24-03/23 8714 87th Ave		94.63
001.0000.11.576.81.47.001			4/1/2025	27581.01 04/01/25	PKFC 01/24-03/24 9101 Angle Ln		51.25
001.0000.11.576.81.47.001			4/1/2025	27582.01 04/01/25	PKFC 01/24-03/24 9102 Angle Ln		66.99
001.0000.11.576.81.47.001			4/1/2025	27583.01 04/01/25	PKFC 01/24-03/24 9115 Angle Ln		211.10
001.0000.11.576.81.47.001			4/1/2025	27585.01 04/01/25	PKFC 01/24-03/24 9251 Angle Ln		108.70
001.0000.11.576.81.47.001			4/1/2025	27586.01 04/01/25	PKFC 01/24-03/24 9349 Angle LN		71.35
101.0000.11.542.70.47.001			4/1/2025	10567.02 04/01/25	PKST 01/24-03/24 8902 Meadow R		53.76
001.0000.11.576.81.47.001			4/1/2025	11535.02 04/01/25	PKFC 01/24-03/24 8714 87th Ave		563.42
100727	4/15/2025	005685		LEMAY MOBILE SHREDDING.			\$83.08
001.0000.02.512.50.41.001			4/1/2025	4882024S185	MC 03/25 & Late Fee		83.08
100728	4/15/2025	008988		MCDONOUGH & SONS INC.			\$8,643.83
401.0000.11.531.10.48.001			3/31/2025	282094	PKFC/PKSW AG 2024-229 03/25 Sw		8,307.75

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502.0000.17.518.35.48.001			3/31/2025	282094	PKFC/PKSW AG 2024-229 03/25 Sw		336.08
100729	4/15/2025	010883		MEADOWBROOK APARTMENTS.			\$270.00
190.1007.52.559.32.41.001			4/1/2025	Booth 04.01.25	CDBG EPP: Booth Utilities		270.00
100730	4/15/2025	013936		MEADOWS APARTMENTS LLC.			\$30.00
105.0002.07.342.40.00.000			3/27/2025	03/27/2025	RH Refund: Parcl Treated as Pr		30.00
100731	4/15/2025	011393		NAVIA BENEFIT SOLUTIONS.			\$283.80
001.0000.09.518.10.41.001			3/28/2025	10959845	HR 03/25 Participant Fee		283.80
100732	4/15/2025	009755		NEATHERY, DAVID			\$389.60
001.0000.02.512.51.49.009			4/11/2025	March 2025	MC 03.25 Interpreter		389.60
100733	4/15/2025	013947		NORTHEND GROUP LLC.			\$3,340.00
190.1007.52.559.32.41.001			4/14/2025	001	CDBG EPP: Wilson & Melton - Mo		3,340.00
100734	4/15/2025	012500		O'REILLY AUTO PARTS.			\$1,274.93
311.0000.00.343.50.00.002			4/3/2025	04/03/2025	PW Refund: 02/2019 thru 02/25/		1,274.93
100735	4/15/2025	011972		PHOEBE MULLIGAN LICSW.			\$150.00
001.0000.15.521.10.41.001			3/28/2025	117	PD 02.03 Mental Hlth/Peer Supp		150.00
100736	4/15/2025	010204		PROTECT YOUTH SPORTS.			\$43.80
001.0000.09.518.10.41.001			3/31/2025	1274840	HR 03/25 Basic Nat'l Combo Sea		43.80
100737	4/15/2025	012825		READY SET TOW LLC.			\$88.08
001.0000.15.521.10.41.070			3/28/2025	1519	PD 03/27 Hyundai Accent, Case		88.08
100738	4/15/2025	013932		THE POINTE TNC LLC.			\$360.00
105.0002.07.342.40.00.000			3/27/2025	03/27/2025	RH Refund: Parcels Treated A P		360.00
100739	4/15/2025	009354		TK ELEVATOR.			\$2,152.71
502.0000.17.518.35.48.001			3/25/2025	5002767022	PKFC 03/17 Elevator Svcs: CH C		416.96
502.0000.17.518.35.48.001			3/31/2025	3008454313	PKFC 03/25 PKFC/PKST/PD/TRANSI		645.16

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502.0000.17.521.50.48.001			3/31/2025	3008454313	PKFC 03/25 PKFC/PKST/PD/TRANSI		322.58
502.0000.17.542.65.48.001			3/31/2025	3008454313	PKFC 03/25 PKFC/PKST/PD/TRANSI		768.01
100740	4/15/2025	009580		T-MOBILE USA.			\$9,267.75
503.0000.04.518.80.42.001			4/8/2025	996146084 03/20/25	IT 02/21-03/20 Phone		3,528.00
503.0000.04.518.80.42.001			3/21/2025	996033566 03/21/25	IT 02/21-03/20 Phone		4,811.25
180.0000.15.521.21.42.001			3/21/2025	996033566 03/21/25	IT 02/21-03/20 Phone		461.25
503.0000.04.518.80.42.001			3/21/2025	996226608 03/21/25	IT 02/21-03/20 Phone		467.25
100741	4/15/2025	010640		TRANSUNION RISK AND.			\$423.00
001.0000.15.521.21.41.001			4/1/2025	212084-202503-1	PD 03/25 People Searches		423.00
100742	4/15/2025	009856		UTILITIES UNDERGROUND LOCATION.			\$303.75
101.0000.11.544.90.41.001			3/31/2025	5030175	PKFC 03/25 Excavation Notifica		303.75
100743	4/15/2025	013425		VISA - 0143.			\$375.94
001.0000.15.521.10.49.005			3/27/2025	0143/LaVerg 03/27/25	PD Yr End Rpts Bind & Print		315.00
001.0000.15.521.10.31.001			3/27/2025	0143/LaVerg 03/27/25	PD Door Name Plate		25.66
001.0000.15.521.10.31.001			3/27/2025	0143/LaVerg 03/27/25	PD Frames		18.71
001.0000.15.521.10.31.001			3/27/2025	0143/LaVerg 03/27/25	PD Label Tape		16.57
100744	4/15/2025	011525		VISA - 0183.			\$187.92
501.0000.51.521.10.48.005			3/27/2025	0183/Westby 03/27/25	PDFL Battery		187.92
100745	4/15/2025	011958		VISA - 0975.			\$2,162.19
190.1006.52.559.32.41.001			3/27/2025	0975/Gumm 03/27/25	CDBG EPP: Landry Household Hot		100.00
105.0001.07.559.20.41.001			3/27/2025	0975/Gumm 03/27/25	AB SCRACVS: Lawson		40.00
105.0001.07.559.20.42.002			3/27/2025	0975/Gumm 03/27/25	AB Dang. Bldg. Abatement Maili		23.78
105.0001.07.559.20.42.002			3/27/2025	0975/Gumm 03/27/25	AB Dang. Bldg. Abatement Maili		11.89
001.0000.99.518.40.42.002			3/27/2025	0975/Gumm 03/27/25	ND RHSP Notice Mailed		10.41
001.0000.99.518.40.42.002			3/27/2025	0975/Gumm 03/27/25	ND Abatement Recordings Mailed		3.15
190.4010.52.559.32.41.001			3/27/2025	0975/Gumm 03/27/25	CDBG MHR-205 Wheelan		55.34
105.0002.07.559.20.41.001			3/27/2025	0975/Gumm 03/27/25	AB RHSP Monthly Electronic Pym		38.10
105.0001.07.559.20.42.002			3/27/2025	0975/Gumm 03/27/25	AB Dang. Bldg. Abatement Maili		4.92

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
190.1006.52.559.32.41.001			3/27/2025	0975/Gumm 03/27/25	CDBG EPP: Arceno Household Mob		715.65
190.1006.52.559.32.41.001			3/27/2025	0975/Gumm 03/27/25	CDBG EPP: Arceno Household Sto		651.00
190.1006.52.559.32.41.001			3/27/2025	0975/Gumm 03/27/25	CDBG EPP: Baker Household Visa		507.95
100746	4/15/2025	013460		VISA - 1166.			\$2,828.85
503.0000.04.518.80.35.001			3/27/2025	1166/Sadri 03/27/25	IT Server Storage		963.40
503.0000.04.518.80.49.004			3/27/2025	1166/Sadri 03/27/25	IT Pandora Music For CH Lobby		32.98
503.0000.04.518.80.49.004			3/27/2025	1166/Sadri 03/27/25	IT Monthly MailChimp		145.33
503.0000.04.518.80.49.004			3/27/2025	1166/Sadri 03/27/25	IT 03/11-04/11 Fix & Protect		29.99
503.0000.04.518.80.49.004			3/27/2025	1166/Sadri 03/27/25	IT Int'l Trx Fee On Fix & Prot		0.30
503.0000.04.518.80.35.030			3/27/2025	1166/Sadri 03/27/25	IT Network Switches		487.69
503.0000.04.518.80.35.001			3/27/2025	1166/Sadri 03/27/25	IT Mini PC/KVM Switch		753.41
503.0000.04.518.80.49.004			3/27/2025	1166/Sadri 03/27/25	IT Thru 02/14/26 DreamPress +		395.76
503.0000.04.518.80.49.004			3/27/2025	1166/Sadri 03/27/25	IT Web Hosting		19.99
100747	4/15/2025	013268		VISA - 2868.			\$128.03
001.0000.99.518.40.42.002			3/27/2025	2868/RHSP 03/27/25	ND RHSP 1st Class, Certified M		10.41
105.0002.07.559.20.31.001			3/27/2025	2868/RHSP 03/27/25	AB Magnetic Phone Holder		26.41
105.0001.07.559.20.42.002			3/27/2025	2868/RHSP 03/27/25	AB RHSP 1st Class, Certified M		91.21
100748	4/15/2025	013694		VISA - 3310.			\$5,749.58
301.0020.11.594.76.63.001			3/27/2025	3310/Fin 5 03/27/25	PK Wards Lake Park Water Pump		5,430.00
301.0020.11.594.76.63.001			3/27/2025	3310/Fin 5 03/27/25	freight		319.58
100749	4/15/2025	012401		VISA - 3408.			\$1,017.49
195.0024.15.521.30.31.001			3/27/2025	3408/Carrol 03/27/25	PD Printer Ink		40.62
195.0024.15.521.30.31.001			3/27/2025	3408/Carrol 03/27/25	PD Key Fob Programming Tool		520.15
195.0024.15.521.30.31.001			3/27/2025	3408/Carrol 03/27/25	PD Internet Scvs 03/23-04/22		456.72
100750	4/15/2025	013495		VISA - 3485.			\$150.00
001.0000.15.521.10.49.001			3/27/2025	3485/Smith 03/27/25	PD Police Executive Research F		150.00
100751	4/15/2025	013084		VISA - 3768.			\$1,043.90
001.0000.99.518.40.42.002			3/27/2025	3768/Beard 03/27/25	ND PD Mailings 02/26-03/25: OS		186.00

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.80.31.001			3/27/2025	3768/Beard 03/27/25	PD Manila Envelopes		801.29
001.0000.15.521.80.31.001			3/27/2025	3768/Beard 03/27/25	PD Fentanyl Labels		56.61
100752	4/15/2025	012415		VISA - 3853.			\$400.00
001.0000.06.515.30.49.003			3/27/2025	3853/Fin 2 03/27/25	LG Intro to Law Enf. Public Di		200.00
001.0000.06.515.30.49.003			3/27/2025	3853/Fin 2 03/27/25	LG Intro to Law Enf. Public Di		200.00
100753	4/15/2025	013356		VISA - 4138.			\$387.79
001.0000.11.571.20.35.001			3/27/2025	4138/York 03/27/25	PKRC Office Chair		242.65
001.0000.01.511.60.49.014			3/27/2025	4138/York 03/27/25	CC Youth Summit Promo		145.14
100754	4/15/2025	012656		VISA - 4197.			\$3,731.73
190.4010.52.559.32.41.001			3/27/2025	4197/Fin 6 03/27/25	CDBG EPP: Delgado/Daza Househo		507.95
101.0000.21.544.20.49.003			3/27/2025	4197/Fin 6 03/27/25	PWST APWA Conf: Pokswinski, Ot		1,800.00
101.0000.21.544.20.31.001			3/27/2025	4197/Fin 6 03/27/25	PWST APWA Poster		21.00
001.0000.07.558.60.31.001			3/27/2025	4197/Fin 6 03/27/25	CD Corner TV Wall Mount		74.86
101.0000.21.542.30.31.001			3/27/2025	4197/Fin 6 03/27/25	PWST ID Tags for Aerial Cables		116.81
192.0000.00.558.60.43.001			3/27/2025	4197/Fin 6 03/27/25	CD ADC Nat'l Summit: Tobin		486.11
192.0000.00.558.60.49.003			3/27/2025	4197/Fin 6 03/27/25	CD ADC Nat'l Summit: Tobin		725.00
100755	4/15/2025	013734		VISA - 5000.			\$2,997.04
001.0000.99.518.40.42.002			3/27/2025	5000/Meeks	ND PD 03/25-03/26 Mailings: OS		149.04
001.0000.15.521.22.31.008			3/27/2025	5000/Meeks	PD Belts & Pouches		2,552.26
001.0000.15.521.40.49.003			3/27/2025	5000/Meeks	PD LEIRA Thru 12/31 Membership		50.00
001.0000.15.521.80.31.003			3/27/2025	5000/Meeks	PD Evidence Envelopes		245.74
100756	4/15/2025	012715		VISA - 5244.			\$1,114.62
001.0000.01.511.60.49.003			3/27/2025	5244/Schuma 03/27/25	CC Airman Leadership School Gr		34.00
001.0000.06.514.30.49.001			3/27/2025	5244/Schuma 03/27/25	LG 03/09-04/09 Online Notary B		19.00
001.0000.06.514.30.49.001			3/27/2025	5244/Schuma 03/27/25	LG 02/09-03/09 Online Notary (50.00
001.0000.06.515.30.49.003			3/27/2025	5244/Schuma 03/27/25	LG WSAMA Spring Conf: Wachter		364.00
001.0000.06.515.31.49.003			3/27/2025	5244/Schuma 03/27/25	LG WSAMA Spring Conf: T Graham		395.20
001.0000.06.515.30.43.002			3/27/2025	5244/Schuma 03/27/25	LG WSAMA Spring Conf: Wachter		252.42

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
100757	4/15/2025	013357		VISA - 5580.			\$871.13
001.0000.15.521.40.49.003			3/27/2025	5580/Prater 03/27/25	PD IACP Conf: Prater & Alwine	650.00	
001.0000.15.521.40.43.002			3/27/2025	5580/Prater 03/27/25	PD IACP Conf: Prater & Alwine	221.13	
100758	4/15/2025	013358		VISA - 5739.			\$63.09
001.0000.03.557.20.31.001			3/27/2025	5739/Graham 03/27/25	CM City Seal Stamp for Certifi	63.09	
100759	4/15/2025	013544		VISA - 6041.			\$11,220.85
195.0036.15.525.60.31.010			3/27/2025	PD1/6041 03/27/25	PD Cots, Pillow Cases, & Cover	9,242.89	
501.0000.51.521.21.41.124			3/27/2025	PD1/6041 03/27/25	PDFL Veh Tab Renewal	200.08	
001.0000.99.518.40.42.002			3/27/2025	PD1/6041 03/27/25	ND PD 02/28 Mailing: Legal Doc	10.41	
001.0000.15.521.22.31.001			3/27/2025	PD1/6041 03/27/25	PD Office Supplies	260.00	
001.0000.15.521.10.31.020			3/27/2025	PD1/6041 03/27/25	PD Ear Plugs	49.50	
501.0000.51.521.21.41.124			3/27/2025	PD1/6041 03/27/25	PDFL Veh Tab Renewal & Reg	632.68	
001.0000.99.518.40.42.002			3/27/2025	PD1/6041 03/27/25	ND PD 03/10 Mailing: Legal Doc	31.23	
501.0000.51.521.21.41.124			3/27/2025	PD1/6041 03/27/25	PD Report of Sale	150.15	
001.0000.99.518.40.42.002			3/27/2025	PD1/6041 03/27/25	ND PD 03/14 Mailing: Legal Doc	114.51	
001.0000.15.554.30.35.001			3/27/2025	PD1/6041 03/27/25	PD Scanner	483.17	
001.0000.15.521.23.35.010			3/27/2025	PD1/6041 03/27/25	PD Drone Reg	15.00	
001.0000.99.518.40.42.002			3/27/2025	PD1/6041 03/27/25	ND PD 03/19 Mailing: Legal Doc	31.23	
100760	4/15/2025	013567		VISA - 6058.			\$736.55
001.0000.15.521.40.43.002			3/27/2025	6058/PD3 03/27/25	PD IACP Conf: Alwine	221.13	
001.0000.15.521.40.43.002			3/27/2025	6058/PD3 03/27/25	PD NW Sniper Competition: Tenn	515.42	
100761	4/15/2025	013165		VISA - 6167.			\$152.22
501.0000.51.548.79.41.124			3/27/2025	6167/Willia 03/27/25	PKFL Title & Registration	64.00	
501.0000.51.548.79.41.124			3/27/2025	6167/Willia 03/27/25	PKFL Title & Registration	64.00	
001.0000.11.542.70.31.030			3/27/2025	6167/Willia 03/27/25	PKST Bulbs For Landscaping	24.22	
100762	4/15/2025	013758		VISA - 6313.			\$84.30
502.0040.17.594.18.41.001			3/27/2025	6313/PWOM 03/27/25	PKFC 02/14-03/13 Scaffolding R	84.30	
100763	4/15/2025	013367		VISA - 6364.			\$4,189.47

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.02.512.50.31.001			3/27/2025	6364/Wright 03/27/25	MC Nameplate: Judge Tim Lewis		225.98
001.9999.02.523.30.43.001			3/27/2025	6364/Wright 03/27/25	MC 2025 Rise Conf: Wright, Mau		3,963.49
100764	4/15/2025	013394		VISA - 6687.			\$733.70
001.0000.09.518.91.43.002			3/27/2025	6687/Fin 1 03/27/25	HR AWC Healthy Worksite Summit		165.13
104.0010.01.557.30.31.001			3/27/2025	6687/Fin 1 03/27/25	PKRC Erasers & Bracelets/Wrist		508.20
104.0010.01.557.30.31.001			3/27/2025	6687/Fin 1 03/27/25	PKRC Bubbles		39.62
001.0000.01.511.60.31.005			3/27/2025	6687/Fin 1 03/27/25	CC Refreshments for Coffee w/		20.75
100765	4/15/2025	011136		VISA - 7750.			\$231.85
001.0000.99.518.40.42.002			3/27/2025	7750/Allen 03/27/25	ND PD 03/19, 03/25 Mailings: W		231.85
100766	4/15/2025	011137		VISA - 7768.			\$650.00
001.0000.15.521.40.49.003			3/27/2025	7768/Alwine 03/27/25	PD IACP Conf: Alwine		650.00
100767	4/15/2025	011138		VISA - 7776.			\$2,337.93
501.0000.51.548.79.48.005			3/27/2025	7776/Anders 03/27/25	PKFL Bobcat Toolcat Repairs		2,131.84
001.0000.11.576.81.31.001			3/27/2025	7776/Anders 03/27/25	PKFC Maint Supplies		206.09
100768	4/15/2025	011140		VISA - 7800.			\$3,045.93
101.0000.11.542.30.49.003			3/27/2025	7800/Cummin 03/27/25	PKST HAZWOPER Refresher Class:		275.00
501.0000.51.548.79.32.001			3/27/2025	7800/Cummin 03/27/25	PKFL Propane for Torch Down Bu		70.13
101.0000.11.544.90.31.008			3/27/2025	7800/Cummin 03/27/25	PKST/PKFC Safety Shirts/Hoodie		1,066.68
001.0000.11.576.81.31.008			3/27/2025	7800/Cummin 03/27/25	PKST/PKFC Safety Shirts/Hoodie		1,364.60
101.0000.11.544.90.31.001			3/27/2025	7800/Cummin 03/27/25	PKST Oil, Gloves, Rags		231.71
101.0000.11.542.30.31.001			3/27/2025	7800/Cummin 03/27/25	PKST Hard Hats		315.26
101.0000.11.542.30.31.001				7800/Cummin 03/27/25	PKST Return Hard Hats		-277.45
100769	4/15/2025	013609		VISA - 7924.			\$3,063.57
104.0010.01.557.30.31.001			3/27/2025	7924/Martin 03/27/25	HM SF Supplies:Sunglasses & Br		2,911.08
104.0035.01.557.30.31.001			3/27/2025	7924/Martin 03/27/25	HM Supplies for Beloved Comm W		137.00
001.0000.11.571.20.31.001			3/27/2025	7924/Martin 03/27/25	PKRC Cleaning Supplies		15.49
100770	4/15/2025	011158		VISA - 7966.			\$7,087.68

Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
001.0000.15.521.40.49.004			3/27/2025	7966/Pitts 03/27/25	PD E Learning Subscription		274.15
001.0000.15.521.10.31.001			3/27/2025	7966/Pitts 03/27/25	PD Office Supplies		108.98
001.0000.15.521.70.11.070			3/27/2025	7966/Pitts 03/27/25	PD Injury Biomechanics & Traff		650.00
001.0000.15.521.70.11.070			3/27/2025	7966/Pitts 03/27/25	PD Injury Biomechanics & Traff		626.60
001.0000.15.521.10.31.001			3/27/2025	7966/Pitts 03/27/25	PD Bike Patrol Parts		163.37
001.0000.15.521.40.43.001			3/27/2025	7966/Pitts 03/27/25	PD 2025 IACP Tech Conf: Alwine		1,523.20
001.0000.15.521.40.49.001			3/27/2025	7966/Pitts 03/27/25	PD WAFED Membership: Sexton		25.00
001.0000.15.521.10.31.001			3/27/2025	7966/Pitts 03/27/25	PD Office Supplies		50.65
001.0000.15.521.40.49.003			3/27/2025	7966/Pitts 03/27/25	PD WA State Narc Investgtr Ass		1,650.00
001.0000.15.521.40.49.003			3/27/2025	7966/Pitts 03/27/25	PD WAFED: Sexton		175.00
001.9999.15.521.11.31.009			3/27/2025	7966/Pitts 03/27/25	PD Fitness Rm Supplies		1,840.73
100771	4/15/2025	012291		VISA - 7970.			\$8.00
001.0000.03.513.10.43.005			3/27/2025	7970/Caulfi 03/27/25	CM EDB Anual Mtg.		8.00
100772	4/15/2025	011159		VISA - 7974.			\$447.01
001.0000.11.569.50.43.002			3/27/2025	7974/Scheid 03/27/25	PKSR AHIMTA Conf: E. Scheid		405.95
001.0000.11.569.50.31.001			3/27/2025	7974/Scheid 03/27/25	PKSR SR Center Supplies		41.06
100773	4/15/2025	011162		VISA - 8006.			\$1,804.56
001.0000.15.521.40.43.001			3/27/2025	8006/Unfred 03/27/25	PD 2025 AHIMTA Conf: J. UNFRED		124.41
001.0000.15.521.40.43.002			3/27/2025	8006/Unfred 03/27/25	PD 2025 AHIMTA Conf: J. UNFRED		849.12
001.0000.15.521.40.49.003			3/27/2025	8006/Unfred 03/27/25	PD 2025 AHIMTA Conf: J. UNFRED		629.20
001.0000.15.521.10.49.001			3/27/2025	8006/Unfred 03/27/25	PD Rotary Dues: J. Unfred		201.83
100774	4/15/2025	011167		VISA - 8055.			\$1,807.92
101.0000.21.543.30.49.005			3/27/2025	8055/Fin 3 03/27/25	PWST Business Cards: Howe		41.77
301.0016.11.594.76.63.001			3/27/2025	8055/Fin 3 03/27/25	PK 1/2 ADA Ramp, Spikes for 12		1,150.00
301.0016.11.594.76.63.001			3/27/2025	8055/Fin 3 03/27/25	freight		500.00
301.0016.11.594.76.63.001			3/27/2025	8055/Fin 3 03/27/25	Sales Tax		116.15
100775	4/15/2025	011172		VISA - 8105.			\$1,255.91
001.0000.15.521.40.43.002			3/27/2025	8105/PD2 03/27/25	PD WSHNA Annual Conf: Porche		1,255.91


Check No.	Date	Vendor	Inv Date	Invoice	Description	Amount	Check Total
100776	4/15/2025	011177		VISA - 8550.			\$13.22
001.0000.13.558.70.49.004		3/27/2025	8550/Newton 03/27/25	ED 02/28-03/29 Dropbox		13.22	
100777	4/15/2025	012925		VISA - 9311.			\$1,238.29
001.0000.09.518.10.31.005		3/27/2025	9311/Fin 4 03/27/25	HR Food: CM Qtrly Orientation		41.92	
001.0000.00.231.90.00.005		3/27/2025	9311/Fin 4 03/27/25	HR 03/25 Employee Bday Celebra		70.87	
001.0000.99.518.40.42.002		3/27/2025	9311/Fin 4 03/27/25	ND Postage Stamps		102.20	
104.0010.01.557.30.31.001		3/27/2025	9311/Fin 4 03/27/25	HM Farmers Market Notepads		1,023.30	
100778	4/15/2025	013244		VISA - 9393.			\$335.00
001.0000.15.521.10.49.001		3/27/2025	9393/Sale 03/27/25	PD IAI Membership: D. Sale		35.00	
001.0000.15.521.10.49.001		3/27/2025	9393/Sale 03/27/25	PD IAI Recertification Fee: D.		300.00	
100779	4/15/2025	011707		VISA - 9465.			\$1,071.34
001.0000.11.571.20.31.001		3/27/2025	9465/Fairfi 03/27/25	PKRC Tape/ Box Cutter		70.66	
001.0000.11.571.20.49.004		3/27/2025	9465/Fairfi 03/27/25	PKRC 03/19 CANVA Pro		12.99	
001.0000.01.511.60.49.014		3/27/2025	9465/Fairfi 03/27/25	CC Wrisbands For Yth Summit		471.50	
001.9999.11.565.10.41.020		3/27/2025	9465/Fairfi 03/27/25	PKHS Program Books		516.19	
100780	4/15/2025	006002		WASHINGTON STATE CRIMINAL.			\$1,150.00
001.0000.15.521.40.49.003		3/20/2025	201140801	PD Crtl Defense Tactics Inst C		1,150.00	
100781	4/15/2025	011509		YI. GRACE			\$150.00
001.0000.02.512.51.49.009		4/11/2025	March 2025	MC 03.25 Interpreter		150.00	
# of Checks Issued		299					
Total		\$4,158,541.17					
<u>Voided - 25803</u>		<u>3,743.40</u>					
<u>4/2/25</u>		<u>4,154,797.77</u>					



City of Lakewood

To: Mayor and City Councilmembers

From: Tho Kraus, Deputy City Manager

Through: John J. Caulfield, City Manager 

Date: May 5, 2025

Subject: Payroll Check Approval

Payroll Period(s): March 16-31, 2025, and April 1-15, 2025

Total Amount: \$3,501,639.29

Checks Issued:

Check Numbers: 114692-114697

Total Amount of Checks Issued: \$28,339.65

Electronic Funds Transfer:

Total Amount of EFT Payments: \$1,133,870.19

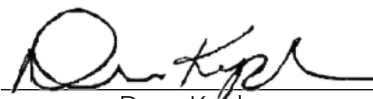
Direct Deposit:

Total Amount of Direct Deposit Payments: \$2,044,925.20

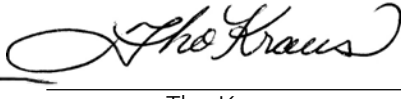
Federal Tax Deposit:

Total Amount of Deposit: \$294,504.25

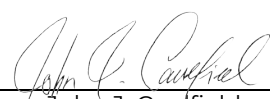
I, the undersigned, do hereby certify under penalty of perjury that the materials have been furnished, the services rendered, or the labor performed as described herein and that the claims are just and due obligations against the City of Lakewood, Washington, and that I am authorized to authenticate and certify said liens.



Dana Kapla
Assistant Finance Director



Tho Kraus
Deputy City Manager



John J. Caulfield
City Manager

Payroll Distribution**City of Lakewood****Pay Period ending 03-16-2025 thru 04-15-2025**

Direct Deposit and ACH in the amount of:	\$	3,473,299.64
Payroll Ck#'s 114692 - 114697 in the amount of:	\$	28,339.65
Total Payroll Distribution:	\$	3,501,639.29

Employee Pay Total by Fund:

<u>Fund 001 - General</u>	Amount
City Council	\$ 11,720.00
Municipal Court	\$ 68,996.27
City Manager	\$ 45,593.12
Administrative Services	\$ 99,926.30
Legal	\$ 74,224.90
Planning and Public Works	\$ 179,863.05
Parks, Recreation and Community Services	\$ 117,484.82
Police	\$ 1,372,733.58
General Fund Total	\$ 1,970,542.04

Fund 101 - Street	\$ 63,268.85
Fund 104 - Hotel / Motel Lodging Tax	\$ 6,538.92
Fund 105 - Property Abatement/Rental Housing Safety Program	\$ 17,846.20
Fund 180 - Narcotics Seizure	\$ 1,973.20
Fund 190 - CDBG Grants	\$ 15,039.69
Fund 192 - SSMCP	\$ 11,075.00
Fund 195 - Public Safety Grants	\$ 21,296.95
Fund 196 - ARPA Grant	\$ 9,467.49
Fund 301 - Parks CIP	\$ 20,143.50
Fund 302 - Transportation CIP	\$ 100,959.60
Fund 311 - Sewer Capital Project	\$ 5,152.36
Fund 401 - Surface Water Management	\$ 46,425.22
Fund 502 - Property Management	\$ 17,009.40
Fund 503 - Information Technology	\$ 41,324.19
Other Funds Total	\$ 377,520.57

Employee Gross Pay Total:	\$ 2,348,062.61
Benefits and Deductions:	\$ 1,153,576.68
Grand Total:	\$ 3,501,639.29

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: May 5, 2025	TITLE: Contract Amendment for KBH construction for Park Sign project	TYPE OF ACTION: — ORDINANCE NO. — RESOLUTION NO. <input checked="" type="checkbox"/> MOTION NO. 2025-20 — OTHER
REVIEW: May 5, 2025	ATTACHMENTS: KBH Contract 2025-080, Contract Addendum #1	

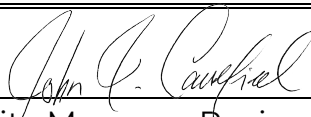
SUBMITTED BY: Mary Dodsworth, Parks, Recreation & Community Services Director

RECOMMENDATION: It is recommended that City Council authorize the City Manager to execute a contract amendment for KBH Construction in the amount of \$63,650 to fabricate and install additional park signs and landscaping in city parks. This amount includes a contingency for unanticipated issues in the field. No contingency was provided in the original contract.

DISCUSSION: In March, 2025 City Council awarded a contract to KBH Construction to fabricate 14 signs and install 10 signs. Originally the city planned to have the contractors working at Wards Lake and American Lake Parks install the additional park signs needed for these sites. However, it will be more cost-effective and efficient for KBH Construction, who already holds the park sign contract, to complete this work. Because we have capacity in our park sign CIP budget, we requested two additional signs, one more for Springbrook Park and one for the Pavilion at Fort Steilacoom Park. All of the signs will be fabricated at the same time using the same materials. **(continued on page 2)**

ALTERNATIVE(S): The City Council could not approve the addition to this contract, and staff cannot add the additional signs or look for another fabricator / installer to do this work which would likely increase due to escalation in future years.

FISCAL IMPACT: The fiscal impact of this action is \$63,650, however, no new funding is needed. \$40,737 of funding will be spent from the Wards Lake Park Improvement project and the remaining funds were appropriated in our 2025 parks CIP budget. A summary chart outlining project revenues and expenditures is **continued on page 2.**

Mary Dodsworth Prepared by	 City Manager Review
Department Director	

DISCUSSION (continued): This amendment adds fabrication of two additional park signs and the installation of six total signs to KBH's Construction Contract. Installation also includes irrigation and landscaping. No additional funds are needed as we have capacity in our 2025 parks CIP budget which has already been approved by Council. Some of the work will be billed to the Wards Lake Park project. When complete the City will have 16 new park signs.

FISCAL IMPACT (continued):

Park Signage Installation	
PROJECT REVENUE SUMMARY	
General Fund CIP Allocation - park signs	\$329,000
Wards Lake Park Improvements – 3 park entry signs	\$40,737
TOTAL REVENUE AVAILABLE	\$369,737
PROJECT EXPENDITURES SUMMARY	
A/E Services + Permitting + Inspections	\$18,000
Current KBH Construction Contract for Signs (14 signs, 10 installed)	\$286,380
Approved Project Expenses to date	\$304,380
CONSTRUCTION COST SUMMARY	
Change Order: Installation of 4 signs , Fabrication + Installation of 2 additional signs (Springbrook Park and Pavilion) + Irrigation for Primley Park	\$45,095
WSST 10.1%	\$4,555
Construction + WSST Award Total	\$49,650
<i>Contingency allowance</i>	<i>\$14,000</i>
Contract Amendment 1, Total with Contingency	\$63,650
Current Contract + A/E + Permitting + Inspections	\$304,380
Project Costs for Park Signage Installation	\$368,030

CONSTRUCTION CONTRACT

Location: City-wide Park Signs

City Project No.: 301.0034

Federal Aid No.: n/a

THIS AGREEMENT made and entered into this 3rd day of March, 2025, by and between the **CITY OF LAKEWOOD**, Washington, a municipal corporation, hereinafter referred to as the City, and KBH Construction, hereinafter called the Contractor.

WITNESSETH:

WHEREAS, the City desires to have certain services and/or work performed as hereinafter set forth requiring specialized skills and other supportive capabilities; and,

WHEREAS, the Contractor represents that the Contractor is qualified and possesses sufficient skills and the necessary capabilities, including technical and professional expertise where required, to perform the services set forth in this Agreement.

NOW THEREFORE, in consideration of the terms, conditions, covenants, and performance contained herein, the parties hereto agree as follows:

1. SCOPE OF SERVICES.

The Contractor shall perform such services and accomplish such work, including the furnishing of all materials and equipment necessary for full performance thereof, as are identified and designated as Contractor responsibilities throughout this Agreement and as detailed in the attached plans, specifications, addenda, and shall perform any alterations in or additions to the work provided under this contract and every part thereof.

2. TIME FOR PERFORMANCE AND LIQUIDATED DAMAGES.

A. The Contractor shall perform the work of the scope of service in accordance with the time for performance as specified in the Bid Form.

B. Liquidated damages shall apply as specified in the Bid Form.

3. COMPENSATION AND METHOD OF PAYMENT.

A. Payments for services provided hereunder shall be made following the performance of such services, unless otherwise permitted by law and approved in writing by the City.

B. No payment shall be made for any service rendered by the

Contractor except for services identified and set forth in this agreement.

C. The City shall pay the Contractor for work performed under this Agreement as detailed in the Bid Schedule which is incorporated herein and made a part hereof by this reference.

D. The Contractor shall submit to the City, in accordance with the procedures specified in the Standard Specifications, and on forms approved by the City, a voucher or invoice for services rendered during the pay period. The City shall initiate authorization for payment after receipt of said approved voucher or invoice and shall make payment to the Contractor within approximately thirty (30) days thereafter.

4. INDEPENDENT CONTRACTOR RELATIONSHIP.

A. The parties intend that the relationship of an independent Contractor between the Contractor and the City will be created by this Agreement. The City is interested primarily in the results to be achieved. The implementation of services will lie solely with the Contractor. No agent, employee, servant or representative of the Contractor shall be deemed to be an employee, agent, servant or representative of the City for any purpose, and the employees of the Contractor are not entitled to any of the benefits the City provides for its employees. The Contractor will be solely and entirely responsible for its acts and for the acts of its agents, employees, servants, subcontractors or representatives during the performance of this Agreement.

B. In the performance of the services herein contemplated the Contractor is an independent contractor with the authority to control and direct the performance of the details of the work, however, the results of the work contemplated herein must meet the approval of the City and shall be subject to the City's general rights of inspection and review to secure the satisfactory completion thereof.

5. CONTRACTOR'S EMPLOYEES - PREVAILING WAGE REQUIREMENTS.

The Contractor shall be responsible for payment of wages and salaries, plus all appropriate and timely employment related contributions, for all employees of the Contractor, including but not limited to Workers Compensation Insurance and Unemployment Insurance. The Contractor shall also comply with applicable prevailing wage requirements and shall document the same to the City upon request, and shall file with the City appropriate affidavits, certificates and/or statements of compliance with the prevailing wage requirements. The Contractor shall also ensure that any sub-contractors or agents of the Contractor shall comply with the requirements hereof.

6. CONTRACTOR'S EMPLOYEES – EMPLOYMENT ELIGIBILITY

The Contractor and any subcontractors shall comply with E-Verify as set forth in Lakewood Municipal Code Chapter 1.42. E-Verify is an Internet-based system operated by United States Citizenship and Immigration Services in partnership with the Social Security Administration. E-Verify is free to employers and is available in all 50 states. E-Verify provides an automated link to federal databases to help employers determine employment eligibility of new hires and the validity of their Social Security numbers. The Contractor shall enroll in, participate in and document use of E-Verify as a condition of the award of this contract. The Contractor shall continue participation in E-Verify throughout the course of the Contractor's contractual relationship with the City. If the Contractor uses or employs any subcontractor in the performance of work under this contract, or any subsequent renewals, modifications or extension of this contract, the subcontractor shall register in and participate in E-Verify and certify such participation to the Contractor. The Contractor shall show proof of compliance with this section, and/or proof of subcontractor compliance with this section, within three (3) working days of the date of the City's request for such proof.

7. BOND REQUIREMENTS.

The Contractor shall provide and deliver to the City, through its Contract Administrator identified below, such Performance Bond(s) as may be required by the City, in such amount(s) and form(s) as required by the City.

8. HOLD HARMLESS AND INDEMNIFICATION.

The Contractor shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the Public Entity.

However, should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the Public Entity, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

9. INSURANCE.

A. Insurance Term

The Contractor shall procure and maintain insurance, as required in this Section, without interruption from commencement of the Contractor's work through the term of the Contract and for thirty (30) days after the Physical Completion date, unless otherwise indicated herein.

B. No Limitation

The Contractor's maintenance of insurance, its scope of coverage and limits as required herein shall not be construed to limit the liability of the Contractor to the coverage provided by such insurance, or otherwise limit the Public Entity's recourse to any remedy available at law or in equity.

C. Minimum Scope of Insurance

The Contractor's required insurance shall be of the types and coverage as stated below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.
2. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop gap liability, independent contractors, products-completed operations for a period of three years following substantial completion of the work for the benefit of the Public Entity, personal injury and advertising injury, and liability assumed under an insured contract. The Commercial General Liability insurance shall be endorsed to provide a per project general aggregate limit, using ISO form CG 25 03 05 09 or an endorsement providing at least as broad coverage. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The Public Entity shall be named as an additional insured under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the Public Entity using ISO Additional Insured endorsement CG 20 10 10 01 and Additional Insured-Completed Operations endorsement CG 20 37 10 01 or substitute endorsements providing at least as broad coverage.

3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
4. Builders Risk insurance covering interests of the Public Entity, the Contractor, Subcontractors, and Sub-subcontractors in the work. Builders Risk insurance shall be on a special perils policy form and shall insure against the perils of fire and extended coverage and physical loss or damage including flood, earthquake, theft, vandalism, malicious mischief, and collapse. The Builders Risk insurance shall include coverage for temporary buildings, debris removal, and damage to materials in transit or stored off-site. This Builders Risk insurance covering the work will have a deductible of \$25,000 for each occurrence, which will be the responsibility of the Contractor. Higher deductibles for flood and earthquake perils may be accepted by the Public Entity upon written request by the Contractor and written acceptance by the Public Entity. Any increased deductibles accepted by the Public Entity will remain the responsibility of the Contractor. The Builders Risk insurance shall be maintained until the Public Entity has granted substantial completion of the project. An installation floater may be acceptable in lieu of Builders Risk for renovation projects only if approved in writing by the Public Entity.

D. Minimum Amounts of Insurance

The Contractor shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$2,000,000 each occurrence, \$2,000,000 general aggregate and \$2,000,000 products- completed operations aggregate limit.
3. Builders Risk insurance shall be written in the amount of the completed value of the project with no coinsurance provisions.

E. Public Entity Full Availability of Contractor Limits

If the Contractor maintains higher insurance limits than the minimums shown above, the Public Entity shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the

Contractor, irrespective of whether such limits maintained by the Contractor are greater than those required by this Contract or whether any certificate of insurance furnished to the Public Entity evidences limits of liability lower than those maintained by the Contractor.

F. Other Insurance Provision

The Contractor's Automobile Liability, Commercial General Liability and Builders Risk insurance policies are to contain or be endorsed to contain that they shall be primary insurance as respect the Public Entity. Any insurance, self-insurance, or self-insured pool coverage maintained by the Public Entity shall be excess of the Contractor's insurance and shall not contribute with it.

G. Contractor's Insurance for Other Losses

The Contractor shall assume full responsibility for all loss or damage from any cause whatsoever to any tools, Contractor's employee-owned tools, machinery, equipment, or motor vehicles owned or rented by the Contractor, or the Contractor's agents, suppliers, contractors or subcontractors as well as to any temporary structures, scaffolding and protective fences.

H. Waiver of Subrogation

The Contractor and the Public Entity waive all rights against each other, any of their Subcontractors, Sub-subcontractors, agents and employees, each of the other, for damages caused by fire or other perils to the extent covered by Builders Risk insurance or other property insurance obtained pursuant to the Insurance Requirements Section of this Contract or other property insurance applicable to the work. The policies shall provide such waivers by endorsement or otherwise.

I. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A: VII.

J. Verification of Coverage

The Contractor shall furnish the Public Entity with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsements, evidencing the Automobile Liability and Commercial General Liability insurance of the Contractor before commencement of the work. Before any exposure to loss may occur, the Contractor shall file with the Public Entity a copy of the Builders Risk insurance policy that includes all applicable conditions, exclusions, definitions, terms and endorsements related to this project. Upon request by the Public Entity, the Contractor shall furnish certified copies of all required insurance policies, including endorsements, required in this Contract and evidence of all subcontractors' coverage.

K. Subcontractors

The Contractor shall cause each and every Subcontractor to provide insurance coverage that complies with all applicable requirements of the Contractor-provided insurance as set forth herein, except the Contractor shall have sole responsibility for determining the limits of coverage required to be obtained by Subcontractors. The Contractor shall ensure that the Public Entity is an additional insured on each Subcontractor's Commercial General liability insurance policy using an endorsement as least as broad as ISO CG 20 10 10 01 for ongoing operations and CG 20 37 10 01 for completed operations.

L. Notice of Cancellation

The Contractor shall provide the Public Entity and all Additional Insureds for this work with written notice of any policy cancellation within two business days of their receipt of such notice.

M. Failure to Maintain Insurance

Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the Public Entity may, after giving five business days' notice to the Contractor to correct the breach, immediately terminate the Contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the Public Entity on demand, or at the sole discretion of the Public Entity, offset against funds due the Contractor from the Public Entity.

10. COMPLIANCE WITH LAWS.

A. The Contractor, in the performance of the Agreement, shall comply with all applicable federal, state or local laws and ordinances, including regulations for licensing, certification and operation of facilities, programs and accreditation, and licensing of individuals, and any other standards or criteria as described in this Agreement to assure quality of services.

B. The Contractor specifically agrees to pay any applicable business and permit fees and taxes which may be due on account of this Agreement.

11. NONDISCRIMINATION.

A. The City is an equal opportunity employer.

B. In the performance of this Agreement, the Contractor will not discriminate against any employee or applicant for employment on the grounds of race, creed, color, national origin, sex, marital status, age, or the presence of any sensory, mental or physical handicap; provided that the prohibition against discrimination in employment because of handicap shall not apply if the particular disability prevents the proper performance of the particular worker involved. The Contractor shall ensure that applicants are employed, and that employees are treated during employment without discrimination because of their race, creed, color, national origin, sex, marital status, age, or the presence of any sensory, mental or physical handicap. Such action shall include, but not be limited to: employment, upgrading, demotion or transfers, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and programs for training including apprenticeships. The Contractor shall take such action with respect to this Agreement as may be required to ensure full compliance with Chapter 49.60 Revised Code of Washington, Law Against Discrimination.

C. The Contractor will not discriminate against any recipient of any services or benefits provided for in this Agreement on the grounds of race, creed, color, national origin, sex, marital status, age or the presence of any sensory, mental or physical handicap.

D. If any assignment and/or subcontracting has been authorized by the City, said assignment or subcontract shall include appropriate safeguards against discrimination. The Contractor shall take such action as may be required to ensure full compliance with the provision in the immediately preceding paragraphs herein.

12. RESTRICTION AGAINST ASSIGNMENT.

The Contractor shall not assign this Contract or any interest herein, nor any money due or to become due hereunder without first obtaining the written

consent of the City, nor shall the Contractor subcontract any part of the services to be performed hereunder, without first obtaining the consent of the City.

13. CONTINUATION OF PERFORMANCE.

In the event that any dispute or conflict arises between the parties while this Contract is in effect, the Contractor agrees that, notwithstanding such dispute or conflict, the Contractor shall continue to make a good faith effort to cooperate and continue work toward successful completion of assigned duties and responsibilities.

14. CONTRACT ADMINISTRATION.

This Contract shall be administered by KBH Construction on behalf of the Contractor and by the City Manager or designee on behalf of the City. Any written notices required by terms of this Contract shall be served or mailed to the following address(es):

If to the City:
City of Lakewood
6000 Main Street SW
Lakewood, WA 98499

If to the Contractor:
Name: Jamie Kirkpatrick
Address: 4706 101st Ln SW
Olympia, WA 98512

15. CONSTRUCTION AND VENUE.

This Contract shall be construed in accordance with laws of the State of Washington. In the event of any litigation regarding the construction or effect of this Contract, or the rights of the parties pursuant to this Contract, it is agreed that venue shall be Pierce County, Washington.

16. TERMINATION AND SUSPENSION.

A. The City may terminate this Agreement upon not less than fifteen (15) days written notice to the Contractor if the services provided for herein are no longer needed from the Contractor.

B. If this Agreement is terminated through no fault of the Contractor, the Contractor shall be compensated for services performed prior to termination in accordance with the rate of compensation provided in the Contract Documents incorporated herein.

17. MERGER AND AMENDMENT.

This Contract contains the entire understanding of the parties with respect to the matters set forth herein and any prior or contemporaneous understandings are merged herein. This contract shall not be modified except by written instrument executed by all parties hereto.

IN WITNESS WHEREOF the parties hereto have caused this agreement to be executed the day and year first above written.

CITY OF LAKEWOOD, OWNER




John J. Caulfield, City Manager

CONTRACTOR



Name: Jamie Kirkpatrick
Title: President

ATTEST:

 March 3, 2025

Briana Schumacher, City Clerk

APPROVED AS TO FORM:



Heidi Wachter, City Attorney



**City of
Lakewood**
Addendum No. 1, 2/14/2025

Updated BID SCHEDULE

Lump Sum prices shall be used to determine the Base Bid. All costs shall be "in place" costs and complete, excluding State Sales Tax. The Owner reserves the right to make mathematical corrections of multiplication or additional errors on the bid form.

BASE BID ITEMS

ITEM NO.	DESCRIPTION	EST QTY	UNIT PRICE	TOTAL AMOUNT
1	Trench Excavation Safety Provisions	Lump Sum	500.00	500.00
2	Project – Demolition, Preparation, Restoration (Demolition of sign at Wards Lake Park to be excluded)	Lump Sum	30,000.00	30,000.00
3	Project – Sign Fabrication (Sign Type A2, includes single- and double-sided signs)	9	8,800.00	79,200.00
4	Project – Sign Fabrication (Sign Type A4, includes single- and double-sided signs)	1	6,400.00	6,400.00
5	Park Sign– Installation (1 sign per park for base bid)	10	4,000.00	40,000.00
BASE BID TOTAL➔				\$ 156,100.00

SCHEDULE A. ADDITIVE BID ALTERNATE ITEMS

ITEM NO.	DESCRIPTION	EST QTY	UNIT PRICE	TOTAL AMOUNT
6	Park Sign – Sign Fabrication (Sign Type A2, includes single- and double-sided signs), for Wards Lake Park, signs not installed to be turned over to owner	3	9,000.00	27,000.00
7	Park Sign – Sign Fabrication (Sign Type A4, includes single- and double-sided signs) signs not installed to be turned over to owner	1	7,000.00	7,000.00
8	Park Sign–Installation: American Lake Boat Launch sign, Wards Lake Park sign	2	6,000.00	12,000.00
ADDITIVE BID TOTAL➔				\$ 46,000.00

SCHEDULE B. ADDITIVE BID ALTERNATE ITEMS

ITEM NO.	DESCRIPTION	EST QTY	UNIT PRICE	TOTAL AMOUNT
9	Park Sign – Landscape Installations per conceptual plan in package for sign type A2 (includes two signs at American Lake Park, exclude Wards Lake Park)	10	5,200.00	52,000.00
10	Park Sign – Landscape Installations per conceptual plan in package for sign type A4	1	6,000.00	6,000.00
ADDITIVE BID TOTAL➔				\$ 58,000.00

FIRST ADDENDUM TO THE CITY OF LAKEWOOD PROFESSIONAL SERVICES AGREEMENT

THIS ADDENDUM is made and entered into this ____ day of May, 2025 and between the City of Lakewood (City) and KBH Construction (Contractor). The parties do hereby agree to the following amendment to the original agreement executed March 3, 2025, agreement 2025-080 with KBH Construction

ITEM ONE. The Contractor will be paid by the City for services as provided in Exhibit "B" Compensation, Change Order Form, attached hereto.

ITEM TWO. All other terms of the construction agreement shall remain unchanged.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the day and year written above.

CITY OF LAKEWOOD

John Caulfield, City Manager

Date: _____

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

KBH Construction



Jamie Kirkpatrick. / President

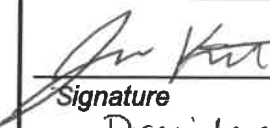
Date 4-29-25

Exhibit B

**Compensation, refer to attached Change Orders for Cost
Breakdown**



City of Lakewood

CHANGE ORDER		Number #1 & #2
Citywide Park Signs: 301.0034		
City Project No. 301.0034	<input type="checkbox"/> Ordered by Engineer under terms of Section 1-04.4 of the Standard Specifications <input type="checkbox"/> Change proposed by Contractor <input checked="" type="checkbox"/> Owner requested change	
To: KBH Construction, Inc 4805 101 st Lane SW Olympia, WA 98512 Attention: Jamie Kirkpatrick	Endorsed By: <u>KBH Construction, Inc</u> <i>Contractor Firm Name</i> <u></u> <u>4-24-25</u> <i>Signature Date</i> Title: <u>President</u>	
	Consent given by Surety: (<input type="checkbox"/> When Required) By: <u>Attorney-In-Fact</u> Date: _____	

ISSUE

The base bid and additive alternates did not include addition of a new A.4 sign at the Pavilion, or a 4th sign at Wards Lake Park, nor a second A.4 sign at Springbrook Park. The new count for Wards Lake Park will be (1) base bid A.2 sign at the parking lot entrance from 84th St, another (2) A.4 signs at the pedestrian entrances along 25th Ave Ct, and (1) additional A.2 sign at the smaller parking lot at the south end of the park. The final park sign count will be 16 total signs.

In addition, a double check valve is not currently installed at Primley Park. This material is required for water access. Having access to water supports the maintenance team in keeping up with the park, and any future volunteer groups that support the stewardship of the park.

JUSTIFICATION

The scale of Fort Steilacoom Park and Wards Lake Park require additional signage to get around these sites. Addition of a sign at the pavilion will ensure Pavilion users can easily find this building when driving down Angle Lane. In addition, the scale of Wards Lake Park and it's multiple new entrances being improved in this current construction effort in 2025 lends itself to needing multiple signs so that local park users can know the various ways to enter the park and feel welcomed. Additional signs for Wards Lake Park to be paid by capital project bars number: 301.0020.11.594.76.63.001.

CHANGE ORDER

Number
#1 & 2

Page
2 of 3

CLARIFICATION / DESCRIPTION OF WORK

CO1.1 - Pavilion Sign

1. Addition of Pavilion Sign Fabrication, A.4 (\$7,000)
2. Addition of Pavilion Sign Installation of A.4 sign, (\$4,000)
3. Landscape installation already included in alternate bid

CO 1.2 - Wards Lake Park Sign

1. Addition of Sign Fabrication of an additional A.2 sign for Wards Lake Park (\$9,000)
2. Switch sign from A.2 to A.4 of Wards Lake Park (-\$2,000) reduction in price
3. Addition of installation for 2 signs at Wards Lake Park (\$8,000)
4. Does not include installation of Landscaping for Wards Lake Park.

NOTE: Initially signs were planned to be turned over to contractor working on Wards Lake Park, this will now be installed by KBH Construction.

CO 1.3 - Springbrook Park Sign

1. Addition of sign fabrication for an additional A.4 sign for Springbrook park (\$7,000)
2. Addition of sign installation for A.4 Sign at Springbrook Park (\$4,000)
3. Addition of landscaping for A.4 sign (\$6,000)

CO 2 - Double check at Primley Park

1. Addition of the labor materials, and coordination to install a double check on a current water meter at Primley Park
2. No water access otherwise.

Recommended Action:	Clarification	Field Change	Formal Change
If Change:	Cost Estimate		\$49,650.00 (subtotal)
	Time Estimate:		30 day(s)

Cost breakdown found in the next page .

Copies To:

___ Contractor

___ Proj. File

___ Inspector

___ City of Lakewood

CHANGE ORDER

Number
#1 & 2

Page
3 of 3

Cost breakdown:

Item	Description	Qty	Units	Unit Price	Total
CP#1.1	FSP: Pavilion Sign Fabrication, and Installation – A.4 (no landscaping)				\$11,000
C#1.2	WLP: Added Wards Lake Park Sign, Fabrication and Installation – A.2, price change of A.2 to A.4				\$15,000
CP#1.3	Springbrook Park: Fabrication, Installation and Landscaping, A.4 sign				\$17,000
CP #2	Doublecheck – Material + Installation				\$2,095
				SUBTOTAL	\$45,095
				WSST, 10.1	\$4,555.0
				TOTAL	\$49,650.00

Resolution: Prepared by: Daví de la Cruz On: 4-24-25

Funded By : ☒ City of Lakewood ☐ Consultant ☐ Contractor

Approval By: _____ Date: _____
(Project Manager)

Approval By: _____ Date: _____
(Parks, Recreation, and Community Development Director)

Copies To:
____ Contractor ____ Proj. File ____ Inspector ____ City of Lakewood

City of Lakewood Park Sign Replacement

Add 1" double check for irrigation system at Primley Park

KBH Costs				QTY.	Item	Unit cost	Total	
<u>Labor</u>								
Foreman				2	HR	\$ 100.49	\$ 200.97	
Driver					HR	\$ 79.40	\$ -	
Mason					HR	\$ 69.59	\$ -	
Laborer				2	HR	\$ 66.99	\$ 133.98	
Operator				2	HR	\$ 83.28	\$ 166.56	
						Direct Labor	\$ 501.51	
FICA	\$	501.51				7.85%	\$ 39.37	
FUTA	\$	501.51				0.8%	\$ 4.01	
SUTA	\$	501.51				6.02%	\$ 30.19	
L&I				6	HR	\$ 2.970	\$ 17.82	
		Total					\$ 592.90	
Small Tools						5%	\$ 25.08	
Safety						2%	\$ 10.03	
		Total Labor						\$ 628.01
<u>Equipment Costs</u>								
35 excavator				2	HR	\$ 90.00	\$ 180.00	
Service truck				2	HR	\$ 45.00	\$ 90.00	
							\$ -	
							\$ -	
							\$ -	
		Total Equipment						\$ 270.00
<u>Materials</u>								
Zurn 1" double check w/ box and fittings				1	LS	\$ 923.60	\$ 923.60	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
							\$ -	
		Total Materials						\$ 923.60
<u>Overhead & Profit</u>								
Overhead & Profit	\$	1,821.61				15%	\$ 273.24	
		Total Overhead & Profit						\$ 273.24
<u>TAX</u>								
Grand Total								\$ 2,094.85

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:

May 5, 2025

REVIEW:

May 2, 2022

TITLE: Contract Amendment with Robert W Droll, Landscape Architect, PS for design and support services for the American Lake Park Access Improvement Project

ATTACHMENTS:

Robert W Droll contract amendment and attachments

TYPE OF ACTION:

— ORDINANCE NO.

— RESOLUTION NO.

X MOTION NO. 2025-21

— OTHER

SUBMITTED BY: Mary Dodsworth, Parks, Recreation and Community Services Director

RECOMMENDATION: It is recommended that Council authorize the City Manager to execute an amendment to the design contract with Robert W Droll Landscape Architects, in the amount of \$5,770.00 for design and support services for the American Lake Park Access Improvement Project.

DISCUSSION: City Council executed a design contract in May 2, 2022 to support the American Lake Access Improvement Project. During site construction additional services were needed to complete the bulkhead construction and assess the existing condition of the concrete bulkhead at the boat launch. Details supporting this amendment are attached.

ALTERNATIVE(S): Council could not approve this contract amendment or pay for the services, however the technical assessment and report were necessary to support the construction of the bulkhead and retaining wall.

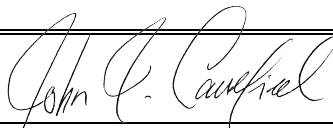
FISCAL IMPACT: \$5,770.00 for professional services which is coming from the project contingency. No additional funding is requested.

Mary Dodsworth

Prepared by

Mary Dodsworth

Department Director


City Manager Review

American Lake Waterfront Access Upgrades – Contract Amendment 3: Existing Bulkhead Wall Assessment

Exhibit A – Scope of Services

Scope of Work

This Scope and Fee Proposal is based upon discussions with Stacey Reding (City of Lakewood Parks Development Project Manager). The assignment includes the Professional Services for RWD Landscape Architects (hereinafter RWD or Consultant), along with subconsultants Moffatt & Nichol (hereinafter M&N) and Sage Geotechnical (hereinafter Sage) for City of Lakewood Parks and Recreation Department (hereinafter Parks).

Scope of Services

RWD proposes the following Scope of Services to accomplish this assignment.

Task 1 - Structural Assessment of Existing Bulkhead Wall: M&N will conduct a site visit and will provide a structural assessment of the existing bulkhead wall (see Exhibit C for fee proposal).

Deliverable: A two-page Structural Assessment Report on the retaining wall.

Task 2 - Geotechnical Assessment of Existing Bulkhead Wall:

Sage will provide support on a T&M basis, not to exceed 15 hours without further authorization:

- Participate in two design team meetings
- Evaluate stability and provide geotechnical soil parameters for temporary wall repairs
- Evaluate and comment on constructability issues
- Visit the site if needed based on initial meeting outcome
- Review and comment on structural plan sheets

Additional Services, Excluded Services

Specific items that are not within the scope of work/services include, but are not limited to, the following list below. RWD can provide these services as an additional service.

- ☐ Existing Bulkhead Temporary Shoring Measures
- ☐ 3D Renderings and Graphic Site Plans, Elevations, and Character Sketches.
- ☐ Survey work by a WA licensed Surveyor
- ☐ Wetland and Critical Areas studies and analysis
- ☐ Design Development and Bid Documents
- ☐ Bidding and Construction Services
- ☐ Geotechnical Investigations & Testing
- ☐ Design of any Off-Site Improvements or Frontage Improvements
- ☐ Civil or structural engineering, beyond what is described in this contract amendment
- ☐ Fees required for agency research, review, processing, conditions, or recording
- ☐ Tree Report or Vegetation Valuation

- ☐ Lighting studies and design, Electrical Engineering
- ☐ Stormwater report
- ☐ Regulatory and Environmental Permitting, Zoning Change Request, Special Use Permit, Conditional Use Permit and Hearing Examiners meeting
- ☐ Design of systems or extensions not described herein
- ☐ Groundwater evaluation and mounding analysis
- ☐ Public Announcement, CCTV, communication, and data design services

Professional Fees

1. Fees to accomplish the Scope of Services are itemized by task in Exhibit B (attached).
2. Consultant will perform services on a Time and Materials Basis for all tasks.

Exhibit B

Fee Proposal

American Lake Park Waterfront Access Upgrades
Contract Amendment 3

City of Lakewood Parks and Recreation Department

Exhibit B			Robert W. Droll, Landscape Architect, PS					Team Member		
#	Tasks	Total	Bob Droll, ASLA, Principal		Landscape Tech		Clerical		Moffat & Nichol	Sage Geotechnical
1.00	Structural Assessment of Existing Bulkhead Wall	\$ 2,620.00		\$ -		\$ -		\$ -	\$ 2,620.00	
2.00	Geotechnical Assessment of Existing Bulkhead Wall (NTE)	\$ 3,150.00		\$ -		\$ -		\$ -		\$ 3,150.00
	NTE Time & Materials Professional Services Total	\$ 5,770.00								

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: May 5, 2025	TITLE: Contract amendment #1 for Redside Construction and funding authorization for the Wards Lake Park Improvement Project	TYPE OF ACTION: — ORDINANCE NO. — RESOLUTION NO. <u>X</u> MOTION NO. 2025-22
REVIEW: March 6, 2023 February 27, 2023 Dec 9, 2024	ATTACHMENTS: Contract Amendment Exhibit 1 - Pump Track Project Design and Cost	— OTHER


SUBMITTED BY: Mary Dodsworth, Parks, Recreation and Community Services Director

RECOMMENDATION: It is recommended that the City Council authorize the City Manager to execute a contract amendment with Redside Construction in the amount of **\$472,260** (includes WA State sales tax) to support the construction of the pump track at Wards Lake Park and authorize an increase of **\$229,106** for additional work and contingencies related to increases in project scope addressing safety and grant required improvements.

DISCUSSION: On December 9, 2024, City Council approved a contract for Redside Construction to make improvements at Wards Lake Park. Improvements included development of trails, a dog park, a span bridge over Wards Lake, a new neighborhood park on the SE corner of the site, mountain bike skills track, nature playgrounds, restroom, picnic shelter, site amenities, landscaping, shoreline restoration, and parking & ROW improvements. Council also approved funding allowances to build a pump track and several owner provided items. Due to product availability issues at the time, the pump track was not included in the original Redside construction contract. **Continued**

ALTERNATIVE(S): Council could not approve the contract amendment or request for use of approved CIP funds to complete the park project and direct staff to prepare an alternative scope of work or re-design and re-bid specific elements. Many of the improvements are grant requirements so not doing them or rebidding could jeopardize grant funding and/or extend time for substantial completion.

FISCAL IMPACT: The fiscal impact of this project, including the pump track change order and additional contingency is now **\$5,728,762.85**. All owner-furnished items will be installed by the contractor excluding the public art wraps on the Portland Loo and signal boxes. A chart of page 2 summarizes the by-owner purchases. A chart on page three outlines total project revenues and proposed project expenditures. **Continued**

Stacey Reding Prepared by	 City Manager Review
Mary Dodsworth Department Director	

DISCUSSION (continued): The construction contract award came in significantly below the engineers estimate for this project leaving CIP approved project funds to support additional work and the park amenities removed from design prior to bidding.

Additional funds in the amount of \$229,106 are needed to support the increase in overall project scope, to build the pump track and install owner purchased park amenities. Additional work and improvements include: wrapping utility boxes and the Portland Loo restroom, a precast concrete pump track that includes drainage, landscaping and irrigation (see attached exhibit 1), clearing 2.4 acres of invasives from around trees, along the forest trails, and around the south playground which will greatly improve the safety, maintenance, health of the trees and use of the park. (before and after pictures of this work are included below), and the installation of wayfinding signage, landscaping, tables, benches, seatwalls, hillside stairs and other site amenities.

Construction began January 6, 2025 and substantial completion is anticipated in September, 2025. Given the extent of renovation within the 35 acre site and site security, all or portions of the park will be continued to be closed during construction.



Before Pictures: Invasive Understory Trails (extreme limited sight distance)



After Picture: Clearing of 2.4 acres of trails (improve tree health & site safety)

FISCAL IMPACT: (Continued)

Wards Lake Park Owner Purchased Equipment & Costs			
	Description	Vendor	Total (w/tax & freight)
	Restroom Demolition	NW Abatement Services	\$19,239.75
	North Playground Equipment	Columbia Cascade	\$224,747.13
	Portland Loo	Madden Fabrication	\$180,206.18
	Phase 1 & 2 site furnishings	Great Western Recreation	\$28,902.75
	Shelter	Great Western Recreation	\$36,280.87
	Pump & Play	Bison	\$5,749.58
	Dog Fountain	MDF	\$1,740.00
	Site Furnishings	Columbia Cascade	\$19,487.70
	Total		\$516,353.96

Wards Lake Park Improvements Budget Summary	
Revenue Grants Phase 1 & 2	
Source	Total
WWRP	\$1,000,000
LWCF	\$2,210,430
YAF	\$700,000
DOC	\$252,840
City Funds	\$1,600,000
Total Project Revenue	\$5,763,270
Expenses	
A+E	\$843,875
Permitting	\$59,000
Cultural Resources	\$20,544
Subtotal Design & Permitting	\$923,419
By owner furnishings & restroom demo (includes WSST)	\$516,353.96
Pump track (includes WSST)	\$472,260.00
Public Art	\$15,000.00
Contract Award Redside Construction	\$3,247,839.90
Construction Contingency 10%	\$324,783.99
Base Bid, Alternatives & Contingency Total	\$3,572,623.89
Additional Scope Contingency Request Summary	
Pump Track Contingency	\$50,000.00
2.4 Acres Invasives Clearing Trails & Dogpark	\$97,369.00
(3) Park Signs South Entries	\$41,737.00
Allowance Landscaping Park Signs	\$10,000.00
Allowance Wayfinding signs trails, bike track	\$30,000.00
Additional Contingency Total	\$229,106.00
Total Project Cost	\$5,728,762.85

FIRST ADDENDUM TO THE CITY OF LAKEWOOD PUBLIC WORKS CONTRACT

THIS ADDENDUM is made and entered into this ____ day of May, 2025 and between the City of Lakewood (City) and Redside Construction LLC (Contractor). The parties do hereby agree to the following amendment to the original agreement 2024-226 executed December 16, 2024.

ITEM ONE: The Contractor will be paid by the City for additional services associated with Phase 1 provided in Exhibit 1, which includes updated scope of work and compensation, attached hereto.

ITEM TWO: All other terms of the professional services agreement shall remain unchanged.

IN WITNESS WHEREOF, the parties hereto have executed this Addendum as of the day and year written above.

CITY OF LAKEWOOD

Redside Construction LLC

John Caulfield, City Manager
Date: _____

Date _____

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

PROPOSAL REQUEST



PROJECT: Wards Lake Park Phase 1 & 2

PROPOSAL REQUEST NO.: 13

DATE: March 31, 2025

PROJECT NO.: 2241009

OWNER: City Of Lakewood

CONTRACT DATE:

OWNER'S REPRESENTATIVE: Stacey Reding

TO: Sam Berry

COPIES TO: Joseph Rydman

AHBL, Inc. Request:

Please furnish your proposal to us for performing the following change(s):

Install pump track, associated storm drainage, planting and paving per attached drawings. Install design-built inground irrigation system on a new zone, matching new irrigation equipment listed on the irrigation drawings and specifications. Hunter I-20-06-SS rotors for head-to-head coverage with overspray on paved areas accepted.

ATTACHMENTS: L600, L601 and L500

By: Alderik Gastmans

Date: March 31, 2025

Contractor Proposal:

We propose to perform the change(s) described above for the following change(s) in the Contract Sum and the Contract Time (a detailed cost estimate is attached):

Contract Sum: ☐ Addition of \$ _____ (excluding state sales tax) ☐ Deduction of \$ _____ (excluding state sales tax)

Contract Time: ☐ Extension of _____ calendar day(s) ☐ Reduction of _____ calendar day(s)

This proposal includes any and all necessary adjustments to the construction schedule and all direct and indirect costs. All further claims for additional compensation, time, or damages arising out of the changed work addressed in this proposal are waived upon the Owner's acceptance of this proposal.

Contractor:

By:

Date:

AHBL, Inc. Recommendation:

We have carefully examined the above proposal, find it to be in order and the cost reasonable, and recommend its acceptance.

By:

Date:

Owner Acceptance:

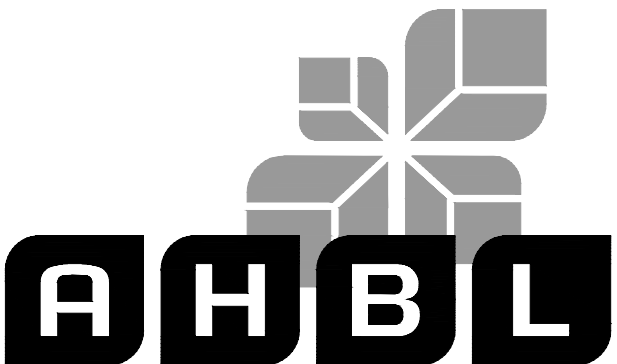
We hereby accept the above proposal.

By:

Date:

This form, when signed above, constitutes the conditions upon which the Engineer will issue a Change Order for the above changes.

WARDS LAKE PARK PUMP TRACK REDESIGN
PTNS. of the SW1/4 of the NE1/4 and NW1/4 of the SE 1/4 of SEC 31, T20N, R3E, WM
CITY OF LAKEWOOD, PIERCE COUNTY, WASHINGTON



T A C O M A • SEATTLE • SPOKANE • TRI-CITIES

2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

WARDS LAKE PARK
PUMP TRACK
REDESIGN

Client:

BCRA DESIGN

2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 9840

JOE RYDMAN

Project No.

2241009.11

Issue Set & Date:

FIELD REVISION

3/25/2025

NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE
PROFESSIONAL SEAL AND SIGNATURE PUBLICATION OF THIS
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Revisions:	

Sheet Title:

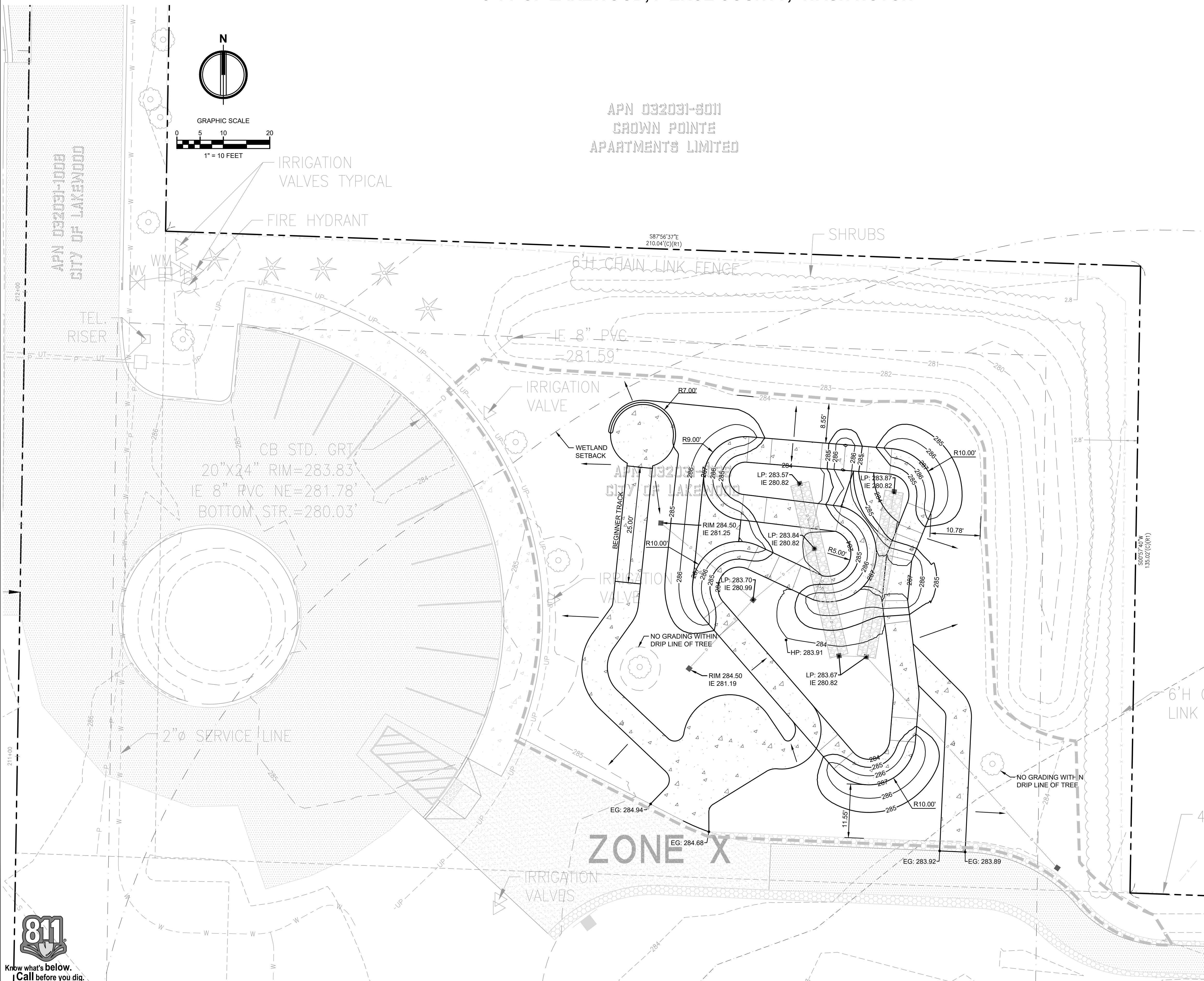
GRADING PLAN

Designed by: RJS
Drawn by: RJS
Checked by: DCN

Sheet No.

C600

1 of 3 Sheets



**PTNS. of the SW1/4 of the NE1/4 and NW1/4 of the SE 1/4 of SEC 31, T20N, R3E, WM
CITY OF LAKEWOOD, PIERCE COUNTY, WASHINGTON**



Project Title:

Client: **BCRA DESIGN**

JOE RYDMAN

Project No.

2241009.11

Issue Set & Date:

3/25/2025

tevisions:

Designed by: RJS Drawn by: RJS Checked by: DCN

Sheet No. _____

2 of 3 Sheets



Know what's below.
Call before you dig.

**PTNS. of the SW1/4 of the NE1/4 and NW1/4 of the SE 1/4 of SEC 31, T20N, R3E, WM
CITY OF LAKEWOOD, PIERCE COUNTY, WASHINGTON**



<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>PLANTING SIZE</u>	<u>QTY</u>
TREES					

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>PLANTING SIZE</u>	<u>SPACING</u>	<u>QTY</u>
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LEGEND

LIMITS OF WORK 

NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT DEROGATE FROM RESERVED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR REPAIR, REMODEL OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

3 of 3 Sheets



REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: May 5, 2025	TITLE: 2024 Transportation Benefit District Annual Report	TYPE OF ACTION: ORDINANCE NO. RESOLUTION NO. <input checked="" type="checkbox"/> MOTION 2025-23 OTHER
REVIEW: April 21, 2025	ATTACHMENTS: <ul style="list-style-type: none">2024 TBD Annual Report	

SUBMITTED BY: Tho Kraus, Deputy City Manager

RECOMMENDATION:


It is recommended that the City Council approve the 2024 Transportation Benefit District Annual Report.

DISCUSSION:

RCW 36.73.160(2) requires Transportation Benefit Districts to issue a separate annual transportation improvement report detailing the district revenues, expenditures and status of all projects, including cost and construction schedules. The report must be made to the public and newspapers of record in the district. The attached report satisfies the requirements of state law.

ALTERNATIVE(S): The City Council may deny approval and provide direction for changes to the report.

FISCAL IMPACT: N/A

Tho Kraus _____ Department Director	 _____ City Manager Review
---	--



To: Mayor and City Councilmembers
From: Tho Kraus, Deputy City Manager
Through: John J. Caulfield, City Manager *John J. Caulfield*
Date: May 5, 2025
Subject: City of Lakewood Transportation Benefit District 2024 Annual Report

Purpose

This report provides information on the status of the City of Lakewood Transportation Benefit District ("District") and fulfills the requirements of the State of Washington and the District for an annual report. Below are excerpts from the relevant state law and local documents.

RCW 36.73.160(2): A district shall issue an annual report, indicating the status of transportation improvement costs, transportation improvement expenditures, revenues, and construction schedules, to the public and to newspapers of record in the district.

Action taken by the City Council

Adopted the TBD 2022 Annual Report on May 6, 2024 (reviewed at the April 22, 2024, study session).

Next Steps

May 5, 2025 – Adoption

Transportation Benefit District Financial Summary

The following table provides a summary of the Transportation Benefit District Fund for fiscal year 2024.

Fund 103 Transportation Benefit District	2024 Budget	2024 Actual
Revenues:		
\$20 Vehicle License Fee	\$ 835,000	\$ 805,600
Interest Earnings	-	4,565
Total Revenues	\$ 835,000	\$ 810,165
Expenditures:		
Transfers to Transportation CIP:		
302.0001 Personnel, Engineering & Professional Services	420,586	420,586
302.0002 New LED Street Lights	180,000	180,000
302.0003 Neighborhood Traffic Safety/Traffic Calming	4,602	4,602
302.0004 Minor Capital Major Maintenance	34,736	34,736
302.0005 Chip Seal Program - Local Access Roads	360,000	360,000
Total Expenditures	\$ 999,924	\$ 999,924
Beginning Fund Balance, January 1	\$ 212,288	\$ 212,288
Ending Fund Balance, December 31	\$ 47,364	\$ 22,529

Washington State Department of Licensing (DOL) collects the fees and distributes the net proceeds to the City monthly. DOL automatically deducts one percent (1%) of the \$20 fee at the time of collection for administration and collections expenses incurred. The administration fee is the maximum amount permitted by RCW 82.80.140.

TBD Funded Projects – Revenues, Expenditures & Construction Schedules

The following is an update of TBD funded projects in 2024.

Annual Programs	302.0001 Personnel, Engineering, Prof Svcs	302.0002 New LED Street Lights *	302.0003 NTS/Traffic Calming	302.0004 Minor CIP & Major Maint	302.0005 Chip Seal Program
Revenues:					
Increased Gas Tax	\$ 71,681	\$ -	\$ -	\$ -	\$ -
Multimodal Transportation	81,921	-	-	-	-
General Fund	104,812	(213,846)	20,398	-	-
TBD \$20 Vehicle License Fee	420,586	180,000	4,602	34,736	360,000
Pavement Degradation Fees	-	-	-	125,865	-
Real Estate Excise Tax	-	-	-	99,399	-
Total Sources	\$ 679,000	\$ (33,846)	\$ 25,000	\$ 260,000	\$ 360,000
Expenditure:					
TBD Funds Spent - Current Year Allocation	420,586	-	-	34,736	280,187
TBD Funds Spent - Previous Years Allocation	-	77,516	18,394	-	-
Other Funds Spent	18,098	-	10,016	217,914	-
Total Uses	\$ 438,684	\$ 77,516	\$ 28,410	\$ 252,650	\$ 280,187
Beginning Fund Balance, January 1	\$ 29,019	\$ 376,362	\$ 53,384	\$ 8,112	\$ 80,497
Ending Fund Balance, December 31	\$ 269,335	\$ 265,000	\$ 49,974	\$ 15,462	\$ 160,310
Ending Fund Balance Composition:					
TBD Funds	\$ -	\$ 191,424	\$ -	\$ 7,350	\$ 112,943
Non-TBD Funds	\$ 269,335	\$ 73,576	\$ 49,974	\$ 8,112	\$ 47,367

* Returned excess funds not needed back to General Fund.

In 2024, TBD funds were used to fund annual programs as follows:

Minor Capital & Major Maintenance: Funds used for pavement patching across the City. Approximately 1,400 square yards of patching was completed at various locations across the city.

Chip Seal Program – Local Access Roads: Funds used to chip seal Avondale Road and Meadow Road.

Neighborhood Traffic Safety Control Program (NTSC): Program expenditures totaled \$28,410 for portable radar feedback signs. There were no capital expenditures on neighborhood traffic control.

The LED street lighting project is in for permitting at Tacoma Power. Unfortunately, their permit process is quite lengthy and were told it would be 6-8 months before they look at it, then if any poles are found to have other permits on them (typically communication companies), we get in line and wait until they clear the permits ahead of the ones that we submitted on. That can take up to an additional 6 months. Once that is all clear, the lineman's union has been guaranteed "make ready" work that takes an additional 3-4 months. We are looking to advertise the project later this year with construction in early 26.

2024 Chip Seal Program – Avondale & Meadow Road



Before – Image Date July 2024 (Credit: Google)



After – Image Taken March 2024 (Credit: Lakewood PPW)

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:

May 5, 2025

TITLE: Motion authorizing the execution of Change Order #1 in the amount of \$43,599.60 to the approved contract (2025-052) with DP Excavation LLC for the demolition of dangerous and nuisance structures at 9320-9330 Bridgeport Way SW.

TYPE OF ACTION:

___ ORDINANCE
___ RESOLUTION
x MOTION NO. 2025-24
___ OTHER

REVIEW:

May 5, 2025

ATTACHMENTS:

1. Change Order #1
2. Abatement Contract #2025-052

SUBMITTED BY: Jeff Gumm, Housing Division Manager, Department of Planning & Public Works

RECOMMENDATION: It is recommended that the City Council authorize the execution of a change order in the amount of \$43,599.60 to approved contract #2025-052 between DP Excavation LLC and the City for work related to the demolition of dangerous and nuisance structures located at 9320-9330 Bridgeport Way SW.

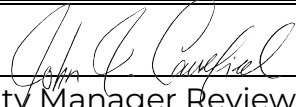
DISCUSSION: On February 4, 2025, the City entered into a contract with DP Excavation LLC (#2025-052) in the amount of \$357,825.00 for the demolition of all structures located at 9320-9330 Bridgeport Way SW (APN# 5140001191). The work consisted of demolishing approximately 15,825 square feet of single-story, commercial structures on what was known as the old QFC strip mall parcel. The property was acquired by the City on November 22, 2024, via Judgement of Public Use and Necessity, Just Compensation, and Decree of Appropriation. Demolition began shortly after contract execution and all work was completed on April 4, 2025.
(Continued to page 2)

ALTERNATIVE(S): Council could decline to approve the change order; however, the additional work to remove unforeseen asbestos hazards was already completed to keep the project moving forward and to comply with all state requirements for asbestos abatement as they relate to worker and public safety.

FISCAL IMPACT: Funding for this contract, including the additional change order for asbestos abatement, are to be funded through the City's \$2 million Opportunity Fund.

Jeff Gumm
Prepared by

Jeff Rimack
Department Director


City Manager Review

DISCUSSION CONTINUED:

As part of the demolition contract for this property, the City conducted an asbestos survey through Northwest Abatement Services LLC and included the abatement of approximately 4,720 SF of asbestos-containing sheet vinyl in units 9320, 9321, 9326, and 9327. During the asbestos removal process, Northwest Abatement discovered that many of the structures had two additional layers of flooring underneath the asbestos tiles that were initially unknown and unexposed. Sampling of the previously unknown flooring on February 13, 2025, indicated the mastic in units 9330, 9327, and 9328 contained asbestos. The additional work consisted of the removal of approximately 4,000 SF of asbestos-containing mastic and totaled \$43,599.60 (change order #1). All asbestos work was completed on approximately February 20, 2025.

Total contract cost, including change order #1, stands at \$401,424.60. The City's initial estimate for all demolition work was \$412,875.00. All work has been completed by DP Excavation LLC and the property has been left graded and hydroseeded.

Location of property

The subject property is located at 9320-9330 Bridgeport Way SW. The site sits directly adjacent the old-QFC structure and across the street (Motor Avenue SW) from the historic Lakewood Theatre building.

See maps below for detail:

9320 – 9330 Bridgeport Way SW
Before Demolition



Before Demolition



After Demolition



CONTRACT CHANGE ORDER NO. 1

Project Name: 9320-9330 Bridgeport Way SW

Contractor Name: DP Excavation LLC

Contract Number: 2025-052

Change Order Date: 2/24/25

CLARIFICATION / DESCRIPTION OF WORK

Abatement of additional asbestos-containing materials discovered during the abatement process. Additional asbestos abatement work to include removal of asbestos-containing mastic for vinyl and tiles in unit 9330 and to mastic for carpeting in central units.

JUSTIFICATION

Mastic was discovered at bottom of floor layer underneath as many as two additional layers of flooring. During the initial inspection, samples were taken from what appeared to be the finished flooring. During the abatement process, additional unknown layers were discovered under carpeting and other finish layers of tile.

CHANGE ORDER TOTAL

Lump sum price of \$39,600.00, plus applicable sales tax, shall be full compensation for all costs incurred to carry out the requirements of this change order.

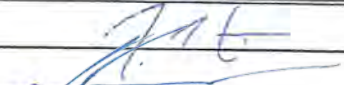


Contractor was given verbal direction to proceed by Housing Division Manager on February 16, 2025, to be followed by a written change order.

	MATERIALS	LABOR	MARKUP	TOTAL
CITY ESTIMATE [DATE 2/16/25]	\$2,000	\$32,000	\$3,000	\$ 37,000.00*
CONTRACTOR FINAL	\$0	\$39,600.00	\$0	\$ 39,600.00*

* Amount does not include applicable sales tax.

ORIGINAL CONTRACT	CONTRACT BEFORE THIS CHANGE	TOTAL THIS CHANGE ORDER	NEW CONTRACT TOTAL
\$357,825.00	\$357,825.00	\$43,599.60	\$ 401,424.60

All work, materials and measurements to be in accordance with the provisions of the original contract and/or the standard specifications and special provisions for the type of work involved. The payments and/or additional time specified and agreed to in this order include every claim by the Contractor for any extra payment or extension of time with respect to the work described herein, including delays to the overall project.

APPROVED BY:	SIGNATURE:	DATE:
HOUSING DIVISION MANAGER		2-24-25
DIRECTOR PLANNING & PW		3/26/25
CONTRACTOR		2-28-25



CHANGE ORDER

BUILDING:	DATE: 2/16/2025
PROJECT: 9320-9330 bridgeport way sw lakewood	
CONTRACTOR: Dp Excavation	

CHANGE ORDER NUMBER: 01
CONTRACT DATE: 2-04-2025

YOU ARE DIRECTED TO MAKE THE FOLLOWING CHANGES IN THIS CONTRACT:	
Additional Asbestos has been found and identified Accruing additional Time Labor cost	
1) Asbestos Abatement of Mastic underneath the Ceramic Tile form the Old Bagel Shop Suite. We will	
remove all ceramic tile from the space (Suite #9330).	
2) Asbestos Abatement of Mastic underneath the Sheet Vinyl & Brown VCT (Suite #9328).	
3) Asbestos Abatement of the Mastic underneath the Carpet (Suite #9327).	

The original contract sum was:	\$ 357,825.00
Net change by change order: Tax not included	\$ 39,600.00
Contract sum prior to this change order:	\$ 357,825.00
This change order will (Increase) <input type="checkbox"/> Increase shall be paid by:	
the contract amount <input type="checkbox"/> Decrease shall be credited to:	
by:43,599.6 Tax included Owner _____	
New contract amount including this change order:	\$ 401,424.60
Contract time will be (Increased) (Decreased) (Unchanged) by:	6 DAYS

TENANT:	CONTRACTOR: Dp Excavation
BY:	BY: Paul Newton
DATE:	DATE: 2-16-2025
OWNER'S AGENT:	
BY:	
DATE:	

3/1/2004



ORION Environmental Services

34004 Ninth Avenue South, Suite A12, Federal Way, WA 98003

Phone: (253) 952-6717 • Fax: (253) 927-4714

Email: info@oriones.net • Web: www.oriones.net

WBE W2F9219763

Polarized Light Microscopy Test Report EPA Method 600/R-98/116

Client: Northwest Abatement Services
Address: 9822 32nd Ave S, Lakewood, WA 98499
Attention: Kamron Riser
Project Name: 9320 Bridgeport Way
Project Number: SR24-4435

Rpt. Date: 2/14/2025
Page: 1 of 1
Invoice: 251070
Date Rcvd: 2/14/2025

Client Sample ID	Orion Sample ID	Material Description	Sample Treatment	% Asbestos Containing Material	Asbestos Type	Other Fibers
38- 1	20250214-26	Vinyl Sheeting w/ Gray Felt Backing		ND		cellulose
38A- 2	20250214-27	Mastic		ND		cellulose
39- 3-a	20250214-28	Vinyl Sheeting w/ Gray Felt Backing		ND		cellulose
39- 3-b		Dark Mastic		2	Chrysotile	cellulose
40- 4	20250214-29	Tile	crush	ND		
40A- 5	20250214-30	Dark Mastic		5	Chrysotile	cellulose

Dup: Laboratory QA/QC Duplicate; M; Mastic [(a), (b), (c), etc.]: Sample layers numbered from front to back.

Comments: For layered samples, each component has been analyzed separately. ND means non-detect for asbestos fibers by EPA Method 600/R-98/116. Disclaimers: PLM has been known to miss asbestos in a small percentage of samples that contain asbestos. Thus, these laboratory results represent due diligence, however negative or <1 % PLM results can not be guaranteed.

Per EPA guidelines samples will be archived for 30 days then will be disposed of. This report may only be reproduced in full with written approval of ORION Environmental Services.

Analyzed By (Print)	Date	Reviewed By (Print)	Date
Melissa Spradley	2/14/2025	Steven McNeal	2/14/2025
Analyzed By (Signature)	Time	Reviewed By (Signature)	Time

Chain of Custody Form

Client/Name:	Northwest Abatement Services	Laboratory ID:	
Address:	9822 32nd Ave South	Project# /	SR24-4435
	Lakewood, WA 98499	Date Sampled:	2/13/2025
Telephone:	253-588-0440	Sampled By:	Kamron Riser
FAX:		9320 Bridgeport Way SW, Lakewood	
Cellular:		Turn-Around Time (Please check appropriate box)	
E-mail:	kamron@nwabatement.com	<input checked="" type="checkbox"/> 4-hour * <input type="checkbox"/> 24-hour * <input type="checkbox"/> 3-day	

Sample #	Description of Sample	Analysis (check appropriate box)
38	Sheet Vinyl / 9330 Right Side	X Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
38A	Mastic/ 9330 Right Side	X Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
39	Mastic/ 9330 Right Side	X Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
40	Tile/ 9330 Bagel Shop	X Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
40A	Mastic/ 9330 Bagel Shop	X Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
		Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
		Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
		Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
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		Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
		Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
		Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other

Relinquished By:

Signature: Printed	<i>Kamron Riser</i>
Name: Company	Northwest Abatement Services
Name:	Kamron Riser
Time:	2/14/2025 8:30AM

Received By:

Signature: Printed	<i>MS</i>
Name: Company	
Name:	
Time:	Date: 2-14-25

Notice: Samples must be enclosed in a sealed bag or container. Unless otherwise requested all samples will be disposed of five (5) working days after analysis. You will be contacted if the sample is insufficient in quantity for analysis. Analysis method is in accordance with EPA Method 600/R-93-116 for Polarized Light Microscopy.

Received By:

Signature: Printed	
Name: Company	
Name:	
Time:	Date:

* Additional charges apply for 4-hour and 24-hour sample analysis. Please contact Now Environmental for further details.

34004 9th Avenue South, Suite A12, Federal Way, WA 98003 Phone: (253) 927-5233 FAX: (253) 924-0323
 E-mail: info@nowenvironmental.com Website: www.nowenvironmental.com

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WBE W2F9219763

Polarized Light Microscopy Test Report
EPA Method 600/R-98/116



Client: Northwest Abatement Services
Address: 9822 32nd Ave S, Lakewood, WA 98499
Attention: Kamron Riser
Project Name: 9320 Bridgeport Way
Project Number: SR24-4435

Rpt. Date: 2/13/2025
Page: 1 of 1
Invoice: 251039
Date Rcvd: 2/13/2025

Client Sample ID	Orion Sample ID	Material Description	Sample Treatment	% Asbestos Containing Material	Asbestos Type	Other Fibers
floor- 1	20250213-57	Mastic		2	Chrysotile	cellulose

Dup: Laboratory QA/QC Duplicate; M; Mastic [(a), (b), (c), etc.]: Sample layers numbered from front to back.

Comments: For layered samples, each component has been analyzed separately. ND means non-detect for asbestos fibers by EPA Method 600/R-98/116. Disclaimers: PLM has been known to miss asbestos in a small percentage of samples that contain asbestos. Thus, these laboratory results represent due diligence, however negative or <1 % PLM results can not be guaranteed. Per EPA guidelines samples will be archived for 30 days then will be disposed of. This report may only be reproduced in full with written approval of ORION Environmental Services.

Analyzed By (Print)	Date	Reviewed By (Print)	Date
Melissa Spradley	2/13/2025	Steven McNeal	2/13/2025
Analyzed By (Signature)	Time	Reviewed By (Signature)	Time
			

Chain of Custody Form

Client/Name: Northwest Abatement Services **Laboratory ID:**
Address: 9822 32nd Ave South **Project# /** SR24-4435
Lakewood, WA 98499 **Date Sampled:** 2/13/2025
Telephone: 253-588-0440 **Sampled By:** Kamron Riser
FAX: 9320 Bridgeport Way SW, Lakewood
Cellular: **Turn-Around Time (Please check appropriate box)**
E-mail: kamron@nwabatement.com ☒ 4-hour * ☐ 24-hour * ☐ 3-day

Sample #	Description of Sample	Analysis (check appropriate box)
37	Mastic, Carpet / Central Flooring	X Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
		Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
		Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
		Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
		Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
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		Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other
		Asbestos <input type="checkbox"/> Lead <input type="checkbox"/> Mold <input type="checkbox"/> Other

Relinquished By:

Signature: Printed Kamron Riser
Name: Company Northwest Abatement Services
Name: Kamron Riser
Time: 2/13/2025 9:00AM

Received By:

Signature: Printed [Signature]
Name: Company [Signature]
Name: [Signature]
Time: Date: 2-13-25

Notice: Samples must be enclosed in a sealed bag or container. Unless otherwise requested all samples will be disposed of five (5) working days after analysis. You will be contacted if the sample is insufficient in quantity for analysis. Analysis method is in accordance with EPA Method 600/R-93-116 for Polarized Light Microscopy.

Received By:

Signature: Printed _____
Name: Company _____
Name: _____
Time: Date: _____

* Additional charges apply for 4-hour and 24-hour sample analysis. Please contact Now Environmental for further details.

34004 9th Avenue South, Suite A12, Federal Way, WA 98003 Phone: (253) 927-5233 FAX: (253) 924-0323
E-mail: info@nowenvironmental.com Website: www.nowenvironmental.com

**SMALL WORKS PROJECT CONTRACT
FOR ABATEMENT SERVICES AT 9320 – 9330 BRIDGEPORT
WAY SW**

THIS AGREEMENT made and entered into on this **4th** day of **February 2025**, by and between the **City of Lakewood**, a municipal corporation of the State of Washington hereinafter referred to as the “City” and **DP Excavation LLC**, hereinafter referred to as the “Contractor”.

WITNESSETH:

WHEREAS, the City of Lakewood acquired the property via Judgement of Public Use and Necessity, Just Compensation, and Decree of Appropriation, dated November 22, 2024; and

WHEREAS, the City of Lakewood has full legal possession and use of the property, effective December 4, 2024; and

WHEREAS, the City desires to retain the Contractor to provide such services in connection with the City’s action to acquire the property and develop it for safe public use; and

WHEREAS, the Contractor is qualified and able to provide abatement/construction services in connection with the City’s needs for the above-described work, and is willing and agreeable to provide such services upon the terms and conditions herein contained.

NOW, THEREFORE, the parties hereto agree as follows:

1. Public Works Contract and Performance & Payment Bonding
Based upon the nature of this action and the anticipated cost, this project is considered a small works project and is subject to contracting requirements in accordance with RCW 39.04.152. This work is not exempt from performance and payment bond requirements. Pursuant to RCW 39.08.010, the Contractor shall provide the City with an acceptable performance & payment bond in the amount of 100% of the total contract valuation. Additionally, the City shall hold five percent (5%) of the compensation for thirty (30) days after final acceptance, or until receipt of all necessary releases from the department of revenue, the employment security department, and the department of labor and industries, and settlement of any lines filed under chapter 60.28 RCW, whichever is later. The City will not issue a Notice to Proceed to the Contractor prior to submitting proper performance & payment bonding to the City in accordance with the terms of this Agreement.

2. E-Verify

The Contractor and any subcontractors shall comply with E-Verify as set forth in Lakewood Municipal Code Chapter 1.42. E-Verify is an Internet-based system operated by United States Citizenship and Immigration Services in partnership with the Social Security Administration. E-Verify is free to employers and is available in all 50 states. E-Verify provides an automated link to federal databases to help employers determine employment eligibility of new hires and the validity of their Social Security numbers. The Contractor shall enroll in, participate in and document use of E-Verify as a condition of the award of this contract. The Contractor shall continue participation in E-Verify throughout the course of the Contractor's contractual relationship with the City. If the Contractor uses or employs any subcontractor in the performance of work under this contract, or any subsequent renewals, modifications or extension of this contract, the subcontractor shall register in and participate in E-Verify and certify such participation to the Contractor. The Contractor shall show proof of compliance with this section, and/or proof of subcontractor compliance with this section, within three (3) working days of the date of the City's request for such proof.

3. Scope of Services

The Contractor agrees to perform in a good and professional manner the tasks described as follows at 9320 – 9330 Bridgeport Way SW in Lakewood, Washington:

- a. Remove approximately 3,500 SF of asbestos-containing sheet vinyl to units 9320 and 9321. See attached Section 1 Inspection Report from the AHERA Asbestos Survey #SR24-4435 conducted by Northwest Abatement Services, Inc. on December 24, 2024, herein referred to as the Asbestos Survey. Asbestos Survey is attached and incorporated herein as Exhibit A.
- b. Remove approximately 1,220 SF of asbestos-containing mastic to units 9326 and 9327 (2,440 SF total). See attached Asbestos Survey in Exhibit A.
- c. Completely demolish and dispose of the single-story commercial structure on the property (APN #5140001191), including all associated foundations, footings, slabs, interior sidewalks, driveways and parking areas, covers, accessories, utilities, signage, and all signage concrete anchoring. Proof of permits and legal disposal will be required. Infill hole where foundation, interior sidewalks, and other concrete was removed with similar materials to bring up to existing grade.

Note: The structure scheduled to be demolished and the neighboring structure are connected. Ensure demolition does not damage structure on neighboring property to the north. Building to be demolished only up to existing concrete tilt-up wall on neighboring property to the north.

- d. Upon completion of demolition, hydroseed all bare and exposed soil.

- e. The Contractor shall act as general contractor and shall be responsible for all aspects of the job, including determining and following all legal and permitting requirements, hiring, managing, and paying any/all subcontractors and service providers, and for all associated documentation and reporting.
- f. Obtain all necessary permits and approvals, including but not limited to Puget Sound Clean Air Agency notification of asbestos removal, sewer-capping permit, water disconnect, electrical/gas permit, and City of Lakewood demolition permit, prior to commencement of work.
- g. Have all utilities located, disconnected, and properly capped at the point of entry to the property, or as directed by the utility companies, prior to commencement of work. Water must be disconnected prior to application for demolition permit.
- h. A right-of-way permit from the City of Lakewood shall be required for any work in or obstruction of the right-of-way. Contractor shall be responsible for any damage to the public right-of-way.
- i. Pursuant to Lakewood Municipal Code section 13.06.040(B)(3), contractor may haul waste from this site in vehicles owned by contractor's business; however, should contractor require a third-party to haul waste from this site, contractor must obtain these services from Waste Connections/LeMay, Inc, the City's contracted refuse hauler. A subcontractor may haul waste from the site only if the hauling is secondary and incidental to their work on the site. (Only fully separated, uncontaminated recyclables may be hauled by a third-party hauler other than the City's refuse contractor. Any such hauler must be properly licensed and permitted to transport recyclables in Lakewood.) The contractor's hauling plan must be reviewed and approved by Waste Connections/LeMay, Inc., prior to demolition permit application.
- j. The Contractor shall have asbestos removed in a safe manner and in compliance with the regulations of the Puget Sound Clean Air Agency (PSCAA) prior to demolition.
- k. The Contractor will be responsible for security of the site and their equipment during the project.
- l. Upon completion of demolition, grade all work areas to a consistent, shallow, walkable contour, with no holes or sharp drops. Note: A site development permit from the City of Lakewood will be required for importation or disturbance of **more than 25 cubic yards of material**.
- m. At completion of the project, the work site shall be left in a thoroughly clean, safe condition, free of debris, litter, holes, sharp drops, hazards or unsafe conditions; finish grade shall be level. The project will not be considered complete until the site has been inspected and approved by an official of the City of Lakewood and all permits are finalized and approved.

- n. All ecology blocks and temporary fencing are the property of Northwest Abatement Services, Inc. During demolition, ensure all ecology blocks requiring relocation are placed on site, near the driveway entrance at Motor Avenue. Ensure fencing is maintained in place until demolition is complete. Once demolition and cleanup are fully completed, the City will coordinate with Northwest Abatement to remove fencing and ecology blocks.

The Contractor shall perform these services as an independent contractor and shall not be deemed, by virtue of this Agreement and the performance thereof, to have entered into any partnership, joint venture, employment or other relationship with the City.

4. Notice: Changes, Additional Services and Amendments

The parties hereto recognize that the City neither owns nor controls the property subject to this Agreement. During the time necessary to implement this Agreement, obtain permits, and prepare for site work, or during or after completion of the job, the site conditions addressed in the contractor's bid and this Agreement may change. In addition, unforeseen circumstances may arise during the prosecution of the job. Such changes in conditions may necessitate changes to the scope of services and associated compensation, or additional work after completion of the job.

5. Changes in Services

In accordance with the foregoing, the parties hereto may agree that the general scope of services and/or site-specific scope of services and associated compensation under this Agreement should be changed, whether increased, decreased or modified. Any such agreement(s) shall be set forth in a written change order signed by both parties and executed prior to the Contractor's performance of the services thereunder, except as may be provided to the contrary in Section 7 of this Agreement. Upon proper completion and execution of a change order, the change order shall be incorporated into this Agreement and all other terms and conditions of this Agreement remain in full force and effect. Provided, however, if the terms and conditions of a change order are contrary to the Agreement, the change order shall control. The City Contract Administrator is authorized to sign change orders on behalf of the City pursuant to this Section as long as any increase in compensation is five thousand (\$5,000) dollars or less.

6. Performance of Additional Services Prior to Execution of a Change Order

The parties hereby agree that situations may arise in which the execution of a change order is impractical prior to the commencement of the Contractor's performance of the services requested by the City. The Contractor hereby agrees that it shall perform such services upon the oral request of an authorized representative of the City, pending execution of a change order pursuant to Section 5 of this Agreement, at a rate of compensation to be agreed to in connection therewith. The invoice procedure for any such additional services shall be as described in Section 12 of this Agreement, or as otherwise specifically

agreed to in writing by and between the parties.

7. Amendment, Modification or Waiver
Except as authorized in Sections 5 and 6, no amendment, modification or waiver of any condition, provision, or term of this Contract shall be valid or of any effect unless made in writing, signed by the signatories to this Agreement or their duly authorized representative(s) and specifying with particularity the nature and extent of such amendment, modification, or waiver. Any waiver by any party, related to any default by the other party, shall not affect or impair any right arising from any subsequent default.
8. Inspection Prior to Starting Site Work
Prior to beginning site work, the Contractor shall inspect the site and shall immediately notify the City's representative of any conditions that differ materially from the conditions represented in the Contractor's bid and this Agreement, which may require a change to the scope of services and a change to the compensation represented in the Agreement. In the event of material changes, sitework shall not proceed, except at the Contractor's own risk, until the City has provided instructions to the Contractor in writing or as otherwise provided in this Agreement. Any changes in services or compensation shall be negotiated by the Contractor and the City's representative and shall be made in writing in accordance with Sections 5, 6, and 7 of this Agreement.
9. Contractor's Representations
The Contractor hereby represents and warrants that he has all necessary licenses and certifications to perform the services provided for herein, is not debarred in the State of Washington, and is qualified to perform the services provided for herein.
10. City's Responsibilities
The City shall do the following in a timely manner so as not to delay the services of the Contractor:
 - a. Designate herein its Housing Division Manager, Department of Planning & Public Works, as the City's representative with respect to the services. The City's representative, or a duly authorized designee, shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to the services.
 - b. Furnish the Contractor with information, criteria, objectives, schedules and standards for the project and the services provided for herein if necessary for the performance of this Agreement and if such is within the City's dominion, control and ability to provide.
 - c. Arrange for reasonable access to the property or facilities as required for the Contractor to perform the services provided for herein.
 - d. Examine and evaluate studies, reports, memoranda, plans, sketches, and other documents prepared by the Contractor and render decisions regarding such documents, if such a decision is necessary and possible, in a timely manner to prevent delay of the services.

11. Acceptable Standards

The Contractor shall be responsible to provide, in connection with the services in this Agreement, work product and services of a quality and professional standard acceptable to the sole satisfaction of the City.

12. Compensation

As compensation for the Contractor's performance of the services provided for herein, the City accepts the Contractor's bid, as submitted on January 21, 2025.

A copy of the Contractor's bid, as received by the City is attached hereto as Exhibit B and incorporated herein as if fully set forth herein. Upon completion of the scope of services to the sole satisfaction of the City, the City shall pay the Contractor \$357,825.00, representing the amount of the bid, including sales tax.

The Contractor shall submit to the City an invoice which the City shall process in the next billing/claim cycle following receipt and shall remit payment to the Contractor thereafter in the normal course, subject to all conditions or provisions in this Agreement, including change orders and amendments, and all applicable laws and regulations.

13. Prevailing Wages

In accordance with RCW Chapter 39.12, all laborers, workers, or mechanics of the Contractor and any subcontractors involved in the performance of this contract shall be paid not less than the prevailing rate of wage for their particular trade or occupation as specified in the Washington State Prevailing Wage Rates For Public Works Contracts for Pierce County, in effect on January 21, 2025. The Washington Department of Labor & Industries prevailing wage rates are located at <https://secure.lni.wa.gov/wagelookup/>. A copy of the Washington State Prevailing Wage Rates For Public Works Contracts for Pierce County is attached hereto and incorporated herein as Exhibit C as if fully set forth herein.

14. Intents and Affidavits

As soon as practicable upon approval of this agreement, and before work begins, the Contractor and every subcontractor shall file a Statement of Intent to Pay Prevailing Wage (Intent) with the Washington Department of Labor and Industries.

Upon completion of the work, the Contractor and every subcontractor shall file an Affidavit of Wages Paid (Affidavit) with the Department of Labor and Industries.

The City shall make no payments to the contractor until the Contractor submits to the City an Intent that has been approved by the Industrial Statistician of the Department of Labor and Industries. Retainage shall not be paid prior to receipt from the Contractor of a similarly approved Affidavit.

15. Retainage/Subcontractor and Supplier Liens

Pursuant to RCW 60.28.011, the City shall retain five percent (5%) of the Contract amount for a period of thirty (30) days after the date of final acceptance, or until receipt of all necessary approvals and final documents and settlement of any liens filed under RCW Chapter 60.28, whichever is later.

Upon non-payment by the Contractor, any supplier or subcontractor may file a lien against the retained funds, pursuant to RCW Chapter 39.08. Subcontractors or suppliers are required to give notice of any lien or claim within thirty (30) days of the completion of the Work and in the manner provided in RCW 39.08.030. After completion of all Work on the Contract and passage of thirty (30) days, the City shall release and pay in full the retained fund, unless the City has not received all necessary releases, approvals and documents as described herein and/or the City has become aware of outstanding claims made against said funds.

16. Prevailing Wage Dispute Resolution

In accordance with the provisions of RCW 39.12, if any dispute arises as to what are the prevailing rates of wages for work of a similar nature and such dispute cannot be adjusted by the parties in interest, including labor and management representatives, the matter shall be referred for arbitration to the director of the Washington Department of Labor and Industries and his or her decision therein shall be final and conclusive and binding on all parties involved in the dispute.

17. Time for Performance and Term of Agreement

The Contractor shall perform the services provided for herein in accordance with the direction and scheduling of the City, unless otherwise agreed to in writing by and between the parties.

The Term of this Agreement shall commence on the date hereof or upon signing by both parties and shall terminate within thirty (30) calendar days or upon completion of the performance of the scope of work provided herein, unless otherwise agreed to in writing by the parties.

18. Continuation of Performance

In the event that any dispute or conflict arises between the parties while this Contract is in effect, the Contractor agrees that, notwithstanding such dispute or conflict, the Contractor shall continue to make a good faith effort to cooperate and continue work toward successful completion of assigned duties and responsibilities, within the anticipated time for performance.

19. Administration of Agreement

This Agreement shall be administered by Mr. Paul Newton for DP Excavation LLC, the Contractor, and by Jeff Gumm, Housing Division Manager, Department of Planning & Public Works, or designee, for the City. Any written notices required by the terms of this Agreement shall be served on or mailed to the following addresses:

City of Lakewood
c/o Jeff Gumm
6000 Main St. SW
Lakewood, WA 98499-5027
(253) 983-7773

DP Excavation LLC
c/o Paul Newton
11410 316th St. E
Graham, WA 98338

20. Notices

All notices or communications permitted or required to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered in person or deposited in the United States mail, postage prepaid, for mailing by certified mail, return receipt requested, and addressed, if to a party of this Agreement, to the address set forth next to such party's signature at the end of this Agreement, or if to a person not a party to this Agreement, to the address designated by a party to this Agreement in the foregoing manner.

Any party may change his, her or its address by giving notice in writing, stating his, her or its new address, to any other party, all pursuant to the procedure set forth in this section of the Agreement.

21. Insurance

The Contractor shall be responsible for maintaining, during the term of this Agreement and at its sole cost and expense, the types of insurance coverage and in the amounts described below. The Contractor shall furnish evidence, satisfactory to the City, of all such policies. During the term hereof, the Contractor shall take out and maintain in full force and affect the following insurance policies:

- a. Comprehensive public liability insurance, including automobile and property damage, insuring the City and the Contractor against loss or liability for damages for personal injury, death or property damage arising out of or in connection with the performance by the Contractor of its obligations hereunder, with minimum liability limits of \$1,000,000.00 combined single limit for personal injury, death or property damage in any one occurrence.
- b. Such workmen's compensation and other similar insurance as may be required by law.

22. Indemnification

The Contractor shall indemnify and hold harmless the City and its officers, agents and employees, or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by any reason of or arising out of the negligent act or omission of the Contractor, its officers, agents, employees, or any of them relating to or arising out of the performance of this Agreement. If a final judgment is rendered against the City, its officers, agents, employees and/or any of them, or jointly against the City and the Contractor and their respective officers, agents and employees, or any of them, the Contractor shall satisfy the same to the extent that such judgment was due to the Contractor's negligent acts or omissions. It is provided however that the City shall indemnify and hold harmless the Contractor for any liability or claims specifically arising out of the Contractor's entry upon the premises of the public nuisance.

23. Assignment

Neither party to this Agreement shall assign any right or obligation hereunder in whole or in part, without the prior written consent of the other party hereto. No assignment or transfer of any interest under this Agreement shall be deemed to release the assignor from any liability or obligation under this Agreement, or to cause any such liability or obligation to be reduced to a secondary liability or obligation.

24. Termination and Suspension

Either party may terminate this Agreement upon written notice to the other party if the other party fails substantially to perform in accordance with the terms of this Agreement through no fault of the party terminating the Agreement.

The City may terminate this Agreement upon not less than seven (7) days written notice to the Contractor if the services provided for herein are no longer needed from the Contractor. If this Agreement is terminated through no fault of the Contractor, the Contractor shall be compensated for services performed prior to termination in accordance with the rate of compensation provided herein.

25. Nondiscrimination

The Contractor and all subcontractors shall comply with all applicable nondiscrimination, equal opportunity, minority and women's business enterprises and fair labor standards requirements, and all other applicable City, State of Washington, and Federal laws and regulations. Additionally, the Contractor and all subcontractors shall provide written notice to all labor organizations with which they have a collective bargaining agreement or other agreement the following clauses which prohibit any covered contractor from:

(a) Refusing to hire any person because of age, sex, marital status, sexual orientation, gender identity, race, creed, color, national origin, citizenship or

immigration status, honorably discharged veteran or military status, the presence of any sensory, mental, or physical disability, or the use of a trained dog guide or service animal by a person with a disability, unless based upon a bona fide occupational qualification: PROVIDED, That the prohibition against discrimination because of such disability shall not apply if the particular disability prevents the proper performance of the particular worker involved: PROVIDED, That this section shall not be construed to require an employer to establish employment goals or quotas based on sexual orientation;

(b) Discharging or barring any person from employment because of age, sex, marital status, sexual orientation, gender identity, race, creed, color, national origin, citizenship or immigration status, honorably discharged veteran or military status, the presence of any sensory, mental, or physical disability, or the use of a trained dog guide or service animal by a person with a disability;

(c) Discriminating against any person in compensation or in other terms or conditions of employment because of age, sex, marital status, sexual orientation, gender identity, race, creed, color, national origin, citizenship or immigration status, honorably discharged veteran or military status, the presence of any sensory, mental, or physical disability, the use of a trained dog guide or service animal by a person with a disability: PROVIDED, That it shall not be an unfair practice for an employer to segregate washrooms or locker facilities on the basis of sex, or to base other terms and conditions of employment on the sex of employees where the commission by regulation or ruling in a particular instance has found the employment practice to be appropriate for the practical realization of equality of opportunity between the sexes; or

(d) Printing or circulating, or causing to be printed or circulated, any statement, advertisement, or publication, or to use any form of application for employment, or to make any inquiry in connection with prospective employment, which expresses any limitation, specification, or discrimination as to age, sex, marital status, sexual orientation, gender identity, race, creed, color, national origin, citizenship or immigration status, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability, the use of a trained dog guide or service animal by a person with a disability, or any intent to make any such limitation, specification, or discrimination, unless based upon a bona fide occupational qualification: PROVIDED, That nothing contained herein shall prohibit advertising in a foreign language.

26. Parties in Interest

This Agreement shall be binding upon, and the benefits and obligations provided for herein shall inure to and bind, the parties hereto and their respective successors and assigns, provided that this section shall not be deemed to permit any transfer or assignment otherwise prohibited by this Agreement. This Agreement is for the exclusive benefit of the parties hereto and it does not create a contractual relationship with or exist for the benefit of any third party, including contractors, sub-contractors and their sureties.

27. Costs to Prevailing Party

In the event of such litigation or other legal action to enforce any rights, responsibilities or obligations under this Agreement, the prevailing parties shall be entitled to receive its reasonable costs and attorney's fees.

28. Applicable Law

This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of Washington and venue for any action hereunder shall be Pierce County, State of Washington; provided, however, that it is agreed and understood that any applicable statute of limitation shall commence no later than the substantial completion by the Contractor of the services.

29. Captions, Headings and Titles

All captions, headings or titles in the paragraphs or sections of this Agreement are inserted for convenience of reference only and shall not constitute a part of this Agreement or act as a limitation of the scope of the particular paragraph or sections to which they apply.

As used herein, where appropriate, the singular shall include the plural and vice versa and masculine, feminine and neuter expressions shall be interchangeable. Interpretation or construction of this Agreement shall not be affected by any determination as to who is the drafter of this Agreement, this Agreement having been drafted by mutual agreement of the parties.

30. Severable Provisions

Each provision of this Agreement is intended to be severable. If any provision of this Agreement or its application to any person or circumstance is held invalid, the remainder of this Agreement or the application of the provision to other persons or circumstances shall not be affected.

31. Entire Agreement


This Agreement contains the entire understanding of the parties hereto in respect to the transactions contemplated hereby and supersedes all prior agreements and understandings between the parties with respect to such subject matter.

32. Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be one and the same Agreement and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed effective the day and year first set forth above.

CITY OF LAKEWOOD



John J. Caulfield, City Manager 2/5/2025 Date

DP EXCAVATION LLC



Paul Newton, Owner 02/05/2025 Date

Attest:



Briana Schumacher, City Clerk 02/05/2025 Date

Approved as to Form:



Heidi Ann Wachter, City Attorney 2/5/2025 Date

CITY OF LAKEWOOD E-VERIFY REQUIREMENTS FOR CONTRACTORS

By Ordinance, the City of Lakewood requires that all contractors who enter into agreements to provide services or products to the City use the Department of Homeland Security's E-Verify system when hiring new employees for the term of the contract.

E-Verify is an electronic system designed to verify the documentation of job applicants. It is run by the Department of Homeland Security.

Who is affected?

- All contractors doing business for the City of Lakewood. There is no minimum dollar value for contracts affected.
- All subcontractors employed by the general contractor on these contracts.

Are there exceptions?

- Contracts for "Commercial-Off-The-Shelf" items are exempted from this requirement.
- Individuals, Companies, or other organizations who do not have employees.

How long must the contractor comply with the E-Verify system?

- For at least the term of the contract.

Are there other stipulations?

- E-Verify must be used ONLY for NEW HIRES during the term of the contract. It is NOT to be used for EXISTING EMPLOYEES.
- E-Verify must be used to verify the documentation of ANY new employee during the term of the contract, not just those directly or indirectly working on deliverables related to the City of Lakewood contract.

How will the City of Lakewood check for compliance?

- All contractors will retain a copy of the E-Verify Memorandum of Understanding that they execute with the Department of Homeland Security AND
- Sign and submit to the City an Affidavit of Compliance with their signed contract.
- All General Contractors will be required to have their subcontractors sign an Affidavit of Compliance and retain that Affidavit for 4 years after end of the contract.
- The City of Lakewood has the right to audit the Contractor's compliance with the E-Verify Ordinance.

Further information on E-Verify can be found at the following website:

http://www.uscis.gov/e-verify

If you have questions about the City's E-Verify Ordinance, please contact the City of Lakewood's legal department prior to contracting with the City.

CITY OF LAKEWOOD
AFFIDAVIT OF COMPLIANCE WITH LAKEWOOD MUNICIPAL CODE 1.42
“E-VERIFY”

As the person duly authorized to enter into such commitment for

Dp excavation

(Company or Organization Name)

I hereby certify that the Company or Organization named herein will

(check one box below)

☒ Be in compliance with all of the requirements of City of Lakewood Municipal Code Chapter 1.42 for the duration of the contract entered into between the City of Lakewood and the Company or Organization.

OR

☐ Hire no employees for the term of the contract between the City and the Company or Organization.

Paul Newtom

NAME

Owner

TITLE

02/05/2025

DATE

EXHIBIT A

ASBESTOS SURVEY #SR24-4435



*"It's Not What We Do,
It's How We Do It"*

AHERA Asbestos Survey

Project:
Commercial Asbestos Survey
9320 TO 9330 Bridgeport Way
SW, Lakewood, WA 98499

Prepared For:
City of Lakewood
6000 Main Street SW,
Lakewood, WA 98499

Project Number: SR24-4435



PO Box 39220 9822 32nd Ave Ct S Lakewood, WA 98499 Phone: 253.588.0440 Fax: 253.588.0198 www.nwabatement.com

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SECTION 4 | AHERA Certification

SECTION 1 | Inspection Report

AHERA Certified Asbestos Survey / Inspection Report

12-23-2024

Prepared For: City of Lakewood

Project: AHERA Asbestos Survey
Commercial Structure — 9320 TO 9330 Bridgeport
Way SW,
Lakewood, WA 98499

A. Background

On 12-17-2024 Northwest Abatement Services, Inc. performed an asbestos identification inspection which will serve as our report for all visible Asbestos Containing Building Materials located at the address listed above. The purpose of this inspection was to ascertain the presence of asbestos containing materials located in the structure and provide a report to conform to WAC 296-62-077, PSCAA Regulation III, Section 4 and 40 CFR 763 requirements for identification of asbestos. This survey also satisfies regulatory criteria established by OSHA's Department of Labor and Washington State's Department of Labor and Industries for identifying asbestos containing materials associated with the structure for future abatement and demolition. A copy of this report may be submitted to the appropriate agencies as proof that a survey was performed prior to any renovation or demolition. A copy of this report should also be given to the contractor and/or be maintained onsite during any abatement and demolition activities.

B. Sampling Methodology

Suspect materials were sampled by an AHERA (Asbestos Hazard Emergency Response Act) accredited inspector. Sample locations for this survey were chosen in a non-random fashion, with emphasis being placed on obtaining samples of each type of accessible, suspect material, while minimizing damage to the material being sampled. Samples were collected by carefully removing small portions of the suspect material in a non-abrasive manner. If possible, samples were collected from existing damaged areas.

Friable materials are materials which can be crushed, pulverized, or reduced to powder by hand pressure or by the forces expected to act upon the material in the course of the demolition process. Such material includes, but is not limited to, thermal system insulation, surfacing material, sheet-vinyl flooring with paper-like backing, and cement asbestos products. These materials were wetted with amended water prior to sampling to protect the inspector from potential exposure or accidental fiber release. PPE (personal protective clothing) will only be utilized at the inspector's discretion. A particular suspect material may be located in various separate places throughout the structure.

The EPA does not require that these materials be sampled in each location. Suspect materials of the same type, age, appearance have the same date of installation, and are sampled in accordance with AHERA requirements, must provide statistically reliable data which can be extrapolated on all remaining non sampled areas.

AHERA Protocol determines the number of samples of each material to be collected, depending on its category and amount of material present. The goal of AHERA is to ensure statistically reliable data and it accomplishes this by requiring or suggesting a minimum number of samples to be collected, and in some cases, by using random sampling techniques to determine sampling locations. However, in every case, AHERA relies on the judgment of the inspectors who are experienced in AHERA methodology and the type of facilities being inspected. (see appendix A at end of the report)

After identifying the suspect materials, bulk samples were collected and taken to an asbestos laboratory to be analyzed for the amount of asbestos and, the type of asbestos, if any. The asbestos samples were analyzed using Polarized Light Microscopy (PLM), stain dispersion staining techniques in accordance with the EPA Method 600/R-93/166, which has a reliable limit of quantification of one percent asbestos by volume.

C. AHERA Certified Inspector Information

The Certified AHERA Inspector was: **Kamron Riser.**

Certification #: NES-BII-20240612-06, Expiration: 06-12-2025.

D. Survey Findings

There was a total of sixty-eight suspect asbestos containing building materials (bulk sample), removed from the structure listed above, for lab analysis. Based on the field inspection, homogenization of materials, and the results of the lab analysis, **Four** of the sixty-eight samples tested **Positive** for Asbestos:

[illegible]

E. Building Description

The commercial structure is located at — 9320 TO 9330 Bridgeport Way SW, Lakewood, WA 98499.

The structure has a description of — Finished walls and ceilings, carpet, sheet vinyl, VCT & concrete floors throughout.

Note: All suspect ACM finishes were sampled and tested according to AHERA Protocol. (See appendix A)

The suspect ACM (asbestos containing materials) sampled for analysis are as follows:

Sample Number	Material	Location
1	Ceiling Tile	9330
2	Mastic	9330
3	Glue Dot	9330
4	Wallboard	9330
4A	Joint Compound	9330
4B	Texture	9330
5	Wallboard	9330
5A	Joint Compound	9330
5B	Texture	9330
6	VCT	9329
6A	Mastic	9329
7	Sheet Vinyl	9329
7A	Mastic	9329
8	Ceiling Tile	9329
8A	Glue Dot	9329
9	Cove Base, Mastic	9329
11	Wallboard	9328
11A	Joint Compound	9328
11B	Texture	9328
12	VCT	9327
12A	Mastic	9327
13	Wallboard	9327
13A	Joint Compound	9327
13B	Texture	9327
14	Cove Base, Mastic	9328
15	Wallboard	9327
15A	Joint Compound	9327
15B	Texture	9327
16	VCT	9327
16A	Mastic	9327
17	VCT	9326
17A	Mastic	9326
18	Wallboard	9326
18A	Joint Compound	9326
18B	Texture	9326
19	Wallboard	9325
19A	Joint Compound	9325

[illegible]

F. Conclusion

Laboratory results show asbestos in the floor mastic located in units 9327 & 9326 and sheet vinyl located in unit 9320/ 9321. This material must be removed by a licensed abatement contractor prior to demolition or disturbance by any renovation activities. Prior to any demolition or renovation, all friable and non-friable asbestos containing materials (ACM) are to be removed and disposed of in accordance with applicable Federal, State and Local regulations. If there is any asbestos containing materials left on site, that will not be disturbed during the renovation or demolition process, an Asbestos Operational and Maintenance Program (OM) is to be developed and implemented to monitor the remaining ACM.

In the event any suspect materials are detected during the demolition of this structure, you will need to cease all demolition activities and have these materials sampled for Asbestos.

The Puget Sound Clean Air Authority requires that all materials that contain 1% or more Asbestos, that these materials be removed by a licensed and Certified Asbestos removal contractor, prior to any demolition or renovation.

The abatement contractor should provide the Owner with copies of all required notifications to PSCAA and the Department of Labor and Industries.

A certification letter will need to be obtained from the abatement contractor prior to applying for a demolition permit with PSCAA. PSCAA will also want to see a copy of the asbestos survey.

Although extreme thoroughness and expertise were exercised to ensure the completeness of this survey, existing conditions may have prevented the discovery of other suspect asbestos containing material. NW Abatement Services, Inc. is not responsible for materials that may be hidden from sight and cannot be discovered with reasonable diligence. Any suspect material not covered in this survey that is encountered during the renovation or demolition procedure should be verified by analysis prior to disturbance.

It should be noted that this survey was conducted only to ascertain the presence of asbestos containing materials.

There was no survey conducted by NW Abatement Services, Inc. to determine the presence of PCB material (ballast, etc.), UST's, radon gas or any other hazardous material that may be present onsite.

This report has been prepared for the sole use of our client and its representatives for this project only. The analyses, conclusions and recommendations presented in this report are based upon conditions encountered at the time of our survey only. The scope of services performed during this survey may not be appropriate for the needs of others. Re-use of this document or the findings, conclusions or recommendations presented herein, are at the sole risk of said user. NW Abatement Services, Inc. cannot be held responsible for the interpretation by others of the data contained in this report.

The conclusions presented in this report were based on the results of sample analysis presented by a subcontracted, third party, analytical laboratory. Northwest Abatement Services, Inc. is not responsible for variations in analytical results or inaccuracies resulting from laboratory analysis.

This survey is not intended for use as abatement plans and/or specifications. Northwest Abatement Services, Inc. recommends that professional plans and specifications be prepared for all large-scale projects.

No warranty, expressed or implied, is made.

If you have any questions regarding this asbestos survey/inspection report, please contact us at (253) 588-0440, or FAX: (253) 588-0198.

Respectfully submitted,

Kamron Riser

Kamron Riser,

Certified AHERA Inspector

NORTHWEST ABATEMENT SERVICES, INC.

Appendix A

The following AHERA protocol was used in determining the number of suspect samples to collect:

Surfacing materials:

- 1) Homogeneous area equal to or less than 1000 SF (minimum 3 samples).
- 2) Homogeneous area greater than 1000 SF but less than 5000 SF. (5 samples)
- 3) Homogeneous area greater than 5000 SF. (7 samples)

Thermal Systems Insulation (TSI):

- 1) Homogeneous area (1 per each type of suspect materials).

Miscellaneous materials:

- 1) Homogeneous area (1 per each type of suspect materials)

Suspect Materials are divided into 3 categories:

- 1) **Surfacing materials** — ACM sprayed or troweled on surfaces (walls, ceilings, and structural members) for acoustical, decorative, thermal insulation or fireproofing purposes. Examples include plaster, popcorn textured ceilings, skim coat textures, and structural fireproofing.
- 2) **Thermal System Insulation** — Insulation used to inhibit heat transfer or prevent condensation on pipes, boilers, tanks, ducts, and various other components of hot and cold-water systems, and heating, ventilation, and air conditioning (HVAC) systems. Examples include pipe lagging, pipe wrap; block, batt, and blanket insulation; cement and “muds” and a variety of other products such as gaskets and ropes.
- 3) **Miscellaneous Materials** — Materials not classified under surfacing materials or thermal systems insulation. Examples include: floor tile, ceiling tile, roofing felts, concrete piping, outdoor siding and fabrics, glazing putty, wall board and associated assembly component, various mastics, etc. such as floor tile mastics, wall board mastics, ceiling tile mastics etc.

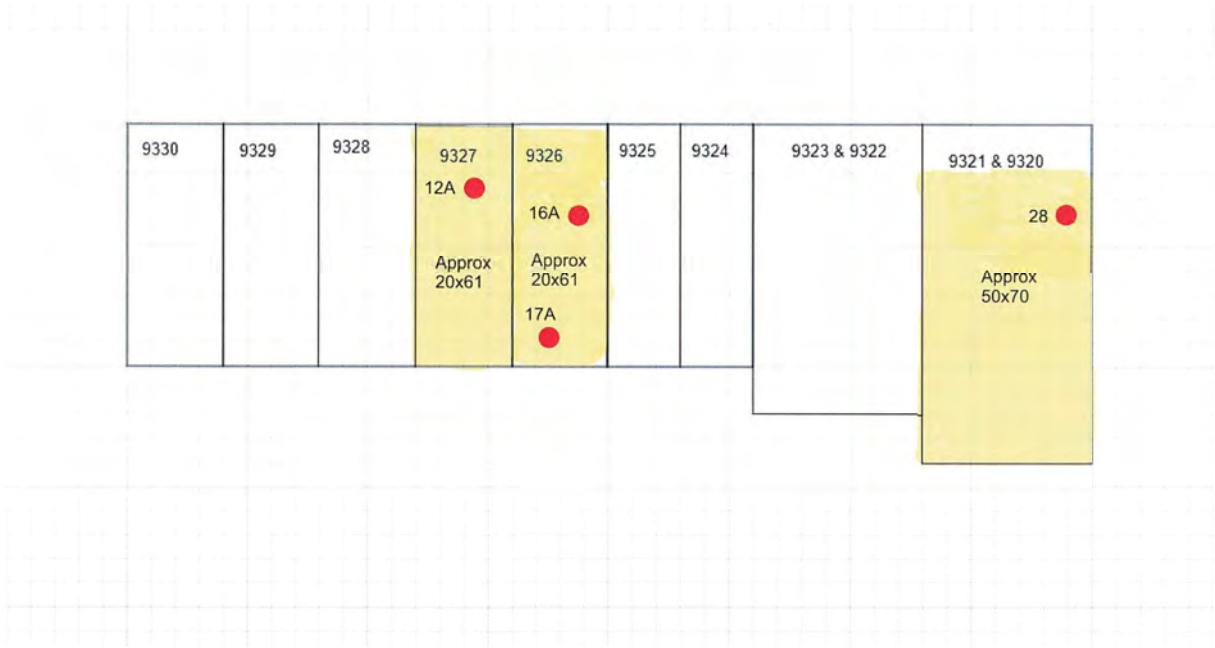


EXHIBIT B

CONTRACTOR'S BID



Demolition - Land Clearing - Hauling -
Septic Systems - Site Development

License #: DPEXCE*833DC
253-720-7790
11410 316th Street East
Graham, WA 98338

PROPOSAL

Demolition Proposal for City Of Lakewood property address 9320-9330 Bridgeport way sw

Scope Of Work

1. Demolish and remove all structures/slabs/walks/driveway
2. Abatement
3. Permits Puget sound clean air notification
4. Water disconnect
5. Sewer disconnect
6. Power disconnect

Total Cost

325,000.00

three hundred twenty five thousand

EXHIBIT C

**WASHINGTON STATE PREVAILING WAGE RATES FOR PUBLIC WORKS
FOR PIERCE COUNTY**

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Journey Level Wages

State of Washington
Department of Labor & Industries
Prevailing Wage Section - Telephone 360-902-5335
PO Box 44540, Olympia, WA 98504-4540

Washington State Prevailing Wage

The PREVAILING WAGES listed here include both the hourly wage rate and the hourly rate of fringe benefits. On public works projects, worker's wage and benefit rates must add to not less than this total. A brief description of overtime calculation requirements are provided on the Benefit Code Key.

Journey Level Prevailing Wage Rates for the Effective Date: 01/21/2025

Pierce County

Trade ^	Job Classification	Wage	Holiday	Overtime	Note	Risk Class
<u>Carpenters</u>	Acoustical Worker	\$78.96	15J	11U		View
<u>Carpenters</u>	Bridge Dock and Wharf Carpenter	\$80.50	15J	11U	9L	View
<u>Carpenters</u>	Floor Layer & Floor Finisher	\$79.96	15J	11U		View
<u>Carpenters</u>	General Carpenter	\$78.96	15J	11U		View
<u>Carpenters</u>	Scaffold Erector	\$78.96	15J	11U		View
<u>Heat & Frost Insulators And Asbestos Workers</u>	Journey Level	\$91.81	15H	11C		View
<u>Laborers</u>	Air, Gas Or Electric Vibrating Screed	\$63.87	15J	11P	8Y	View
<u>Laborers</u>	Airtrac Drill Operator	\$65.75	15J	11P	8Y	View
<u>Laborers</u>	Ballast Regular Machine	\$63.87	15J	11P	8Y	View
<u>Laborers</u>	Batch Weighman	\$54.65	15J	11P	8Y	View
<u>Laborers</u>	Brick Pavers	\$63.87	15J	11P	8Y	View
<u>Laborers</u>	Brush Cutter	\$63.87	15J	11P	8Y	View
<u>Laborers</u>	Brush Hog Feeder	\$63.87	15J	11P	8Y	View
<u>Laborers</u>	Burner	\$63.87	15J	11P	8Y	View
<u>Laborers</u>	Caisson Worker	\$65.75	15J	11P	8Y	View
<u>Laborers</u>	Carpenter Tender	\$63.87	15J	11P	8Y	View
<u>Laborers</u>	Cement Dumper paving	\$64.98	15J	11P	8Y	View
<u>Laborers</u>	Cement Finisher Tender	\$63.87	15J	11P	8Y	View
<u>Laborers</u>	Change House Or Dry Shack	\$63.87	15J	11P	8Y	View
<u>Laborers</u>	Chipping Gun (30 Lbs. And Over)	\$64.98	15J	11P	8Y	View
<u>Laborers</u>	Chipping Gun (Under 30 Lbs.)	\$63.87	15J	11P	8Y	View
<u>Laborers</u>	Choker Setter	\$63.87	15J	11P	8Y	View
<u>Laborers</u>	Chuck Tender	\$63.87	15J	11P	8Y	View
<u>Laborers</u>	Clay Power Spreader	\$64.98	15J	11P	8Y	View
<u>Laborers</u>	Clean-up Laborer	\$63.87	15J	11P	8Y	View

ABATEMENT CONTRACT
9320 – 9330 Bridgeport Way SW

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Journey Level Wages

Laborers	Concrete Dumper/Chute Operator	\$64.98	15J	11P	8Y	View
Laborers	Concrete Form Stripper	\$63.87	15J	11P	8Y	View
Laborers	Concrete Placement Crew	\$64.98	15J	11P	8Y	View
Laborers	Concrete Saw Operator/Core Driller	\$64.98	15J	11P	8Y	View
Laborers	Crusher Feeder	\$54.65	15J	11P	8Y	View
Laborers	Curing Laborer	\$63.87	15J	11P	8Y	View
Laborers	Demolition: Wrecking & Moving (Incl. Charred Material)	\$63.87	15J	11P	8Y	View
Laborers	Ditch Digger	\$63.87	15J	11P	8Y	View
Laborers	Diver	\$65.75	15J	11P	8Y	View
Laborers	Drill Operator (Hydraulic, Diamond)	\$64.98	15J	11P	8Y	View
Laborers	Dry Stack Walls	\$63.87	15J	11P	8Y	View
Laborers	Dump Person	\$63.87	15J	11P	8Y	View
Laborers	Epoxy Technician	\$63.87	15J	11P	8Y	View
Laborers	Erosion Control Worker	\$63.87	15J	11P	8Y	View
Laborers	Faller & Bucker Chain Saw	\$64.98	15J	11P	8Y	View
Laborers	Fine Graders	\$63.87	15J	11P	8Y	View
Laborers	Firewatch	\$54.65	15J	11P	8Y	View
Laborers	Form Setter	\$64.98	15J	11P	8Y	View
Laborers	Gabian Basket Builders	\$63.87	15J	11P	8Y	View
Laborers	General Laborer	\$63.87	15J	11P	8Y	View
Laborers	Grade Checker & Transit Person	\$67.38	15J	11P	8Y	View
Laborers	Grinders	\$63.87	15J	11P	8Y	View
Laborers	Grout Machine Tender	\$63.87	15J	11P	8Y	View
Laborers	Groutmen (Pressure) Including Post Tension Beams	\$64.98	15J	11P	8Y	View
Laborers	Guardrail Erector	\$63.87	15J	11P	8Y	View
Laborers	Hazardous Waste Worker (Level A)	\$65.75	15J	11P	8Y	View
Laborers	Hazardous Waste Worker (Level B)	\$64.98	15J	11P	8Y	View
Laborers	Hazardous Waste Worker (Level C)	\$63.87	15J	11P	8Y	View
Laborers	High Scaler	\$65.75	15J	11P	8Y	View
Laborers	Jackhammer	\$64.98	15J	11P	8Y	View
Laborers	Laserbeam Operator	\$64.98	15J	11P	8Y	View
Laborers	Maintenance Person	\$63.87	15J	11P	8Y	View
Laborers	Manhole Builder-Mudman	\$64.98	15J	11P	8Y	View
Laborers	Material Yard Person	\$63.87	15J	11P	8Y	View

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ABATEMENT CONTRACT
9320 – 9330 Bridgeport Way SW

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Journey Level Wages

Laborers	Mold Abatement Worker	\$63.87	15J	11P	8Y	View
Laborers	Motorman-Dinky Locomotive	\$67.48	15J	11P	8Y	View
Laborers	nozzleman (concrete pump, green cutter when using combination of high pressure air & water on concrete & rock, sandblast, gunite, shotcrete, water blaster, vacuum blaster)	\$67.38	15J	11P	8Y	View
Laborers	Pavement Breaker	\$64.98	15J	11P	8Y	View
Laborers	Pilot Car	\$54.65	15J	11P	8Y	View
Laborers	Pipe Layer (Lead)	\$67.38	15J	11P	8Y	View
Laborers	Pipe Layer/Tailor	\$64.98	15J	11P	8Y	View
Laborers	Pipe Pot Tender	\$64.98	15J	11P	8Y	View
Laborers	Pipe Refiner	\$64.98	15J	11P	8Y	View
Laborers	Pipe Wrapper	\$64.98	15J	11P	8Y	View
Laborers	Pot Tender	\$63.87	15J	11P	8Y	View
Laborers	Powderman	\$65.75	15J	11P	8Y	View
Laborers	Powderman's Helper	\$63.87	15J	11P	8Y	View
Laborers	Power Jacks	\$64.98	15J	11P	8Y	View
Laborers	Railroad Spike Puller - Power	\$64.98	15J	11P	8Y	View
Laborers	Raker - Asphalt	\$67.38	15J	11P	8Y	View
Laborers	Re-timberman	\$65.75	15J	11P	8Y	View
Laborers	Remote Equipment Operator	\$64.98	15J	11P	8Y	View
Laborers	Rigger/Signal Person	\$64.98	15J	11P	8Y	View
Laborers	Rip Rap Person	\$63.87	15J	11P	8Y	View
Laborers	Rivet Buster	\$64.98	15J	11P	8Y	View
Laborers	Rodder	\$64.98	15J	11P	8Y	View
Laborers	Scaffold Erector	\$63.87	15J	11P	8Y	View
Laborers	Scale Person	\$63.87	15J	11P	8Y	View
Laborers	Sloper (Over 20")	\$64.98	15J	11P	8Y	View
Laborers	Sloper Sprayer	\$63.87	15J	11P	8Y	View
Laborers	Spreader (Concrete)	\$64.98	15J	11P	8Y	View
Laborers	Stake Hopper	\$63.87	15J	11P	8Y	View
Laborers	Stock Piler	\$63.87	15J	11P	8Y	View
Laborers	Swinging Stage/Boatswain Chair	\$54.65	15J	11P	8Y	View
Laborers	Tamper & Similar Electric, Air & Gas Operated Tools	\$64.98	15J	11P	8Y	View
Laborers	Tamper (Multiple & Self-propelled)	\$64.98	15J	11P	8Y	View

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ABATEMENT CONTRACT
9320 – 9330 Bridgeport Way SW

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Journey Level Wages

Laborers	Timber Person - Sewer (Logger, Shorer & Cribber)	\$64.98	15J	11P	8Y	View
Laborers	Toolroom Person (at Jobsite)	\$63.87	15J	11P	8Y	View
Laborers	Topper	\$63.87	15J	11P	8Y	View
Laborers	Track Laborer	\$63.87	15J	11P	8Y	View
Laborers	Track Liner (Power)	\$64.98	15J	11P	8Y	View
Laborers	Traffic Control Laborer	\$58.20	15J	11P	9C	View
Laborers	Traffic Control Supervisor	\$61.47	15J	11P	9C	View
Laborers	Truck Spotter	\$63.87	15J	11P	8Y	View
Laborers	Tugger Operator	\$64.98	15J	11P	8Y	View
Laborers	Tunnel Work-Compressed Air Worker 0-30 psi	\$200.40	15J	11P	9B	View
Laborers	Tunnel Work-Compressed Air Worker 30.01-44.00 psi	\$205.43	15J	11P	9B	View
Laborers	Tunnel Work-Compressed Air Worker 44.01-54.00 psi	\$209.11	15J	11P	9B	View
Laborers	Tunnel Work-Compressed Air Worker 54.01-60.00 psi	\$214.81	15J	11P	9B	View
Laborers	Tunnel Work-Compressed Air Worker 60.01-64.00 psi	\$216.93	15J	11P	9B	View
Laborers	Tunnel Work-Compressed Air Worker 64.01-68.00 psi	\$222.03	15J	11P	9B	View
Laborers	Tunnel Work-Compressed Air Worker 68.01-70.00 psi	\$223.93	15J	11P	9B	View
Laborers	Tunnel Work-Compressed Air Worker 70.01-72.00 psi	\$225.93	15J	11P	9B	View
Laborers	Tunnel Work-Compressed Air Worker 72.01-74.00 psi	\$227.93	15J	11P	9B	View
Laborers	Tunnel Work-Guage and Lock Tender	\$67.48	15J	11P	8Y	View
Laborers	Tunnel Work-Miner	\$67.48	15J	11P	8Y	View
Laborers	Vibrator	\$64.98	15J	11P	8Y	View
Laborers	Vinyl Seamer	\$63.87	15J	11P	8Y	View
Laborers	Watchman	\$49.97	15J	11P	8Y	View
Laborers	Welder	\$64.98	15J	11P	8Y	View
Laborers	Weil Point Laborer	\$64.98	15J	11P	8Y	View
Laborers	Window Washer/Cleaner	\$49.97	15J	11P	8Y	View
Power Equipment Operators	Asphalt Plant Operator	\$84.67	15J	3K	8X	View
Power Equipment Operators	Assistant Engineer	\$82.59	7A	11H	8X	View
Power Equipment Operators	Barrier Machine (zipper)	\$83.92	15J	3K	8X	View
Power Equipment Operators	Batch Plant Operator: Concrete	\$83.92	15J	3K	8X	View
Power Equipment Operators	Bobcat	\$79.65	15J	3K	8X	View

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ABATEMENT CONTRACT
9320 – 9330 Bridgeport Way SW

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Journey Level Wages

Power Equipment Operators	Brokk - Remote Demolition Equipment	\$79.65	15J	3K	8X	View
Power Equipment Operators	Brooms	\$79.65	15J	3K	8X	View
Power Equipment Operators	Bump Cutter	\$83.92	15J	3K	8X	View
Power Equipment Operators	Cableways	\$84.67	15J	3K	8X	View
Power Equipment Operators	Chipper	\$83.92	15J	3K	8X	View
Power Equipment Operators	Compressor	\$79.65	15J	3K	8X	View
Power Equipment Operators	Concrete Pump: Truck Mount With Boom Attachment Over 42m	\$84.67	15J	3K	8X	View
Power Equipment Operators	Concrete Finish Machine -laser Screed	\$79.65	15J	3K	8X	View
Power Equipment Operators	Concrete Pump - Mounted Or Trailer					
Power Equipment Operators	High Pressure Line Pump, Pump High Pressure	\$83.28	15J	3K	8X	View
Power Equipment Operators	Concrete Pump: Truck Mount With Boom Attachment Up To 42m	\$83.92	15J	3K	8X	View
Power Equipment Operators	Conveyors	\$83.28	15J	3K	8X	View
Power Equipment Operators	Cranes Friction: 200 tons and over	\$90.46	7A	11H	8X	View
Power Equipment Operators	Cranes, A-frame: 10 tons and under	\$82.59	7A	11H	8X	View
Power Equipment Operators	Cranes: 100 tons through 199 tons, or 150' of boom (including jib with attachments)	\$88.67	7A	11H	8X	View
Power Equipment Operators	Cranes: 20 tons through 44 tons with attachments	\$87.03	7A	11H	8X	View
Power Equipment Operators	Cranes: 200 tons- 299 tons, or 250' of boom including jib with attachments	\$89.60	7A	11H	8X	View
Power Equipment Operators	Cranes: 300 tons and over or 300' of boom including jib with attachments	\$90.46	7A	11H	8X	View
Power Equipment Operators	Cranes: 45 tons through 99 tons, under 150' of boom(including jib with attachments)	\$87.82	7A	11H	8X	View
Power Equipment Operators	Cranes: Friction cranes through 199 tons	\$89.60	7A	11H	8X	View
Power Equipment Operators	Cranes: through 19 tons with attachments, A-frame over 10 tons	\$86.36	7A	11H	8X	View
Power Equipment Operators	Crusher	\$83.92	15J	3K	8X	View
Power Equipment Operators	Deck Engineer/deck Winches (power)	\$83.92	15J	3K	8X	View
Power Equipment Operators	Derricks: on building work	\$87.82	7A	11H	8X	View
Power Equipment Operators	Dozers D-9 & Under	\$83.28	15J	3K	8X	View
Power Equipment Operators	Drill Oilers: Auger Type, Truck Or Crane Mount	\$83.28	15J	3K	8X	View
Power Equipment Operators	Drilling Machine	\$85.53	15J	3K	8X	View
Power Equipment Operators	Elevator and man-lift: permanent and shaft type	\$82.59	7A	11H	8X	View
Power Equipment Operators	Finishing Machine, Bidwell And Gamaco & Similar Equipment	\$83.92	15J	3K	8X	View

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Journey Level Wages

Power Equipment Operators	Forklift: 3000 lbs and over with attachments	\$86.36	7A	11H	8X	View
Power Equipment Operators	Forklifts: under 3000 lbs. with attachments	\$82.59	7A	11H	8X	View
Power Equipment Operators	Grade Engineer: Using Blueprints, Cut Sheets, etc.	\$83.92	15J	3K	8X	View
Power Equipment Operators	Gradechecker/stakeman	\$79.65	15J	3K	8X	View
Power Equipment Operators	Guardrail punch/Auger	\$83.92	15J	3K	8X	View
Power Equipment Operators	Hard Tail End Dump Articulating Off-Road Equipment 45 Yards. & Over	\$84.67	15J	3K	8X	View
Power Equipment Operators	Hard Tail End Dump Articulating Off-road Equipment Under 45 Yards	\$83.92	15J	3K	8X	View
Power Equipment Operators	Horizontal/directional Drill Locator	\$83.28	15J	3K	8X	View
Power Equipment Operators	Horizontal/directional Drill Operator	\$83.92	15J	3K	8X	View
Power Equipment Operators	Hydralifts/boom trucks: 10 tons and under	\$82.59	7A	11H	8X	View
Power Equipment Operators	Hydralifts/boom trucks: over 10 tons	\$86.36	7A	11H	8X	View
Power Equipment Operators	Loader, Overhead 8 Yards. & Over	\$85.53	15J	3K	8X	View
Power Equipment Operators	Loader, Overhead, 6 Yards. But Not Including 8 Yards	\$84.67	15J	3K	8X	View
Power Equipment Operators	Loaders, Overhead Under 6 Yards	\$83.92	15J	3K	8X	View
Power Equipment Operators	Loaders, Plant Feed	\$83.92	15J	3K	8X	View
Power Equipment Operators	Loaders: Elevating Type Belt	\$83.28	15J	3K	8X	View
Power Equipment Operators	Locomotives, All	\$83.92	15J	3K	8X	View
Power Equipment Operators	Material Transfer Device	\$83.92	15J	3K	8X	View
Power Equipment Operators	Mechanics: all (Leadmen - \$0.50 per hour over mechanic)	\$88.67	7A	11H	8X	View
Power Equipment Operators	Motor patrol graders	\$84.67	15J	3K	8X	View
Power Equipment Operators	Mucking Machine, Mole, Tunnel Drill, Boring, Road Header And/or Shield	\$84.67	15J	3K	8X	View
Power Equipment Operators	Oil Distributors, Blower Distribution & Mulch Seeding Operator	\$79.65	15J	3K	8X	View
Power Equipment Operators	Outside Hoists (elevators and manlifts), Air Tuggers, Strato	\$86.36	7A	11H	8X	View
Power Equipment Operators	Overhead, bridge type Crane: 20 tons through 44 tons	\$87.03	7A	11H	8X	View
Power Equipment Operators	Overhead, bridge type: 100 tons and over	\$88.67	7A	11H	8X	View
Power Equipment Operators	Overhead, bridge type: 45 tons through 99 tons	\$87.82	7A	11H	8X	View
Power Equipment Operators	Pavement Breaker	\$79.65	15J	3K	8X	View
Power Equipment Operators	Pile Driver (other Than Crane Mount)	\$83.92	15J	3K	8X	View
Power Equipment Operators	Plant Oiler - Asphalt, Crusher	\$83.28	15J	3K	8X	View
Power Equipment Operators	Posthole Digger, Mechanical	\$79.65	15J	3K	8X	View

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ABATEMENT CONTRACT
9320 – 9330 Bridgeport Way SW

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Journey Level Wages						
Power Equipment Operators	Power Plant	\$79.65	15J	3K	8X	View
Power Equipment Operators	Pumps - Water	\$79.65	15J	3K	8X	View
Power Equipment Operators	Quad 9, HD 41, D10 And Over	\$84.67	15J	3K	8X	View
Power Equipment Operators	Quick Tower: no cab, under 100 feet in height based to boom	\$82.59	7A	11H	8X	View
Power Equipment Operators	Remote Control Operator On Rubber Tired Earth Moving Equipment	\$84.67	15J	3K	8X	View
Power Equipment Operators	Rigger and Bellman	\$82.59	7A	11H	8X	View
Power Equipment Operators	Rigger/Signal Person, Bellman(Certified)	\$86.36	7A	11H	8X	View
Power Equipment Operators	Rollagon	\$84.67	15J	3K	8X	View
Power Equipment Operators	Roller, Other Than Plant Mix	\$79.65	15J	3K	8X	View
Power Equipment Operators	Roller, Plant Mix Or Multi-lift Materials	\$83.28	15J	3K	8X	View
Power Equipment Operators	Roto-mill, Roto-grinder	\$83.92	15J	3K	8X	View
Power Equipment Operators	Saws - Concrete	\$83.28	15J	3K	8X	View
Power Equipment Operators	Scraper, Self Propelled Under 45 Yards	\$83.92	15J	3K	8X	View
Power Equipment Operators	Scrapers - Concrete & Carry All	\$83.28	15J	3K	8X	View
Power Equipment Operators	Scrapers, Self-propelled 45 Yards And Over	\$84.67	15J	3K	8X	View
Power Equipment Operators	Service Engineers: equipment	\$86.36	7A	11H	8X	View
Power Equipment Operators	Shotcrete/gunito Equipment	\$79.65	15J	3K	8X	View
Power Equipment Operators	Shovel, Excavator, Backhoe, Tractors Under 15 Metric Tons	\$83.28	15J	3K	8X	View
Power Equipment Operators	Shovel, Excavator, Backhoe: Over 30 Metric Tons To 50 Metric Tons	\$84.67	15J	3K	8X	View
Power Equipment Operators	Shovel, Excavator, Backhoes, Tractors: 15 To 30 Metric Tons	\$83.92	15J	3K	8X	View
Power Equipment Operators	Shovel, Excavator, Backhoes: Over 50 Metric Tons To 90 Metric Tons	\$85.53	15J	3K	8X	View
Power Equipment Operators	Shovel, Excavator, Backhoes: Over 90 Metric Tons	\$86.39	15J	3K	8X	View
Power Equipment Operators	Slipform Pavers	\$84.67	15J	3K	8X	View
Power Equipment Operators	Spreader, Topside & Screedman	\$84.67	15J	3K	8X	View
Power Equipment Operators	Subgrader Trimmer	\$83.92	15J	3K	8X	View
Power Equipment Operators	Tower Bucket Elevators	\$83.28	15J	3K	8X	View
Power Equipment Operators	Tower Crane: over 175' through 250' in height, base to boom	\$89.60	7A	11H	8X	View
Power Equipment Operators	Tower crane: up to 175' in height base to boom	\$88.67	7A	11H	8X	View
Power Equipment Operators	Tower Cranes: over 250' in height from base to boom.	\$90.46	7A	11H	8X	View
Power Equipment Operators	Transporters, All Track Or Truck Type	\$84.67	15J	3K	8X	View

<https://secure.ini.wa.gov/wagelookup/rates/journey-level-rates>

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ABATEMENT CONTRACT
9320 – 9330 Bridgeport Way SW

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		Journey Level Wages				
Power Equipment Operators	Trenching Machines	\$83.28	15J	3K	8X	View
Power Equipment Operators	Truck Crane Oiler/Driver: 100 tons and over	\$87.03	7A	11H	8X	View
Power Equipment Operators	Truck crane oiler/driver: under 100 tons	\$86.36	7A	11H	8X	View
Power Equipment Operators	Truck Mount Portable Conveyor	\$83.92	15J	3K	8X	View
Power Equipment Operators	Vac Truck (Vacator Guzzler, Hydro Excavator)	\$83.92	15J	3K	8X	View
Power Equipment Operators	Welder	\$87.82	7A	11H	8X	View
Power Equipment Operators	Wheel Tractors, Farmall Type	\$79.65	15J	3K	8X	View
Power Equipment Operators	Yo Yo Pay Dozer	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Asphalt Plant Operator	\$84.67	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Assistant Engineer	\$82.59	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Barrier Machine (zipper)	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Batch Plant Operator: Concrete	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Bobcat	\$79.65	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Brokk - Remote Demolition Equipment	\$79.65	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Brooms	\$79.65	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Bump Cutter	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Cableways	\$84.67	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Chipper	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Compressor	\$79.65	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Concrete Pump: Truck Mount With Boom Attachment Over 42m	\$84.67	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Concrete Finish Machine - Laser Screed	\$79.65	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Concrete Pump - Mounted Or Trailer					
Power Equipment Operators: Underground Sewer & Water	High Pressure Line Pump, Pump High Pressure	\$83.28	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Concrete Pump: Truck Mount With Boom Attachment Up To 42m	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Conveyors	\$83.28	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Cranes Friction: 200 tons and over	\$90.46	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Cranes, A-frame: 10 tons and under	\$82.59	7A	11H	8X	View

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ABATEMENT CONTRACT 9320 – 9330 Bridgeport Way SW

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Journey Level Wages

Power Equipment Operators: Underground Sewer & Water	Cranes: 100 tons through 199 tons, or 150' of boom (including jib with attachments)	\$88.67	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Cranes: 20 tons through 44 tons with attachments	\$87.03	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Cranes: 200 tons- 299 tons, or 260' of boom including jib with attachments	\$89.60	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Cranes: 300 tons and over or 300' of boom including jib with attachments	\$90.46	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Cranes: 45 tons through 99 tons, under 150' of boom (including jib with attachments)	\$87.82	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Cranes: Friction cranes through 199 tons	\$89.60	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Cranes: through 19 tons with attachments, A-frame over 10 tons	\$86.36	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Crusher	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Deck Engineer/deck Winches (power)	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Derricks: on building work	\$87.82	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Dozers D-9 & Under	\$83.28	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Drill Oilers: Auger Type, Truck Or Crane Mount	\$83.28	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Drilling Machine	\$85.53	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Elevator and man-lift: permanent and shaft type	\$82.59	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Finishing Machine, Bidwell And Gamaco & Similar Equipment	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Forklift: 3000 lbs and over with attachments	\$86.36	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Forklifts: under 3000 lbs. with attachments	\$82.59	7A	11H	8X	View
Power Equipment Operators: Underground Sewer & Water	Grade Engineer: Using Blueprints, Cut Sheets, etc.	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Gradechecker/stakeman	\$79.65	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Guardrail punch/Auger	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Hard Tail End Dump Articulating Off-Road Equipment 45 Yards. & Over	\$84.67	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Hard Tail End Dump Articulating Off-road Equipment Under 45 Yards	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Horizontal/directional Drill Locator	\$83.28	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Horizontal/directional Drill Operator	\$83.92	15J	3K	8X	View
Power Equipment Operators: Underground Sewer & Water	Hydralifts/boom trucks: 10 tons and under	\$82.59	7A	11H	8X	View

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Journey Level Wages

<u>Power Equipment Operators: Underground Sewer & Water</u>	Hydralifts/boom trucks: over 10 tons	\$86.36	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Loader, Overhead 8 Yards. & Over	\$85.53	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Loader, Overhead, 6 Yards. But Not Including 8 Yards	\$84.67	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Loaders, Overhead Under 6 Yards	\$83.92	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Loaders, Plant Feed	\$83.92	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Loaders: Elevating Type Belt	\$83.28	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Locomotives, All	\$83.92	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Material Transfer Device	\$83.92	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Mechanics: all (Leadmen - \$0.50 per hour over mechanic)	\$88.67	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Motor patrol graders	\$84.67	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Mucking Machine, Mole, Tunnel Drill, Boring, Road Header And/or Shield	\$84.67	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Oil Distributors, Blower Distribution & Mulch Seeding Operator	\$79.65	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Outside Hoists (elevators and manlifts), Air Tuggers, Strato	\$86.36	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Overhead, bridge type Crane: 20 tons through 44 tons	\$87.03	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Overhead, bridge type: 100 tons and over	\$88.67	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Overhead, bridge type: 45 tons through 99 tons	\$87.82	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Pavement Breaker	\$79.65	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Pile Driver (other Than Crane Mount)	\$83.92	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Plant Oiler - Asphalt, Crusher	\$83.28	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Posthole Digger, Mechanical	\$79.65	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Power Plant	\$79.65	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Pumps - Water	\$79.65	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Quad 9, HD 41, D10 And Over	\$84.67	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Quick Tower: no cab, under 100 feet in height based to boom	\$82.59	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Remote Control Operator On Rubber Tired Earth Moving Equipment	\$84.67	15J	3K	8X	View

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Journey Level Wages

<u>Power Equipment Operators: Underground Sewer & Water</u>	Rigger and Belman	\$82.59	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Rigger/Signal Person, Belman(Certified)	\$86.36	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Rollagon	\$84.67	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Roller, Other Than Plant Mix	\$79.65	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Roller, Plant Mix Or Multi-lift Materials	\$83.28	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Roto-mill, Roto-grinder	\$83.92	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Saws - Concrete	\$83.28	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Scraper, Self Propelled Under 45 Yards	\$83.92	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Scrapers - Concrete & Carry All	\$83.28	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Scrapers, Self-propelled: 45 Yards And Over	\$84.67	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Service Engineers: equipment	\$86.36	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Shotcrete/gunite Equipment	\$79.65	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Shovel, Excavator, Backhoe, Tractors Under 15 Metric Tons	\$83.28	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Shovel, Excavator, Backhoe: Over 30 Metric Tons To 50 Metric Tons	\$84.67	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Shovel, Excavator, Backhoes, Tractors: 15 To 30 Metric Tons	\$83.92	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Shovel, Excavator, Backhoes: Over 50 Metric Tons To 90 Metric Tons	\$85.53	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Slipform Pavers	\$84.67	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Spreader, Toppers & Screedman	\$84.67	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Subgrader Trimmer	\$83.92	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Tower Bucket Elevators	\$83.28	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Tower Crane: over 175' through 250' in height, base to boom	\$89.60	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Tower crane: up to 175' in height base to boom	\$88.67	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Tower Cranes: over 250' in height from base to boom.	\$90.46	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Transporters, All Track Or Truck Type	\$84.67	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Trenching Machines	\$83.28	15J	3K	8X	View

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Journey Level Wages

<u>Power Equipment Operators: Underground Sewer & Water</u>	Truck Crane Oiler/Driver: 100 tons and over	\$87.03	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Truck crane oiler/driver: under 100 tons	\$86.36	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Truck Mount Portable Conveyor	\$83.92	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Vac Truck (Vector Guzzler, Hydro Excavator)	\$83.92	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Welder	\$87.82	7A	11H	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Wheel Tractors, Farmall Type	\$79.65	15J	3K	8X	View
<u>Power Equipment Operators: Underground Sewer & Water</u>	Yo Yo Pay Dozer	\$83.92	15J	3K	8X	View
<u>Truck Drivers</u>	Asphalt Mix Over 16 Yards	\$79.40	15J	11M	8L	View
<u>Truck Drivers</u>	Asphalt Mix To 16 Yards	\$78.56	15J	11M	8L	View
<u>Truck Drivers</u>	Dump Truck	\$78.56	15J	11M	8L	View
<u>Truck Drivers</u>	Dump Truck & Trailer	\$79.40	15J	11M	8L	View
<u>Truck Drivers</u>	Other Trucks	\$79.40	15J	11M	8L	View



To: Mayor and City Councilmembers
From: Tho Kraus, Deputy City Manager
Through: John J. Caulfield, City Manager *John J. Caulfield*
Date: May 5, 2025
Subject: Public Hearing - Proposed 2025 Carry Forward Budget Adjustment

BACKGROUND

The proposed budget adjustment makes the following types of modification to the current biennium:

- Revise the estimated beginning fund balance to reflect the 2024 ending fund balance;
- Adjustments to incorporate items previously approved by the City Council;
- Appropriate projects funded by grants and contributions;
- Continuation of capital projects; and
- New allocations as necessary.

ITEMS ADDED SINCE APRIL 21, 2025 STUDY SESSIONS

- SWM Fund: \$200,000 for Lakewood Municipal Code Title 12 Update
The goal of the Engineering Standards Manual (ESM) and related regulations in the Lakewood Municipal Code Title 12 update is to improve the functionality, efficiency, and compliance of city engineering and development standards. This includes updates to promote efficiency and workflow optimization, enhance customer service by streamlining requirements and standardizing permit procedures on engineering improvements. This is one of several process improvements on Planning & Public Works workplan for 2025.
- Parks CIP Fund: \$80,000 for Motor Avenue Site Improvements
Include adding irrigation zones to cover the full 1.5 acres turf area. The project includes improving the property purchased adjacent to Motor Ave for a downtown park. The building on the parcel was removed. The improvements will: regrade the site to remove rocks and eliminate any significant or immediate drops of dips that could create safety issues; irrigate extent of site (assumed repair 3 zones, install 9 new zones, remove & replace 1 sidewalk panel); and import and install 4" Type A topsoil & hydroseed with PNW turf to cover 1.5 acres.

NEXT STEPS

- May 19, 2025 Adoption

PROPOSED BUDGET ADJUSTMENT SUMMARY

Year 2025:

- Increase beginning fund balance by \$25.88M, resulting in a revised estimate of \$55.44M.
- Increases revenues by \$36.41M, resulting in a revised estimate of \$128.67M.
- Increases expenditures by \$63.32, resulting in a revised estimate of \$156.36M.
- Increases ending fund balance by \$0.61M, resulting in a revised estimate of \$27.74M.

Year 2026:

- Increase beginning fund balance by \$0.61M, resulting in a revised estimate of \$27.74M.
- Decreases revenues by \$3.96M, resulting in a revised estimate of \$98.89M.
- Decreases expenditures by \$3.08M, resulting in a revised estimate of \$98.13M.
- Increases ending fund balance by \$0.27M, resulting in a revised estimate of \$28.51M.

The table below provides a breakdown of the proposed budget adjustment (\$ in millions):

Fund Group	Beginning Fund Balance			Revenue			Expenditure			Ending Fund Balance		
	Current Budget	Prop Adj	Proposed Revised Budget	Current Budget	Prop Adj	Proposed Revised Budget	Current Budget	Prop Adj	Proposed Revised Budget	Current Budget	Prop Adj	Proposed Revised Budget
Total Year 2025	\$ 27.91	\$ 25.88	\$ 55.44	\$ 92.26	\$ 36.41	\$ 128.67	\$ 93.04	\$ 63.32	\$ 156.36	\$ 27.13	\$ 0.61	\$ 27.74
General	\$ 8.64	\$ 4.24	\$ 12.88	\$ 51.69	\$ 0.52	\$ 52.21	\$ 52.01	\$ 6.53	\$ 58.55	\$ 8.31	\$ (1.77)	\$ 6.54
Special Revenue	\$ 3.94	\$ 3.09	\$ 8.68	\$ 7.23	\$ 5.67	\$ 12.90	\$ 7.17	\$ 10.14	\$ 17.31	\$ 4.00	\$ 0.27	\$ 4.27
Debt Service	\$ 0.76	\$ 0.17	\$ 0.93	\$ 3.57	\$ -	\$ 3.57	\$ 3.09	\$ 0.09	\$ 3.18	\$ 1.24	\$ 0.08	\$ 1.33
Capital Projects	\$ 0.39	\$ 14.41	\$ 14.80	\$ 13.65	\$ 28.41	\$ 42.06	\$ 13.42	\$ 41.98	\$ 55.40	\$ 0.61	\$ 0.84	\$ 1.45
Enterprise	\$ 9.56	\$ 3.67	\$ 13.23	\$ 5.74	\$ 0.21	\$ 5.95	\$ 7.24	\$ 2.49	\$ 9.73	\$ 8.06	\$ 1.38	\$ 9.44
Internal Service	\$ 4.62	\$ 0.30	\$ 4.92	\$ 10.39	\$ 1.59	\$ 11.98	\$ 10.10	\$ 2.08	\$ 12.18	\$ 4.91	\$ (0.19)	\$ 4.72
Total Year 2026	\$ 27.13	\$ 0.61	\$ 27.74	\$ 102.85	\$ (3.96)	\$ 98.89	\$ 101.21	\$ (3.08)	\$ 98.13	\$ 28.77	\$ (0.27)	\$ 28.51
General	\$ 8.31	\$ (1.77)	\$ 6.54	\$ 53.25	\$ (0.07)	\$ 53.18	\$ 53.06	\$ 0.16	\$ 53.22	\$ 8.51	\$ (2.00)	\$ 6.51
Special Revenue	\$ 4.00	\$ 0.27	\$ 4.27	\$ 6.79	\$ 0.01	\$ 6.80	\$ 6.71	\$ 0.01	\$ 6.72	\$ 4.07	\$ 0.27	\$ 4.34
Debt Service	\$ 1.24	\$ 0.08	\$ 1.33	\$ 3.54	\$ -	\$ 3.54	\$ 3.03	\$ -	\$ 3.03	\$ 1.75	\$ 0.08	\$ 1.84
Capital Projects	\$ 0.61	\$ 0.84	\$ 1.45	\$ 22.47	\$ (3.99)	\$ 18.48	\$ 23.08	\$ (3.57)	\$ 19.52	\$ -	\$ 0.41	\$ 0.41
Enterprise	\$ 8.06	\$ 1.38	\$ 9.44	\$ 5.71	\$ -	\$ 5.71	\$ 5.24	\$ 0.23	\$ 5.46	\$ 8.53	\$ 1.16	\$ 9.69
Internal Service	\$ 4.91	\$ (0.19)	\$ 4.72	\$ 11.09	\$ 0.09	\$ 11.18	\$ 10.09	\$ 0.09	\$ 10.18	\$ 5.91	\$ (0.19)	\$ 5.72

GENERAL FUND ENDING FUND BALANCE

In support of the City's financial integrity, the City Council originally adopted on September 15, 2014, a set of financial policies including fund balance reserves totaling 12% of General/Street O&M Funds operating revenues as follows:

- 2% General Fund Contingency Reserves: The purpose of this reserve is to accommodate unexpected operational changes, legislative impacts, or other economic events affecting the City's operations which could not have been reasonably anticipated at the time the original budget was prepared.
- 5% General Fund Ending Fund Balance Reserves: The purpose of this reserve is to provide financial stability, cash flow for operations and the assurance that the City will be able to respond to revenue shortfalls with fiscal strength.
- 5% Strategic Reserves: The purpose of this reserve is to provide some fiscal means for the City to respond to potential adversities such as public emergencies, natural disasters or similar major, unanticipated events.

The proposed budget adjustment maintains General Fund ending fund balance reserves and a balanced budget as follows:

General Fund Ending Fund Balance	Proposed Revised Budget	
	2025	2026
2% Contingency Reserves	\$ 1,051,505	\$ 1,084,462
5% Ending Fund Balance Reserves	2,628,763	2,711,161
5% Strategic Reserves	2,628,763	2,711,161
Total 12% Ending Fund Balance Reserves	6,309,031	6,506,784
+ Unreserves/Designated for 2025/2026 Budget	234,709	-
Total Ending Fund Balance	\$ 6,543,740	\$ 6,506,784

General Fund Financial Summary	Proposed Revised Budget	
	2025	2026
Operating Revenue	\$ 51,300,967	\$ 52,918,403
Operating Expenditures	51,136,061	51,891,775
Operating Income / (Loss)	164,906	1,026,628
As a % of Operating Expenditures	0.3%	2.0%
Other Financing Sources	910,770	265,238
Other Financing Uses	7,409,194	1,328,821
Beginning Fund Balance	\$ 12,877,258	\$ 6,543,739
Ending Fund Balance	\$ 6,543,740	\$ 6,506,784

PROPOSED BUDGET ADJUSTMENT DETAILS

The narrative below provides detailed information on the proposed budget adjustments. A summarized list is included as an attachment to this memo.

Fund 001 General

AD – Merchant Service Fees, New/Ongoing

Add \$13,380 per year for merchant service fees associated with credit card acceptance, resulting in an annual estimated cost of \$72,580. The increase in fees is due to increased credit card activity. Estimated annual costs by activity are as follows:

- o General Purpose \$3,240
- o Development Services Permits \$61,780
- o Municipal Court \$7,580

AD – Annual Audit Costs, New/Ongoing

Add \$16,160 per year for annual costs performed by Washington State Auditor's Office, resulting in an annual estimated cost of \$118,160.

AD – Employee & Volunteer Recognition Event, New/Ongoing

Add \$1,480 per year for employee & volunteer recognition events which include supplies, catering and venue for a total cost of \$9,980. Estimated costs for the 3 events are as follows:

- o Summer Employee Recognition: Catering \$2,340 and supplies \$265
- o December Employee Recognition: Catering \$4,260; Venue \$420; Supplies \$345
- o Volunteer Recognition: Catering \$1,610; Venue \$420; Supplies \$230

AD –Public Defender, New/Ongoing

Add \$250,000 per year for primary public defense services resulting in annual budgets of \$803,500. Including the current annual budget for conflict public defense services of \$81,000, the City's total proposed revised public defender budget totals \$884,500. The increase is due to changes in standards including reduced caseload limits.

CC – City Manager Recruitment, New/1-Time

Add \$26,000 for a firm to assist with the recruitment of a new City Manager.

CC – Logo Wear for Boards & Commissions, New/1-Time

Add \$2,800 for logo wear clothing for boards and commissions.

CM – Personnel Costs for Intern, New/1-Time

Add \$15,600 for half -time intern for 6 months. This position will assist the City in the areas of key performance metrics dashboards, communications and geographical information systems, while gaining local government experience. The cost is offset by a reduction to the Assistant to City Manager/Policy Analyst personnel costs. Estimates were calculated based on human resources system setup which inadvertently placed the position at a higher pay scale.

CM – Refreshments for Desserts in the Driveway, New/Ongoing

Add \$1,500 per year for refreshments at Desserts in the Driveway events (8 scheduled for 2025 to be held at Tillicum, Dower Elementary, Springbrook, Oakbrook, Clover Creek, Fort Steilacoom Park, Downtown Lakewood, and Lake City).

LG - Opioid Funds, Continuation/1-Time

Carry forward balance of \$779,499 received through December 31, 2024, for eligible program expenditures. Per the agreement: Section 5. Administration of PCOAC and Expenses. Pierce County agrees to provide for the administration of the PCOAC through the Pierce County Auditor's Office as outlined in this Agreement. The Pierce County Auditor's Office (Administrator) will serve as the administrator for PCOAC and shall perform all administrative functions, including scheduling of meetings, making reports publicly available, maintaining a public dashboard, preparing a report for consideration of the PCOAC at its annual meeting, and other such tasks as assigned by the Chair. Administrative Expenses. 10% of the Opioid Funds received by the Parties will be reserved by each Party, on an annual basis, for administrative costs related to the PCOAC. Administrative costs are limited to 10% and every effort shall be made to keep administrative costs below 10%. The Administrator shall provide itemized invoices for all administrative expenses to each of the Parties before the end of each fiscal year. Each Party will be billed by the Administrator a pro-rated amount based on the overall percentage each Party annually receives in direct allocation from the Trustee. Any reserved funds that exceed a party's pro-rated share of the administrative costs will be reallocated to each Party for Approved Purposes under the MOU. Expenditures thus far has been for administrative fees (\$2,165.37 for 2023 and \$2,458.66 for 2024).

LG – Stop Violence Against Women Grant, Grant/1-Time

Increase \$6,827 to cover the Assistant position assigned to this project, which provides support on STOP grant activities that will enhance the prosecution's response to adult or teen victims of domestic violence, sexual assault, stalking, and dating violence. Grant received from Washington Department of Commerce for funding period 1/1/2025-12/31/2025.

MC – SPAR (Simple Possession Advocacy and Representation Program) Grant, Grant/1-Time

Carry forward program expenditures of \$17,273 funded by grant revenue from Washington State Administrative Office of the Courts to support the Lakewood Municipal Court to provide defense counsel Consultation and Representation for defendants facing charges or charged with simple possession or public use offenses involving allegations of possession or public use of a controlled substance, counterfeit substance, or legend drugs. The grant period is from June 1, 2024 to June 30, 2025.

MC – Therapeutic Court, Grant/1-Time

Carryforward program expenditures of \$76,353 funded by grant revenue from Washington State Administrative Office of the Courts for Lakewood Municipal Court to establish a Therapeutic Court to serve Lakewood, DuPont and Steilacoom, similar to the Veterans Treatment Court. The grant period has been extended and is now from June 1, 2023 to June 30, 2025.

MC – Office of Public Defense Grant, Grant/1-Time

Carryforward program expenditures of \$34,000 for OPD grant received from Washington State Office of Public Defense (\$68,000 for funding period 1/1/2024-12/31/2025). The funds must be used in accordance with the grant agreement which provides for reimbursement of training costs for public defense providers, investigator and/or expert services, social worker services to assist public defense attorneys and interpreter services for attorney-client interviews and communications.

MC – Contracted Court Services, Continuation/Ongoing

Reduce estimated contracted court services revenue by \$67,346 in 2025 and \$69,366 in 2026 based on true up of 2024 costs. The adjustment results in revised estimates of \$339,354 in 2025 (Town of Steilacoom \$88,476 / City of DuPont \$250,878) and \$349,534 in 2026 (Town of Steilacoom \$91,130 / City of DuPont \$258,404).

PK – Sponsorships, Grant/1-Time

Add \$67,000 for 2025 sponsorships as approved by the City Council in February 2025 as follows:

- \$15,000 from Amazon for SummerFEST
- \$8,000 from Twin Star:
 - \$3,000 for SummerFest
 - \$1,000 for Youth Summit
 - \$2,000 for Martin Luther King (MLK) Event
 - \$2,000 for Fiesta de la Familia
- \$18,500 from Virginia Mason:
 - \$8,000 for SummerFEST
 - \$8,000 for Farmers Market
 - \$2,500 for Fiesta de la Familia
- \$9,000 from Pierce Transit:
 - \$3,000 for Farmers Market
 - \$3,000 for Fiesta de la Familia
 - \$3,000 for SummerFEST
- \$5,500 from WSECU:
 - \$3,000 for Farmers Market
 - \$2,500 for Truck & Tractor Day
- \$6,000 from Vibrant Schools and Friends for MLK Beloved Community
- \$2,500 from Navy Federal Credit Union for SummerFest
- \$2,500 from Harborstone Credit Union for Truck & Tractor Day

PK – CHOICE Grant, Grant/1-Time

Carry forward program expenditures of \$74,100 funded by grant revenue from the Washington State Health Care Authority (HCA) CHOICE. The City has been the fiscal agent for the Lakewood's CHOICE program since July 1, 2019. It is a behavioral health initiative that serves parents and youth directly with various programs and curricula in partnership with the school district and local nonprofit organizations. Most of the contract pays for the two CHOICE contractors who perform the work, and 8% is set aside to cover a portion of the administrative costs as it relates to the Human Services Coordinator position but does not cover other administrative costs such as finance and accounting. The grant period is from June 1, 2023 to June 30, 2025.

PK – Janitorial Services, New/Ongoing

Increase janitorial services by \$7,182 per year, resulting in the following estimates:

- \$1,016 for Fort Steilacoom Park O&M Shop
- \$1,516 for Front Street O&M Shop
- \$7,150 for Fort Steilacoom Park Pavilion

PD – Jail Services, New/Ongoing

Add \$230,000 per year for jail cost increase, resulting in annual budgets of \$1,030,000.

PD – Clean Air Assessment, New/Ongoing

Add \$2,866 in 2025 and \$6,335 in 2026 which reflects a 7% annual increase for a total budget of \$49,582 in 2025 and \$53,053 in 2026. This is a per capita assessment and per Puget Sound Clean Air Agency, direct benefits to the City of Lakewood include: providing real-time air quality information and technical support; engaging residents and communities; planning regionally for greenhouse gas emission reduction; reducing harmful wood smoke emissions across the region; and reducing harmful diesel emissions in our most impacted communities.

PD – Specialty Units/SRT Clothing, Continuation/1-Time

Carry forward \$2,250 from 2024 to 2025 for a total budget of \$4,500. Spending from the 2024 SRT Clothing budget was suspended due to SRT testing in October 2024 and the anticipated assignment of new personnel to the team. New SRT members would involve the cost of initial uniform and equipment issue. Those personnel assignments were not authorized and there is insufficient time in 2024 to make alternate uniform purchases (repair/replacement of worn uniforms or rain jackets for current SRT members). This budget is carried forward in anticipation of additional assignments to SRT and/or replacement of worn uniform items and rain jackets held by current SRT members.

PD – Drone/UAS Program, Continuation/Ongoing

Carry forward \$9,872 for drone equipment replacement funded by drone pilot registration program revenues received in 2024. The Lakewood Police Department's drone program is operating with equipment that is antiquated and becoming more unreliable. There has not been significant investment in this equipment in years and technology is rapidly changing. The request is for a designated Drone/UAS (Unmanned Aircraft System) program beginning with 2024. The purpose of this program is to provide funding for the purchase of the equipment necessary to operate the City's drone program. Payments received are accumulated and earmarked for the purchase and maintenance of UAS program equipment. Life-to-date program revenues totaled \$23,645 and expenditures totaled \$13,773.

PD – Pierce County Sex Offender Residency Verification, Grant/1-Time

Add \$7,795 in carry-forward revenue for the contract available for drawdown. The current contract runs from 7/1/2024 – 6/30/2025. The purpose of this contract is to aid in the verification of all registered sex offenders' places of residence for level I offenders every twelve months, level II offenders every six months, and level III offenders every three months in Pierce County.

PD – FBI Innocence Lost Grant, Continuation/1-Time

Add \$19,950 in carry-forward revenue and expenditures for the contract available for drawdown. The current contract runs from 10/1/2024 – 9/30/2025. The grant provides overtime work for two officers with the FBI in targeting the prosecution of organized crime groups responsible for the promotion of prostitution, specifically juvenile prostitution, interstate, or through the use of interstate commerce, drug trafficking, money laundering, and alien smuggling.

PD – South Sound 911, Grant/1-Time

Add \$9,000 in revenues and expenditures, increasing the total budget from \$40,000 to \$49,000. The current contract runs from 01/01/2025 to 12/31/2025. The purpose of this grant is to assist South Sound 911's efforts to screen and evaluate employment and vendor applicants by performing the tasks assigned by South Sound 911.

PD – Tahoma Narcotics Enforcement Team Puyallup (TNET) – Grant/1-Time

Carry forward \$4,274 balance available for revenue drawdown. The current contract runs from 7/1/2024 – 6/30/2025. This is a State funding source through the Department of Commerce and the City of Puyallup. These funds pay a portion of the regular time and benefits of a dedicated Lakewood Officer to TNET.

PD – Gesa Credit Union - Local Heroes – Grant/1-Time

Add \$7,481 in revenue and expenditure. The funding is part of the Local Heroes Grant Award provided for Gesa Community Foundation directly to the Lakewood Police Department to be invested in the Wellness Room and Gym Equipment. The funds were received in advance in 2024.

PPW – City Tree Fund, Continuation / 1-Time

Carry forward the balance of \$474,096 for projects that meet certain program criteria. The City collects money for its City Tree Fund as payment in lieu of onsite tree replacement for removal of trees in excess of retention requirements, and as mitigation for oak trees removed in conjunction with development projects. The City has an obligation to spend the funds received for planting trees to include oak trees and activities intended to improve Oregon White Oak Woodland habitat as well as improving the health of current or new trees and natural areas citywide.

PPW – Department of Commerce Climate Planning, Grant/1-Time

Add \$25,000 to design climate action plans that incorporate a variety of measures to reduce GHG emissions from across their economies in six key sectors (electricity generation, industry, transportation, buildings, agriculture/natural, and working land. The grant period is from 1/1/2024 to 06/15/2025.

PPW – Department of Commerce Middle Housing, Grant/1-Time

Add \$10,000 Commerce's Middle Housing Program offers grants and technical assistance to help cities in the central Puget Sound region provide middle housing. These jurisdictions have the first state due dates to update their comprehensive plans and development regulations for accommodating housing needs. The grant period is from 1/1/2024 to 06/15/2025.

PPW – Department of Commerce Paper to Digital Permitting, Grant/1-Time

Add \$232,400 to provide funding to a jurisdiction to transition from paper permitting systems to software systems capable of processing digital permit applications, virtual inspections, electronic review, and with the capacity for video. The grant period is from 12/1/2024 to 06/30/2025.

PPW – Economic Development Opportunity Fund, Continuation/1-Time

Carry forward \$2,000,000 for downtown parks. On November 15, 2021, the City Council via Ordinance 764 established an Economic Development Opportunity Fund within the General Fund ending fund balance for the purpose of accumulating excess funds from the General Fund and other funds that are eligible to provide funding for economic development opportunity related expenditures. The set aside amount as approved in the 2021/2022 mid-biennium budget adjustment totaling \$2,000,000. On December 9, 2024, the City Council authorized these funds to be used for downtown parks.

PPW – Tax Increment Financing Strategy, Continuation/1-Time

Carry forward \$19,339 for consultant services to conduct a Tax Increment Financing (TIF) analysis and to provide an implementation plan within the Downtown Subarea.: The Downtown Planned Action Ordinance, adopted October 2018, requires upwards of \$30 million in infrastructure improvements plus a downtown park. The area is a Regional Center, as designated by Puget Sound Regional Council, calling for a significant increase in commercial and residential development. The following thresholds of new land uses are contemplated by the Downtown Planned Action: By 2035, to support 2,257 net residential units, and to support 7,369 net jobs. At the time of subarea adoption there were 419 dwelling units, and approximately 5,000 jobs. The TIF for Jobs bill was signed by Governor Jay Inslee in May of 2021. TIF is a powerful public-private partnership tool that allows local governments to encourage private development in targeted areas by financing public infrastructure and improvements with additional property taxes from increased property values resulting from that public investment and the ensuing, related private investment. A local government may create increment areas and bond against future increases in taxes anticipated due to new development. An established TIF increment area will help the City of Lakewood to fund infrastructure within the Downtown. TIF increment areas require highly technical analysis, carefully planned implementation, and collaboration with private development in order to be successful. Timing is critical in creating increment areas where we know development will occur.

Internal Service Charges

See internal services funds for additional information.

General/Street Fund Subsidy

See Street O&M Fund for additional information.

Transfer to SSMCP Fund, New/1-Time

Transfer \$13,750 to SSMCP Fund for North Clear Zone property purchase due diligence. These costs will not be covered by grants and include payments for outside legal counsel.

Reduce Transfer Transportation CIP

(Use Various Project Savings Due to Additional Grants Received)

- \$30,000 in 2025 / \$66,000 in 2026 to 302.0001 Personnel, Engineering & Professional Services
- \$93,000 in 2025 to 302.0002 Street Lights: New LED Street Lights
- \$27,000 in 2025 / \$30,000 in 2026 to 302.0003 Neighborhood Traffic Safety/Traffic Calming
- \$270,000 in 2026 to 302.0004 Minor Capital & Major Maintenance
- \$56,282 in 2026 to 302.0005 Chip Seal – Local Access Roads

Fund 101 Streets O&M

PPW - Replace School Zone Lights, Continuation/1-Time

Carry forward \$103,951 for the purchase and installation of new school zone lights and associated materials (poles, boxes, etc.)

The City owns and operates 34 school zone lights. These lights are reaching their service life and are requiring expensive and time-consuming repairs. The lights require a staff member to access via ladder to program and an outside electrical services provider to repair. Replacing all 34 units with modern systems serviced via Bluetooth connectivity from the ground or cloud-based services will provide greater safety for staff, little reliance on outside services to repair for a period of time, and enhanced responsiveness to the School District's changing schedules and needs.

PPW - Replace Traffic Signal Controllers, Continuation/1-Time

Carry forward \$589,362 for the replacement of traffic control signals. The City uses 63 signal controllers of which 60 are at various stages in their life cycle. Three of the controllers were replaced recently with the same controllers that Pierce County uses and are working successfully as stand-alone units. With the shift to Pierce County maintenance on our traffic signal systems, it is recommended that all controllers be replaced with the same units the County utilizes for their systems. It is not feasible to operate two different controller systems, and a number of existing controllers are at the end of their life. The City's controllers are not used by any other jurisdiction in Pierce County, which requires additional training, parts inventory and decreases responsiveness by the County's staff.

PK - Homeless Camp Clean Up, Continuation/1-Time

Carry forward \$31,346 for homeless camp clean up including DOE Work Crew. The City has contracted services for the Department of Ecology work crew program. This program has provided support in local parks, supplemental capital improvements and work programs.

Internal Service Charges:

See internal services funds for additional information.

Fund 104 Hotel-Motel Lodging Tax

2023 LTAC Grant Allocation, New/1-Time

Eliminate \$1,271,250 estimated grant awards and replace with actual 2025 grant awards totaling \$1,247,850 as follows:

- \$15,000 Grave Concerns
- \$12,000 Historic Fort Steilacoom
- \$15,000 Asian Pacific Cultural Center
- \$150,000 Tacoma-Pierce County Tourism Authority
- \$200,000 Lakewold Gardens
- \$7,000 Lakes Cross Country Booster Club
- \$125,000 Lakewood Chamber of Commerce Tourism Promotion
- \$7,500 Lakewood Chamber of Commerce Memorial Day
- \$38,000 Lakewood Historical Society & Museum
- \$100,000 Lakewood Playhouse
- \$23,500 Lakewood Sister Cities Association
- \$80,000 City of Lakewood Marketing Promotion
- \$210,000 City of Lakewood SummerFest
- \$78,000 City of Lakewood Farmers Market
- \$30,000 City of Lakewood Pavilion Concert Series
- \$10,000 City of Lakewood Saturday Street Festival
- \$35,000 City of Lakewood Fiesta de la Familia
- \$10,000 City of Lakewood MLK Beloved Community
- \$101,850 for Clover Park Technical College McGavick Center Debt Service

Fund 105 Property Abatement/Rental Housing Safety Program /1406 Affordable Housing

Property Abatement, Continuation/1-Time

Carry forward \$162,396 in expenditures funded by program balance. The Property Abatement portion of this fund accounts for projects that the City has identified and processed through the abatement program. All revenue and the rightful recovery of those project expenses, along with all revenues from fees, fines, and interest, and other rightful recoveries from those projects are deposited into the program for the purpose of funding additional abatement projects.

Rental Housing Safety Program, Continuation/1-Time

Carry forward \$59,127 in expenditures funded by program balance.

1406 Affordable Housing, Continuation/1-Time

Carry forward \$440,274 in expenditures funded by program balance.

Fund 106 Public Art

Public Art, Continuation/1-Time

Earmark \$5,620 for a major art project to be determined, funded by ending fund balance.

Fund 180 Narcotics Seizure Fund

Narcotic Seizure Balance Available for Eligible Expenditures, New/1-Time

Add \$17,854 in expenditures for eligible uses.

The purpose of this fund is to track assets seized as a result of involvement with the illegal sale, possession, or distribution of drugs or controlled substances, and for the purchase of controlled substances or drugs by law enforcement officers or agents, as well as other expenses to enhance

and improve law enforcement activities having a close and demonstrable relationship to enforce enforcement of controlled substances. Funds may not be used to supplant existing funding sources.

Drug Enforcement Administration - Tacoma Regional Task Force), Grant/1-Time

Add \$16,290 in revenues and expenditures funded by the Drug Enforcement Administration to provide funding for officer overtime to work on behalf of the Tacoma Regional Task Force concerning the use and abuse of controlled substances. The current contract runs from 10/1/2024 – 9/30/2025.

Fund 181 Felony Seizure

Felony Seizure Balance Available for Eligible Expenditures, New/1-Time

Add \$779 in expenditures for eligible felony seizure related activity.

The purpose of this fund is for tracking assets seized under RCW 10.105.101 and the related expenditures. The state statute authorizes the seizure of assets that have been or was actually employed as an instrumentality in the commission or in the aiding or abetting in the commission of any felony, or which was furnished or was intended to be furnished by any person in the commission of, as a result of, or as a compensation for the commission of, any felony, or which was acquired in whole or in part with the proceeds traceable to the commission of a felony. Funds shall be used exclusively by the City for the expansion and improvement of law enforcement activity; however, may not be used to supplant existing funding sources.

Fund 182 Federal Seizure

Federal Seizure, New/1-Time

Add \$2,772 in expenditures for eligible federal seizure related activity.

The Federal Equity Sharing Guidelines lists the following (funds shall be used to increase or supplement and not be used to replace or supplant):

Permissible Uses: law enforcement investigations; law enforcement training, law enforcement and detention facilities; law enforcement equipment; law enforcement travel and transportation; law enforcement awards and memorials; drug and gang education awareness programs; matching fund for grants; pro rata funding of the law enforcement agency's percentage of costs associated with supporting multi-agency items or facilities; asset accounting and tracking of expenditures of federally shared funds; language assistance services in connection with law enforcement activity; transfers of cash to other law enforcement agencies; support of community-based programs (cash transfers to community-based programs are not permitted); and windfall situations to provide additional support to community –based programs.

Impermissible Uses: Salaries and benefits of permanent law enforcement personnel, except in limited circumstances (i.e. express statutory authorization, overtime of officers and investigators, new positions and temporary or not-to-exceed one year appointments and salary of an officer hired to replace an officer assigned to a task force, specialized programs that generally to not involve traditional law enforcement functions); use of forfeited property by non-law enforcement personnel; payment of education-related costs; uses contrary to the laws of the state or local jurisdiction; non-official government use of shared assets; purchase of food and beverage (except for conference and meals during local operations); extravagant expenditures extravagant expenditures or wasteful expenditures and entertainment; cash on hand, secondary accounts, and stored value cards (such as prepaid credit cards); transfers to other law enforcement agencies; purchase of items for other law enforcement agencies; costs related to lawsuits; loans; and money laundering operations.

Fund 190 Community Development Block Grant (CDBG) Fund

Fund 190 CDBG is predominantly comprised of U.S. Department of Housing and Urban Development funds for Community Development Block Grant Entitlements (CDBG), HOME program funding through the Lakewood and Tacoma HOME Consortium, and Section 108 Loan Guarantees. There is also a grant from the Nisqually Tribe for minor home repairs and West Pierce Fire & Rescue for emergency assistance for displaced residents.

Through the planning and citizen participation process, CDBG and HOME spending priorities are set on an annual basis, to be broken into funding projects for physical improvements, public service (not to exceed 15%), housing, economic development, and administration (not to exceed 20%).

HUD - Community Development Block Grant, Grant/1-Time

Add \$245,345 to the adopted budget to provide annual grants on a formula basis to states, cities, and counties to develop viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for low- and moderate-income persons.

- Add and reprogram 2025 CDBG reprogrammed funds totaling \$245,345 as follows:
 - \$167,467 Housing – Major Home Repair
 - (\$23,297) Housing – Emergency Assistance for Displaced Residents
 - \$47,000 Housing – Foreclosure & Fair Housing Counseling
 - \$14,287 Public Service – Emergency Payments Program
 - \$75,000 Public Service – Rehabilitation Treatment Specification System
 - (\$53,744) Administration
 - \$18,632 Administration of HOME

Affordable Housing Project HOME, Grant/1-Time

Add \$3,037,467 to coordinate and mark the programs by HOME Investment Partnerships Program (HOME) to provide formula grants to states and localities to fund a wide range of activities aimed at creating affordable housing for low-income households. These activities include building, buying, and rehabilitating affordable housing for rent or homeownership, as well as providing direct rental assistance to low-income people. The program Includes:

- \$948,629 – for Gravelly Lake Commons to help alleviate homelessness for families in Pierce County by providing affordable housing options. The project aims to develop 25 units of affordable rental housing targeted at households earning 30% to 50% of the area median income¹. This initiative is part of a broader effort to address the critical need for affordable and low-income housing in the region.
- \$1,173,594 – for American Rescue Plan Program to assist qualified populations including individuals and families who are experiencing or at risk of experiencing homelessness and other vulnerable populations. HOME program to strengthen public-private partnerships and expand the supply of decent, safe, sanitary, and affordable housing for low-income households.
- \$144,097 – for 15121 Boat St SW Project which includes the acquisition and redevelopment of 15121 Boat St. SW and 15123-15125 88th Ave. Ct. SW to create nine (9) new affordable housing opportunities for low-income home buyers. The Federal award project description, as required to be responsive to the Federal Funding Accountability and Transparency Act (FFATA).
- \$771,147 – for Affordable Housing & Program Administration. This program is responsible for ensuring that all federal, state, and local regulations, laws, and requirements are met prior to the written commitment and/or disbursement of any HOME funds for households whose gross annual income is at or below eighty percent (80%) of median under income guidelines established annually by HUD for the Tacoma-Lakewood area.

CDBG – Restricted Funds, Grant/1-Time

Earmark \$2,294,732 restricted funds for future loan programs. The required accounting does not recognize revenues or expenditures since these are revolving funds.

Fund 191 Neighborhood Stabilization Program

NSP3 (Neighborhood Stabilization Program 3), Continuation/1-Time

Carry forward \$14,148 funded by project balance.

Fund 192 South Sound Military Communities Partnership

Tactical Tailor Insurance Recovery - New/1-Time

Add \$10,999 to be transferred to Risk Management Internal Service Fund to reimburse insurance costs incurred by Tactical Tailor in 2025. Tactical Tailor has been responsible for covering insurance premiums associated with the leased building during this period. This transfer will ensure that the Risk Management Internal Service Fund is appropriately reimbursed for providing insurance coverage to Tactical Tailor.

Fund 195 Public Safety Grants

PD – Emergency Management Planning, Grant/1-Time

Carry forward \$25,011 for the remaining balance for the grant period 7/1/2024-6/30/2025. The grant pays the partial salary and benefits of an emergency management coordinator in cooperation with West Pierce Fire and Rescue and the City of University Place. This grant requires a match that is already budgeted in the General Fund Emergency Management budget in addition to in-kind Assistant Police Chief personnel cost and balance of the coordinator's salary.

PD – WA Auto Theft Prevention Authority, Grant/1-Time

Add \$ 352,406 to provide Lakewood Police Officers to the task force in support of the Washington Auto Theft Prevention Grant Program. The officers will serve in the capacity of Detective. The grant period is 7/1/2023 – 6/30/2025.

PD – WA Traffic Safety Commission – Impaired Driving Emphasis, Grant/1-Time

Add a total of \$15,494 for the WTSC Impaired Driving Emphasis grant (10/1/2024-09/30/2025). The grant provides funding for overtime wages and related benefits for law enforcement personnel to participate in scheduled local and multi-jurisdictional DUI, distracted, speeding, and safety patrols.

PD – WA Traffic Safety Commission – Motorcycle/Seatbelts/Distracted Driving, Grant/1-Time

Add \$2,500 for grant period 10/1/2024-09/30/2025. This grant provides funding for overtime and related benefits for law enforcement personnel to participate in scheduled multijurisdictional seatbelt, motorcycle, and distracted driving-focused patrol.

PD – Patrick Leahy Bulletproof Vest, Grant/1-Time

Add \$13,186 in revenues and expenditures. The Patrick Leahy Bulletproof Vest Partnership (BVP) reimburses states, units of local government, and federally recognized Indian tribes, for up to 50 percent of the cost of body armor vests purchased for law enforcement officers. The grant period is 4/1/2024 – 8/31/2026.

PD – WA State Parks Recreational Boating Safety, Grant/1-Time

Add \$22,709 for the grant period 10/1/2024 – 9/30/2025. This grant provides funding for officer overtime for emphasis patrol, vessel safety inspections, and educational boater safety-related activities. This grant has in-kind (such as personnel, maintenance of boats, fuel, trailers, and boat house) matching requirements of \$3,137. The match is the annual vessel registration fee.

PD – JAG Real Time Crime Center, Grant/1-Time

Add \$47,051 for the grant starting 10/1/2022 and expiring 9/30/2026. This grant provides funding to enhance the technological abilities of the department through various methods. They intend to build a video wall system that will allow the department to better equip the emergency operations center and the training center by offering a large multi-screen display that allows for a myriad of setups to enhance the ability to monitor ongoing emergent situations.

PD – JAG Unmanned Ground System (UGS) or Tactical Robot, Grant/1-Time

Add \$39,064 for the grant starting 10/1/2023 and expiring 9/30/2027. These systems allow officers to quickly investigate and assess a situation without placing officers in harm's way. UGS allows officers to use time, distance, and shielding to their advantage to keep officers and the public safe.

PD – WA Traffic Safety Commission (WTSC) - School Zones, Grant/1-Time

Add \$10,000 for the grant starting 1/1/2024 until it is expended. The grant provides funding for Heavy Weather Gear for Motorcycle Enforcement and includes LIDARs, shipping & handling, and tax.

PD – Extreme Weather Response Grant (EWRC), Grant/1-Time

Add \$37,113 for the grant starting 10/08/2024 and expiring 02/05/2025. The Program, established by Washington Substitute House Bill (SHB) 1012, provides financial assistance to political jurisdictions in Washington State to support response activities during extreme weather events. The program aims to reimburse eligible political jurisdictions for costs incurred in responding to community needs during periods of extremely hot or cold weather or severely poor air quality from wildfire smoke.

MC – Veterans Treatment Court, Grant/1-Time

Carryforward program expenditures of \$40,038 funded by grant revenue from Office of Justice Programs Veterans Court for the Veterans Treatment Court and serves Type A non-violent offenders. In addition to personnel costs, the grant includes travel and training, supplies, and subaward for prosecution, consultant evaluator/information manager, and public defense. The grant period runs through December 31, 2025.

Fund 196 American Rescue Plan Act (ARPA)

ARPA Programs, Grant/1-Time

Carry forward \$2,454,258 for ARPA programs funded by grant and interest earnings as follows:

- \$229,713 Rebuilding Together South Sound
- \$25,014 Tacomaprobono
- \$79,149 Boys & Girls Club
- \$22,509 YMCA Teen Services
- \$78,375 YMCA Childcare, Camp, Club
- \$24,010 YMCA Swim, Sports, Art
- \$295,609 City Reader Boards
- \$1,000,000 Pierce County Village
- \$279,750 LASA Gravelly Lake Phase 3
- \$54,670 Dolly Parton Imagination Library
- \$100,000 Camp Murray Boat Launch
- \$196,714 Urban Forestry Program
- \$68,745 Edgewater & Downtown Park(s)

Fund 202 Local Improvement District (LID) Deb Service

LID Redemption, New/1-Time

Earmark estimated funds totaling \$91,294 for early redemption of bonds and fiscal agent fees for LID 1109.

Fund 301 Parks Capital

301.0006 Gateways, Continuation/1-Time

Carry forward \$67,953 in project expenditures funded by project balance. Funds will be used to construct a new gateway at 84th Street. The cost of a gateway is estimated at \$75,000 and is based on standard costs and does not take into consideration of potential unknowns which may include some ROW work

301.0016 Park Equipment Replacement – Annual Program, Continuation/1-Time

Carry forward \$38,491 in project expenditures funded by project balance and increase the total amount available in 2025 to \$58,491. The amount available in 2026 remains unchanged at \$20,000. Equipment replacement is needed regularly at all parks. The current standard for tables and benches is a heavy gauge metal mesh with thermoplastic coating. This protective coating creates a smooth surface that stays cool to the touch even in the sun, resists fading, mold and vandalism, and will ensure durability through years of high traffic usage. This annual replacement program will enable the City to replace picnic tables, drinking fountains, benches, damaged playground elements and other site amenities as they wear out, are vandalized or need replacement. The City is able to offset the cost and/or expand this program by allowing visitors to purchase memorable tables and benches at the park. Specific projects to be determined based on park need and equipment replacement schedules.

301.0017 Park Playground Resurfacing – Annual Program, Continuation/1-Time

Carry forward \$25,114 in project expenditures funded by project balance and increasing the total amount available in 2025 to \$40,114. The amount available in 2026 remains unchanged at \$15,000. This annual program includes \$10,000 per year cost per the current 6-year CIP plan. Playgrounds at all City parks are used year-round. The engineered wood chips below the structures get compressed, worn down and migrated to the edges of the park. Replacement is needed to keep the areas safe and to meet national playground and risk management safety standards. Besides wood chips, mats and other surfacing materials are purchased to support areas under swings, slides and entry ramps. The \$10,000 per year allows for purchases of approximately 200 cubic yards each year to update all city parks. Traditionally, the City purchases large quantities in advance of Parks Appreciation Day and Make a Difference Day and utilizes volunteers to move and spread the material.

301.0019 Edgewater Dock, Continuation/1-Time

Add \$222,107 in project expenditures funded by project balance \$22,107 and various project savings \$200,000.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$1,527,512 funded by:

- \$1,000,000 Funds Anticipated
- \$125,000 General Fund
- \$50,000 REET
- \$352,512 Interest, Various Project Savings
- \$1,527,512 Total Sources**

301.0020 Wards Lake Improvements, Continuation/1-Time

Carry forward \$5,204,900 in project expenditures funded by project balance \$1,499,771, various grants \$3,648,042 and transfer in from SWM \$56,277 for storm drainage element of the project.

This budget adjustments result in a life-to-date through 2026 cost estimate of \$6,297,518 funded by:

- \$7,315 Grant - Pierce County Conservation Futures
- \$1,850,000 Funds Anticipated
- \$500,000 Grant - WWRP
- \$1,000,000 Grant- LWCF (Land & Water Conservation Fund)
- \$350,000 Grant - YAF (Youth Athletic Fields)
- \$252,840 Grant – DOC (Department of Commerce)
- \$237,500 General Fund
- \$1,660,837 REET
- \$100,000 SWM
- \$23,575 MVET for Paths & Trails
- \$6,297,518 Total Sources**

Wards Lake Park is located in the Northeast neighborhood area of Lakewood. Since incorporation, the City has utilized a variety of funding sources (approx. \$2 million) to purchase several parcels of contiguous land to make up the Wards Lake Park property. At over 36 acres, Wards Lake is an amazing natural area in a densely populated area. Improvements include removing invasive plant species to improve habitat and create site lines, pathway and foot bridges updates, a dog park, pump track, 84th street playground replacement, expanded parking, park signage, picnic shelter, new restroom and site furnishings, an accessible loop trail and span bridge over the lake, a new neighborhood park on the south side of the park off 25th Ave S with new playground, off-street parking, a dirt bike skills area and general landscape and habitat improvements. Trail development across the park will link the new neighborhood park to the main park entrance and updated loop trail system. Wards Lake Park construction is underway and should be completed by fall, 2025.

301.0027 American Lake Improvements, Continuation/1-Time

Carry forward/add \$1,737,094 in project expenditures funded by project balance \$1,637,093 and grants \$166,995.

This budget adjustments result in a life-to-date through 2026 cost estimate of \$4,255,257 funded by:

- \$500,000 Grant - WWRP
- \$500,000 Grant - ALEA
- \$252,840 Grant - DOC (Department of Commerce)
- \$35,000 Pierce County
- \$39,966 Donations/Contributions
- \$2,355,887 General Fund
- \$571,575 REET
- \$4,255,257 Total Sources**

American Lake park is a 5 ½ acre park with upland play spaces, oak trees, and viewing areas, 450 feet of freshwater shoreline and also includes a boat launch. This project is underway and when complete it will include ADA access to the waterfront, new retaining walls, a grand staircase to the beach, new restroom building, picnic shelter, viewpoint areas and site amenities.

301.0028 Oakbrook Park Improvements, Continuation/1-Time

Carry forward \$137,828 in project expenditures funded by project balance.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$200,000 funded by:

\$37,000 Grant - Pierce County

\$100,000 General Fund

\$63,000 REET

\$200,000 Total Sources

Oakbrook Park is located in the NW neighborhood of Lakewood. Staff met with neighborhood groups to determine site improvements which will include: a picnic shelter, perimeter walking path, ADA path to site furnishings, vegetation removal, and landscaping.

301.0034 Park Sign Replacement, Continuation/1-Time

Carry forward \$312,608 in project expenditures funded by project balance. Park signs and landscaping will be completed in 2025.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$330,000 funded by:

\$120,000 General Fund

\$210,000 REET

\$330,000 Total Sources

301.0038 Playground Replacement – Annual Program, Continuation/1-Time and New

Carry forward \$290,000 in project expenditures funded by project balance and add new \$25,000 for Primely Park to cover the ADA parking spot and pathway to new play structure as required by code. This adjustment increases the available funds in 2025 to \$315,000. The next playground to be replaced is Washington Park. Staff will work with neighbors and the community to determine needs.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$315,000 funded by:

\$235,000 General Fund

\$55,000 REET

\$25,000 Interest Earnings & Various Project Savings

\$315,000 Total Sources

301.0041 Parks Sign Replacement (Design), Continuation/1-Time

Carry forward \$31,356 project balance increase funds available in 2025 to \$62,930. Funds will be used for sign fabrication, construction support and additional signage as needed.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$62,930 funded by:

\$20,000 General Fund

\$42,930 Various CIP Project Savings

\$62,930 Total Sources

301.0042 Downtown Park Schematic Design & Planning, Continuation/1-Time

Carry forward \$100,000 for schematic design and planning.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$100,000 funded by:

\$100,000 General Fund

\$100,000 Total Sources

301.0043 Fort Steilacoom Park H-Barn Complex Restoration & Renovation, Continuation/1-Time

Add \$500,000 in funds anticipated increasing the amount to \$1,500,000 in 2025.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$4,650,000 funded by:

\$150,000 General Fund \$4,500,000 Funds Anticipated

\$4,650,000 Total Sources

The City has worked closely with the community and Partners for Parks (PFP) to determine the feasibility and benefits of restoring and renovating the 120-year old H-Barn at Fort Steilacoom Park into a multi-use regional facility for public and private use. This project supports the goals of historic preservation and economic development. In 2023 City Council entered into an agreement with PFP authorizing this organization to raise funds to offset the development and included a timeline and draft budget to implement this effort. The City will manage the project and own and operate the facility. To move this project forward from schematic design to more detailed drawings and cost estimates, consultant services are needed. In December 2024 the City selected the firm Graham Baba to lead this effort. The City will contract and manage this architect and engineering services agreement. PFP will pay for the design services from funds they have raised to date. As a result of the support from PFP, milestones can be met to support the work started in the preliminary feasibility study prepared in 2018.

301.0045 Motor Avenue Uplighting & Gary Oaks, Continuation & New/1-Time

Add \$107,458 (\$27,458 continuation / \$80,000 new) funded by various CIP project saving, interest, etc. The City's downtown sub area plan identifies improvements to road corridors for vehicular and pedestrian functioning and safety. General streetscape improvements such as street lighting, landscaping and signage contribute to increased use and the overall public experience. Previous improvements and additional grading, irrigation and seeding for turf areas will improve the new land purchased near Motor Ave. The infrastructure (water and power meters) may support future events or planned downtown park. The new funds of \$80,000 include adding irrigation zones to cover the full 1.5 acres turf area. The project includes improving the property purchased adjacent to Motor Ave for a downtown park. The building on the parcel was removed. The improvements will: regrade the site to remove rocks and eliminate any significant or immediate drops of dips that could create safety issues; irrigate extent of site (assumed repair 3 zones, install 9 new zones, remove & replace 1 sidewalk panel); and import and install 4" Type A topsoil & hydroseed with PNW turf to cover 1.5 acres.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$178,329 funded by:

\$15,000 General Fund

\$163,329 Various CIP Project Savings

\$178,329 Total Sources

301.0048 Nisqually Partnership Project, Continuation/1-Time

Carry forward \$253,102 in project expenditures funded by grant for total project cost of \$300,000.

The City, in partnership with the Nisqually Indian Tribe, received \$300,000 from the state legislature to fully fund art and signage improvements at Fort Steilacoom Park. The City and the Nisqually Indian Tribe are engaged in a collaborative partnership to provide an introduction to the Nisqually people, add signage, art, and interpretive information throughout the park, feature their unique culture and history include Lushootseed language and incorporate information regarding Chief Leschi's legacy. Cultural interpretive markers will be installed along a newly established one-mile Nisqually Loop Trail. The plaza kiosks will include historic territory maps, land acknowledgement statement and new benches that include tribal artwork.

301.0049 Harry Todd Pickleball Courts &

301.0054 Deferred Maintenance Program, Continuation/1-Time

Carry forward \$524,368 funded by project balance \$120,647 and grants \$403,721 resulting in a total available to \$524,368 in 2025. The project includes \$97,051 for contingency (\$46,065 + additional \$50,986).

This budget adjustment results in a life-to-date through 2026 cost estimate of \$600,000 funded by:

\$150,000 General Fund

\$350,000 Grant - Youth Athletic Fields RCO

\$100,000 Grant – RCO for Deferred Maintenance Program

\$600,000 Total Sources

301.0050 Fort Steilacoom Park Acoustics, Continuation/1-Time

Carry forward \$50,000 funded by project balance. The total estimated project cost is \$50,000 funded by General Fund.

301.0053 Fort Steilacoom Park ADA & Overflow Parking, Continuation/1-Time

Carry forward \$275,000 funded by project balance. Total estimated project cost is \$275,000 funded by General Fund.

301.0055 Tenzler Log Relocation, Continuation/1-Time

Carry forward \$45,148 funded by project balance and add \$4,012 for higher than anticipated costs bringing the total estimated project cost is \$254,012 funded by interest earning and various project savings. General Fund. The unspent funds are for the cage around the log which was completed in Q1 2025.

Fund 302 Transportation Capital

302.0000 Earmark Traffic Mitigation LTD 2024 Balance, Continuation/1-Time

Life-to-date through December 2024 traffic mitigation fees received a total of \$153,358. The plan for the use of this money is first to construct a new traffic signal at Avondale and Gravelly Lake Drive to include signal coordination along the Gravelly Lake Drive Corridor. The estimated cost for a new traffic signal in 2020 dollars is roughly \$700,000 and is anticipated to be covered 50% by traffic mitigation funds matched by 50% City funds. The carry forward budget adjustment includes earmarking \$153,358 of life-to-date 2024 revenues for this purpose.

302.0001 Personnel, Engineering, Professional Services, Continuation/1-Time

Carry forward project expenditures of \$269,336 funded by project balance resulting in a 2025 budget of \$782,336 in 2025 and 2026 budget remains unchanged at \$549,000. The budget adjustment also reduces General Fund source of \$30,000 in 2025 and \$66,000 in 2026 and replacing with various projects savings (from additional grants received freeing up City resources). This project accounts for Public Works Engineering time for grant writing, feasibility studies, street capital program management, federal funding reporting requirements, and professional services. The professional services include traffic engineering studies, professional land surveyor research and exhibits, geotechnical and structural engineering, and comprehensive planning.

302.0002 New LED Street Light, Continuation/1-Time

Carry forward project expenditures of \$265,000 funded by project balance. This budget adjustment results in a 2025 budget of \$450,000. The budget adjustment also reduces General Fund source of \$93,000 in 2025 and replacing with various projects savings (from additional grants received freeing up City resources). The entire new LED streetlight project is anticipated to be completed in 2025.

302.0003 Safety: Neighborhood Traffic Safety/Traffic Calming, Continuation/1-Time

Carry forward \$49,974 in project expenditures funded by project balance. The budget adjustment also reduces General Fund source of \$27,000 in 2025 and \$30,000 in 2026 and replacing with various projects savings (from additional grants received freeing up City resources). This budget adjustment results in a 2025 budget of \$76,974. The 2026 budget remains unchanged at \$30,000.

302.0004 Minor Capital & Major Maintenance, Continuation/1-Time

Carry forward \$15,462 in project expenditures funded by project balance. The budget adjustment also reduces General Fund source of \$270,000 in 2026 and replacing with various projects savings (from additional grants received freeing up City resources). This budget adjustment results in a 2025 budget of \$285,462. The 2026 budget remains unchanged at \$270,000

302.0005 Chip Seal Program – Local Access Roads, Continuation/1-Time

Carry forward \$160,310 in project expenditures funded by project balance. The budget adjustment also reduces General Fund source of \$56,282 in 2026 and replacing with various projects savings (from additional grants received freeing up City resources). This budget adjustment results in a 2025 budget of \$560,310. The 2026 budget remains unchanged at \$400,000.

302.0074 Streets: South Tacoma Way – 88th to 80th Street, Continuation/1-Time

Carry forward \$3,976,919 in expenditures funded by project balance \$728,579 and federal WSDOT grant \$2,613,340.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$4,300,000 funded by:

- \$2,884,059 Grant – Federal WSDOT
- \$6,685 Contributions
- \$774,256 REET
- \$635,000 SWM
- \$4,300,000 Total Sources**

302.0075 Streets: Mt Tacoma Drive - Interlaaken to Whitman Ave, New/1-Time

Add \$400,000 in expenditures funded by various project savings. The increased cost is for the roundabout at the intersection Mt. Tacoma and Meadow and includes design cost increase \$35,000, right-of-way procurement \$150,000, and construction \$215,000.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$4,350,000 funded by:

- \$3,334,000 Transportation Benefit District Bonds
- \$243,300 REET
- \$372,700 SWM
- \$4,350,000 Total Sources**

302.0076 Streets: Nyanza Road, Continuation/1-Time

Carry forward \$911,446 in expenditures funded by project balance \$132,378, various project savings and interest earnings \$1,369,052 offset by a decrease in bond proceeds \$1,894,952, SWM \$44,568, grant \$1,500,000 and eliminate REET source \$239,600.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$5,545,000 funded by:

- \$2,200,448 Transportation Benefit District Bonds
- \$1,500,000 Grant - TIB
- \$475,000 SWM
- \$1,369,052 Various Project Savings, Interest Earnings
- \$5,545,000 Total Sources**

302.0078 South Tacoma Way & 92nd Street Traffic Signal, Continuation/1-Time

Carry forward \$1,216,684 in expenditures funded by project balance \$485,284 and grant \$731,400.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$1,250,000 funded by:

\$731,400 Grant – Federal WSDOT

\$18,600 Grant - TIB

\$500,000 General Fund

\$1,250,000 Total Sources

302.0096 Union Avenue, Berkley to Thorne Lane, Continuation/1-Time

Carry forward \$67,949 funded by project balance \$43,107 and grant \$24,842.

The budget adjustment results in a life-to-date through 2026 cost estimate of \$1,065,000 funded by:

\$500,000 Grant - TIB

\$452,000 REET (Grant Match Match)

\$48,000 Fee-in Lieu Manic Meatballs (Grant Match)

\$65,000 General Fund

\$1,065,000 Total Sources

302.0097 Sound Transit

– 115th St Ct SW – Bridgeport Way to Sound Transit ROW, Continuation/1-Time

Carry forward \$248,535 funded by Sound Transit grant \$248,535. The budget adjustment results in a life-to-date through 2026 cost estimate of \$260,000 solely funded by Sound Transit.

302.0098 Pine Street Sidewalk & Pedestrian Crossing, Continuation/1-Time

Carry forward \$23,359 funded by project balance.

The budget adjustment results in a life-to-date through 2026 cost estimate of \$975,528 funded by:

\$882,364 Grant - WSDOT

\$32,840 REET

\$60,324 SWM

975,528 Total Sources

302.0111 Sound Transit

- Street & Sidewalks: Kendrick (111th St SW to 108th St SW Roadway), Continuation/1-Time

Add \$1,807,261 in 2025 and remove \$1,820,000 in 2026 to account for the balance of the grant after \$12,739 was spent on design in 2024. The life-to-date through 2026 cost estimate totals \$2,030,000 and is solely funded by Sound Transit.

302.0113 Military Road SW - Edgewood to 112th, Continuation/1-Time

Carry forward \$17,398 funded by project balance \$2,398 and federal WSDOT grant \$15,000.

The budget adjustment results in a life-to-date through 2026 cost estimate of \$358,173 funded by:

\$309,971 Grant – Federal WSDOT

\$48,600 REET

\$358,571 Total Sources

302.0114 Sound Transit – 112th Sidewalks – Gravelly Lake Drive to BPW SW, Continuation/1-Time

Reduce Sound Transit grant by \$25,479 in 2025 for portion spent in 2024. The life-to-date through 2026 cost estimate totals \$3,760,000 and is solely funded by Sound Transit.

302.0116 Custer Road from Bridgeport Way to 75th Street - Continuation/1-Time

Carry forward \$3,736,141 funded by project balance \$283,983, state TIB grant \$2,941,991, and SWM \$510,167.

This budget adjustment results in a life-to-date 2026 cost estimate of \$3,785,859 funded by:

\$2,976,686 Grant – State TIB

\$510,167 SWM

\$65,000 General Fund

\$3,785,859 Total Sources

302.0121 112th Street Sidewalks, Farwest Drive to Holden, North Side - Continuation/1-Time

Carry forward \$1,297,859 funded by state TIB grant \$1,137,187, and SWM \$162,000.

This budget adjustment results in a life-to-date 2026 cost estimate of \$1,304,720 funded by:

\$1,142,720 Grant – State TIB

\$162,000 SWM

\$1,304,720 Total Sources

302.0122 Sound Transit –

Sidewalks: 47th Ave SW - 121st St SW to Pacific Highway SW, Continuation/1-Time

Add \$194,268 in 2025 and remove \$235,000 in 2026 to account for the balance of the grant after \$40,732 was spent on design in 2024. The life-to-date through 2026 cost estimate totals \$235,000 and is solely funded by Sound Transit.

302.0131 Overlay & Sidewalk Fill-In: Custer Rd - John Dower to 500' West of Bridgeport Way, Continuation/1-Time

Carry forward \$1,489,198 funded by project balance \$3,951, federal WSDOT grant \$1,346,150 and SWM \$142,000 for storm drainage element of project.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$1,637,000 funded by:

\$1,420,000 Grant – WSDOT (Phase 1)

\$75,000 General Fund (Phase 2)

\$142,000 SWM

\$1,637,000 Total Sources

302.0133 Streets & Sidewalks: Steilacoom Blvd (Farwest to Weller), Continuation/1-Time

Carry forward \$6,650,159 in project expenditures funded by project balance \$184,855, federal WSDOT grant \$5,487,731, state TIB grant \$441,687 and SWM \$535,886 for storm drainage element of the project. This project is the ROW acquisition and construction to add sidewalks and bike lanes from 87th Ave SW to Weller Rd. Improvements would include Curb, gutter, sidewalks, sharrows, turn lanes, street lighting, drainage, and overlay.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$6,664,386 funded by:

\$5,499,004 Grant – Federal WSDOT

\$441,687 Grant – State TIB

\$994 Grant – State Department of Commerce

\$186,815 REET

\$535,885 SWM

\$6,664,385 Total Sources

302.0136 100th St SW from Lakeview Dr to So Tac Way, inclusive of 40th, Continuation/1-Time

Carry forward \$467,571 funded by project balance \$153,958 and federal PSRC Grant \$313,613.

The budget adjustment results in a life-to-date through 2026 cost estimate of \$951,000 funded by:

- \$413,230 Federal PSRC Grant
- \$298,000 Grants Anticipated
- \$100,000 General Fund
- \$139,770 REET

\$951,000 Total Sources

302.0151 South Tacoma Way Between 96th St South & Steilacoom Blvd, Continuation/1-Time

Carry forward \$90,213 funded by project balance and PSRC grant \$707,415. The purpose of this project is to reconstruct the wearing course of asphalt along South Tacoma Way between 96th Street SW and Steilacoom Boulevard. Improvements also include pavement repair, grinding, two-inch overlay, channelization, upgrading sidewalk ramps to conform to ADA, and signage.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$868,000 funded by:

- \$750,000 PSRC Grant
- \$118,000 REET

\$868,000 Total Sources

302.0158 Streets: Interlaaken: 112th to WA Blvd, Continuation/1-Time

Carry forward \$284,217 funded by TIB grant \$500,000 offset by a reduction in Transportation Benefit District bonds \$205,000 and negative project balance in 2024 \$29,783 (timing of bond receipts). The purpose of this project is to reconstruct the wearing course of asphalt along South Tacoma Way between 96th Street SW and Steilacoom Boulevard. Improvements also include pavement repair, grinding, two-inch overlay, channelization, upgrading sidewalk ramps to conform to ADA, and signage.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$2,400,000 funded by:

- \$1,694,600 Transportation Benefit District Bonds
- \$500,000 Grant-TIB
- \$205,400 SWM

\$2,400,000 Total Sources

302.0159 Streets: Idlewild Rd SW: Idlewild School to 112th SW, Continuation & New/1-Time

Carry forward \$559,019 funded by project balance \$150,002, grant \$363,500 and SWM \$45,517. New increase of \$75,000 is due to use of consultant for design and adding sidewalk for southern 200 feet.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$685,000 funded by:

- \$269,500 TBD Bond Proceeds
- \$363,500 TIB Grant
- \$52,000 SWM

\$685,000 Total Sources

302.0160 Streets: 112th St SW: Idlewild Rd SW to Interlaaken Dr SW, Continuation/1-Time

Carry forward \$740,000 funded by project balance \$441,000, grant \$250,000 and SWM \$49,000.

This budget adjustment results in a life-to-date through 2026 cost estimate of \$740,000 funded by:

- \$441,000 TBD Bond Proceeds
- \$250,000 TIB Grant
- \$49,000 SWM

\$740,000 Total Sources

302.0164 Sidewalk Fill-in Farwest Dr from 112th to Lakes HS, & 100th St Ct SW to STL, Blvd, Continuation/1-Time

Carry forward \$30,00 in project expenditures funded by SWM for potential additional work as required by WSDOT.

The budget adjustment results in a life-to-date through 2026 cost estimate of \$1,921,640 funded by:

\$1,326,269 Safe Routes to Schools Grant
\$317,030 REET
\$30,000 SWM
\$248,340 Various Projects Savings & Interest
\$1,921,640 Total Sources

302.0168 Sound Transit –

Sidewalks: McChord Drive/New York Ave - Pacific Hwy to BPW Way SW, Continuation/1-Time

Reduce project expenditures and Sound Transit grant in 2025 by \$37,982 for design incurred in 2025. The life-to-date through 2026 cost estimate totals \$1,100,000 and is solely funded by Sound Transit.

302.0170 Sound Transit –

Sidewalks: Lincoln Ave SW - Mc Chord Drive SW to San Francisco Ave SW, Continuation/1-Time

Add \$84,713 in 2025 and remove \$100,000 in 2026 to account for the balance of the grant after \$15,287 was spent on design in 2025. The life-to-date through 2026 cost estimate totals \$100,000 and is solely funded by Sound Transit.

302.0173 Sound Transit - Sidewalks: Clover Creek Drive, Continuation/1-Time

Add \$144,649 in 2025 and remove \$150,000 in 2026 to account for the balance of the grant after \$5,351 was spent on design in 2024. The life-to-date through 2026 cost estimate totals \$150,000 and is solely funded by Sound Transit.

302.0176 Roadway Restoration: 112th; South Tacoma Way to Steele Street, Continuation/1-Time

Add \$18,876 in additional PSRC grant and decrease the City's REET match by \$18,876.

The budget adjustment results in a life-to-date through 2026 cost estimate of \$1,245,000 funded by:

\$768,876 PSRC Grant
\$476,124 REET
\$1,245,000 Total Sources

302.0179 RAISE Grant - Planning: Lakewood Downtown Transportation Feasibility Study, Continuation/1-Time

Add project expenditures and grant revenue of \$800,000 in 2025 and \$500,000 in 2026. The budget adjustment results in a life-to-date through 2026 cost estimate of \$1,100,000 funded by RAISE grant.

Fund 303 Real Estate Excise Tax

Reduce Transfer Transportation CIP

(Due to Additional Grants Received, Free up City Resources)

- \$239,600 in 2025 to 302.0076 Streets: Nyanza Road
- \$18,876 in 2025 to 302.0176 Roadway Restoration: 112th; South Tacoma Way to Steele Street

Fund 311 Sewer Capital Projects

311.0002 Side Sewers, Continuation/1-Time

Carry forward \$400,419 in project expenditures funded by project balance, resulting in a revised budget of \$450,419 in 2025 and no change in the current \$50,000 budget in 2026.

311.0006 Rose Road & Forest Road Sewer Extension, Continuation/1-Time

Carry forward \$1,647,994 in project expenditures funded by project balance \$1,179,395 and Pierce County ARPA grant \$468,599.

The budget adjustment results in a life-to-date through 2026 cost estimate of \$1,920,000 funded by:

\$611,005 Sewer Availability
\$711,000 Sewer Surcharge
\$597,995 Pierce County ARPA Grant
\$1,920,000 Total Sources

311.0007 Wadsworth, Silcox & Boat Street Sewer Extension, Continuation/1-Time

Carry forward \$2,224,111 in project expenditures funded by project balance \$1,281,289 and Pierce County ARPA grant \$942,822.

The budget adjustment results in a life-to-date through 2026 cost estimate of \$2,487,000 funded by:

\$887,000 Sewer Availability
\$417,178 Sewer Surcharge
\$1,182,822 Pierce County ARPA Grant
\$2,487,000 Total Sources

311.0008 Grant Ave & Orchard St Sewer Extension, Continuation/1-Time

Carry forward \$1,219,206 in project expenditures funded by project balance \$497,136 and Pierce County ARPA grant \$722,070.

The budget adjustment results in a life-to-date through 2026 cost estimate of \$1,971,200 funded by:

\$1,013,020 Sewer Availability
\$222,580 Sewer Surcharge
\$735,600 Pierce County ARPA Grant
\$1,971,200 Total Sources

Fund 401 Surface Water Management

401.0012 Outfall Retrofit Feasibility, Continuation/1-Time

Carry forward \$60,000 in project expenditures funded by project balance. The budget adjustment results in a life-to-date through 2026 cost estimate of \$60,000 funded by SWM.

401.0014 Water Quality Improvements 2021, Continuation/1-Time

Carry forward \$228,531 in project expenditures funded by project balance. The budget adjustment results in a life-to-date through 2026 cost estimate of \$245,000 funded by SWM.

401.0018 Waughop Lake Treatment, Continuation/1-Time

Carry forward \$48,976 in project expenditures funded by project balance.

The budget adjustment results in a life-to-date through 2026 cost estimate of \$648,650 funded by:

\$301,883 SWM
\$46,565 Department of Ecology Grant
\$300,202 Pierce County Flood Control
\$648,650 Total Sources

401.0020 Drainage Pipe Repair 2022, Continuation/1-Time

Carry forward \$85,109 in project expenditures funded by project balance. The budget adjustment results in a life-to-date through 2026 cost estimate of \$350,000 funded by SWM.

401.0021 American Lake Management District, Continuation/1-Time

Carry forward \$9,888 in project expenditures funded by project balance from special assessments.

401.0023 Clover Creek Reduction Study, Continuation & New/1-Time

Carry forward \$159,478 in project expenditures funded by project balance \$159,478 and Pierce County Flood Control \$110,000. This budget adjustment results in a life-to-date through 2026 cost estimate of \$481,263 funded by SWM fees.

401.0024 Clover Creek Streambank Restoration Study, Continuation/1-Time

Carry forward \$134,280 in project expenditures funded by project balance. The budget adjustment results in a life-to-date through 2026 cost estimate of \$135,000 funded by SWM.

401.0025 Drainage Pipe Repair 2023, Continuation/1-Time

Carry forward \$370,719 in project expenditures funded by project balance. The budget adjustment results in a life-to-date through 2026 cost estimate of \$375,000 funded by SWM.

401.0026 Drainage Pipe Repair 2024, Continuation/1-Time

Carry forward \$395,00 in project expenditures funded by project balance. The budget adjustment results in a life-to-date through 2026 cost estimate of \$395,000 funded by SWM.

401.0027 Drainage Pipe Repair 2025, Continuation/1-Time

Carry forward \$40,000 in project expenditures funded by project balance. The budget adjustment results in a life-to-date through 2026 cost estimate of \$430,000 funded by SWM.

401.0999 Bicentennial Interagency Agreement for Pollution Prevention, Continuation/1-Time

Carry forward \$95,561 in project expenditures funded by project balance. The budget adjustment results in a life-to-date through 2026 cost estimate of \$100,000 funded by the grant.

401.0999 Lakewood Municipal Code Title 12 Update, New/1-Time

Add \$200,000 in project expenditures for consulting services. The goal of the Engineering Standards Manual (ESM) and related regulations in the Lakewood Municipal Code Title 12 update is to improve the functionality, efficiency, and compliance of city engineering and development standards. This includes updates to promote efficiency and workflow optimization, enhance customer service by streamlining requirements and standardizing permit procedures on engineering improvements. This is one of several process improvements on Planning & Public Works workplan for 2025.

Internal Service Charges

See internal services funds for additional information.

Transfers to Parks CIP

Total \$56,277 – See Parks CIP Fund for details.

- \$56,277 to 301.0020 Wards Lake

Transfers to Transportation CIP

Total \$2,100,907 – See Transportation CIP Fund for details.

- \$635,000 to 302.0074 Streets: S Tacoma Way - 88th to 80th St
- \$44,568 to 302.0076 Streets: Nyanza Road
- \$510,167 to 302.0116 Custer Road from BPW to 75th St
- \$162,000 to 302.0121 112th Street Sidewalks, Farwest Drive to Holden, North Side
- \$139,097 to 302.0131 Overlay & Sidewalk Fill-In: Custer Rd-John Dower to 500' West of BPW
- \$535,886 to 302.0133 Street & Sidewalks: Steilacoom Blvd (Farwest to Weller)
- \$45,517 to 302.0159 Streets: Idlewild Rd SW: Idlewild School to 112th SW
- \$30,000 to 302.0164 Sidewalk Fill-in Farwest Dr, 112th to Lakes HS, & 100th St Ct SW to STL Blvd

Fund 501 Fleet & Equipment

Vehicle & Equipment Purchases/Replacements, Continuation/1-Time

Carry forward the following:

- \$40,000 Replace unmarked police vehicle #40352, funded by replacement reserves.
- \$14,000 Replace Parks John Deer Gator #42781, funded by chargeback to department.
- \$7,000 Replace Parks Tilt Trailer #43012, funded by chargeback to department.

Fund 502 Property Management

City Hall Beam Repair, Continuation/1-Time

Carry forward \$392,722 in expenses to replace, seal and protect the exposed exterior beams on City Hall building.

City Hall Server Room Air Conditioner, Continuation/1-Time

Carry forward \$25,000 to add air conditioning system to the City Hall server room.

City Hall Beam Painting, Continuation/1-Time

Carry forward \$60,000 to paint the exterior beams on the City Hall building once replaced.

Police Station Generator Controls, Continuation/1-Time

Carry forward \$75,000 to replace generator controls. The pro-logic computer (PCL) controls the Police Station backup generator system which is used as an emergency power supply during system / electrical failures. The automatic monthly testing sequence is out of sync and needs to be replaced in order to keep the generator in normal operating conditions.

PD – Investment Grade Audit/Energy Grant, Continuation/1-Time

Carry forward \$44,583. State Law requires all buildings larger than 20,000 sq ft to reduce use of fossil fuels by 2028. The police station is approximately 43,000 sq ft. Funds will be used to complete the audit as well as implement recommended strategies. Audit will identify energy efficiencies and modifications to systems.

Fort Steilacoom Park Caretaker's House Repairs, Continuation/1-Time

Carry forward \$8,025 balance for repairs and maintenance at the Fort Steilacoom Park caretaker's house funded by internal service charges to the General Fund. Other than painting the exterior of the house in 2006 when the City took over maintenance and operations from Pierce County, there hasn't been any major repairs. The City Council authorized \$10,000 for a new roof and gutters necessary to keep the property in good useable condition and ensure a safe living environment is maintained for the tenant at this site. The original additional \$40,000 request is for the HVAC system, new doors and windows and updates to the electrical panel. The repairs are necessary to keep the property in good useable condition and ensure a safe living environment is maintained for the tenant at this site.

Fort Steilacoom Park O&M Shop HVAC (Completed in 2024), Housekeeping/1-Time

Remove (20,000) work was completed in 2024.

Front Street O&M Shop Paving & Salt Bin Cover, Continuation/1-Time

Carry Forward \$170,000 to be used to complete a new fuel tank at the Front Street location, pave the Wash Station and complete the Salt cover project. This project would remove a fuel system from the FS shop that has met it useful life and install a new modern fueling station at the O&M Shop that all city vehicles would use to fuel u utilizing a card system and computerized tracking which would help in auditing for the finance department.

Sound Transit Elevator Floor, New/1-Time

Add \$25,000 to replace the elevator floor at the Sound Transit building.

Custodial Services Contract, New/Ongoing

Add \$23,443 per year for the new custodial services contract with a new vendor.

Fund 503 Information Technology**AD - ERP System Implementation, Continuation/1-Time**

Carry forward \$450,000 for new ERP system implementation.

AD - ERP System Annual Maintenance, New/Ongoing

Add \$121,500 for annual maintenance at the time of implementation kickoff scheduled for April 2025.

CW - Computer Replacement, Continuation/1-Time

Carry forward \$35,000 for computer replacement. Computer desktop, laptop & mobile device replacement is a necessity as the aging life of computers and mobile devices will drive replacements. Older computers are unlikely to support the newer generation operating systems in the future. Whether by hardware failure or software obsolescence the city will need to replace computers and mobile devices to continue to function and provide services to the general public. The current replacement cycle for existing systems is 4 years.

CW - Microsoft 365, Continuation/1-Time

Carry forward \$10,000 to continue implementation of Microsoft 365, SharePoint and Microsoft Teams, including customization and training. This project is part of the City's strategic plan to migrate applications and data to secure cloud. Microsoft 365 is a turnkey suite of integrated collaboration and productivity applications designed to be deployed all at once to save time and resources. Businesses can use Microsoft 365 to deploy IT infrastructure that incorporates desktop and mobile devices, and the security and authentication systems required to keep data safe in a mobile workforce environment. Microsoft 365 combines features and toolsets from the Windows operating system, the Office 365 productivity suite and the Enterprise Mobility and Security package, which establishes authentication and security protocols for employees and systems to protect data and infiltration by outside influences.

CW – Backup MS 365 Environment, New/Ongoing

Add \$10,000 for services to backup Microsoft 365 Environment to the cloud

CW - Incident Response Tabletop Exercise, New/1-Time

Add \$13,000 in professional services to test the City's incident response plan.

CW - Archived Email Migration to Cloud, New/1-Time

Add \$8,000 for migration of Exchange archived email to the cloud. Currently, all emails to/from the City are archived on local servers. This funding will allow for 1-time migration of current archives to the cloud and is consistent with the City's strategy to minimize local storage of data.

CW – Zoom Conference, New/Ongoing

Add \$4,500 for Zoom licenses. The City hoped to replace all Zoom conferencing licenses with MS Teams, however, certain meetings such as City Council, committee meetings, and court sessions require Zoom to fully function. This funding restores the cost of zoom licenses for these types of meeting.

PD - Power DMS, New/Ongoing

Add \$12,000 for Power DMS for the Police Department due to increased cost and additional licenses for multiple systems including Power-Time (scheduling system) and Power-Policy Standards (writes new policy based on changes in law)

PD – BluePeak Skills Manager, New/Ongoing

Add \$8,000 for BluePeak Skills Manager for the Police Department. This application tracks and manages police officer training. The increased cost is for migration of software from local servers to the cloud with added functionalities and benefits.

PD – Cellebrite Digital Forensic, New/Ongoing

Add \$14,000 for Cellebrite Digital Forensic for the Police Department due to increase in number of licenses.

PD – Axon License & Storage, New/Ongoing

Add \$40,000 for Axon License and Storage for the Police Department. The additional costs are related to migration and hosting of COBAN (for in-car/body cameras) and DigitalOnQ (for managing digital evidence) records into Axon cloud and additional licenses.

PD – CradlePoint Annual Maintenance, New/Ongoing

Add \$8,500 for CradlePoint Annual Maintenance for the Police Department. The increase is due to upgrading cellular network from 4G to 5G.

PPW – AutoCad Annual License, Housekeeping/Ongoing

Add \$17,500 for AutoCad Annual License for Planning and Public Works. This cost has been budgeted in previous years but was inadvertently left out of the 2025/2026 budget. The City has been using AutoCAD software for plan reviews and engineering drawings.

Fund 504 Risk Management

WCIA Assessment, New/Ongoing

Add \$11,600 in 2025 and \$50,710 for Washington Cities Insurance Authority assessment resulting in revised estimates of \$3,269,977 in 2025 and \$3,797,843 in 2026.

**2025 Carry Forward Budget Adjustment
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2025		Year 2026	
			Revenue	Expenditure	Revenue	Expenditure
Grand Total - All Funds			\$ 36,405,014	\$ 63,318,944	\$ (3,956,064)	\$ (3,077,696)
Total - Fund 001 General			\$ 524,105	\$ 6,530,360	\$ (69,366)	\$ 161,154
AD Merchant Service Fees for Credit Card Acceptance	New	Ongoing	-	13,380	-	13,380
AD Increase SAO Annual Audit Cost to \$118K/Year	New	Ongoing	-	16,160	-	16,160
AD Increase Employee & Volunteer Recognition Event	New	Ongoing	-	1,480	-	1,480
AD Public Defender Cost Increase	New	Ongoing	-	250,000	-	250,000
CC City Manager Recruitment	New	1-Time	-	26,000	-	-
CC City Logo Wear for Boards & Commissions	New	1-Time	-	2,800	-	-
CM Intern 20 Hours/Week for 6 Months	New	1-Time	-	15,600	-	-
Reduce Assistant to City Manager/Policy Analyst Personnel Cost	Housekeeping	Ongoing	-	(15,600)	-	(15,600)
CM Refreshments for Desserts in the Driveway	New	Ongoing	-	1,500	-	1,500
LG Opioid Funds	Continuation	1-Time	-	779,499	-	-
LG Department of Commerce - Stop Violence Against Women	Grant	1-Time	6,827	6,827	-	-
MC SPAR (Simple Possession Advocacy and Representation Program) Grant	New	1-Time	17,273	17,273	-	-
MC Therapeutic Court Grant	Grant	1-Time	76,353	76,353	-	-
MC Office of Public Defense Grant	Grant	1-Time	34,000	34,000	-	-
MC Court Contracted Services - Town of Steilacoom	Continuation	1-Time	(138,424)	-	(142,570)	-
MC Court Contracted Services - City of DuPont	Continuation	1-Time	71,078	-	73,204	-
PK Sponsorship - Amazon - SummerFEST	Grant	1-Time	15,000	15,000	-	-
PK Sponsorship - Twin Star - SummerFEST	Grant	1-Time	3,000	3,000	-	-
PK Sponsorship - Twin Star - Youth Summit	Grant	1-Time	1,000	1,000	-	-
PK Sponsorship - Twin Star - Martin Luther King	Grant	1-Time	2,000	2,000	-	-
PK Sponsorship - Twin Star - Fiesta de la Familia	Grant	1-Time	2,000	2,000	-	-
PK Sponsorship - Virginia Mason - SummerFEST	Grant	1-Time	8,000	8,000	-	-
PK Sponsorship - Virginia Mason - Farmers Market	Grant	1-Time	8,000	8,000	-	-
PK Sponsorship - Virginia Mason - Fiesta de la Familia	Grant	1-Time	2,500	2,500	-	-
PK Sponsorship - Pierce Transit - Farmers Market	Grant	1-Time	3,000	3,000	-	-
PK Sponsorship - Pierce Transit - Fiesta de la Familia	Grant	1-Time	3,000	3,000	-	-
PK Sponsorship - Pierce Transit - SummerFEST	Grant	1-Time	3,000	3,000	-	-
PK Sponsorship - WSECU - Farmers Market	Grant	1-Time	3,000	3,000	-	-
PK Sponsorship - WSECU - Truck & Tractor Day	Grant	1-Time	2,500	2,500	-	-
PK Sponsorship - Vibrant Schools & Friends - MLK Beloved Community	Grant	1-Time	6,000	6,000	-	-
PK Sponsorship - Navy Credit Union - SummerFEST	Grant	1-Time	2,500	2,500	-	-
PK Sponsorship - Harborstone Credit Union - Truck & Tractor Day	Grant	1-Time	2,500	2,500	-	-
PK Washington State HCA (Health Care Authority) CHOICE	Grant	1-Time	74,100	74,100	-	-
PK Janitorial/Custodial Services - FSP O&M Shop	New	Ongoing	-	1,016	-	1,016
PK Janitorial/Custodial Services - Front Street O&M Shop	New	Ongoing	-	1,516	-	1,516
PK Janitorial/Custodial Services - Pavillion	New	Ongoing	-	4,650	-	4,650
PD Jail Services	New	Ongoing	-	230,000	-	230,000
PD Clean Air Assessment	New	Ongoing	-	2,866	-	6,335
PD Specialty Units/Special Response Team (SRT) Clothing	Continuation	1-Time	-	2,250	-	-
PD Drone Program (2024 Balance Available for 2025)	Continuation	Ongoing	-	9,872	-	-
PD Pierce County Sex Offender Verification	Grant	1-Time	7,795	-	-	-
PD FBI Innocence Lost Grant	Grant	1-Time	19,950	19,950	-	-
PD South Sound 911 2025	Grant	1-Time	9,000	9,000	-	-
PD Tahoma Narcotics Enforcement Team (TNET)	Grant	1-Time	4,274	-	-	-
PD Gesa Credit Union - Local Heroes Grant Award	Grant	1-Time	7,481	7,481	-	-
PPW City Tree Fund	Continuation	1-Time	-	474,096	-	-
PPW WA Department of Commerce: Climate Planning Grant	Grant	1-Time	25,000	25,000	-	-
PPW WA Department of Commerce: Middle Housing Grant	Grant	1-Time	10,000	10,000	-	-
PPW WA Department of Commerce: Paper to Digital Permitting Grant	Grant	1-Time	232,400	232,400	-	-
PPW Economic Development Opportunity Fund	Continuation	1-Time	-	2,000,000	-	-
PPW Tax Increment Financing Strategy	Continuation	1-Time	-	19,339	-	-
Fleet and Equipment Internal Service Charges:						
PK #42780 John D Gator CC	Continuation	1-Time	-	14,000		
PK #43011 Tilt Trailer CC	Continuation	1-Time	-	7,000		

**2025 Carry Forward Budget Adjustment
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2025		Year 2026	
			Revenue	Expenditure	Revenue	Expenditure
Property Management Internal Service Charges:						
City Hall Janitorial/Custodial Contract	New	Ongoing	-	19,894	-	19,894
City Hall Beam Repair & Painting	Continuation	1-Time	-	342,076	-	-
City Hall Server Room Air Conditioner	Continuation	1-Time	-	18,890	-	-
Police Station Generator Controls	Continuation	1-Time	-	75,000	-	-
Police Station Investment Grade Audit	Continuation	1-Time	-	44,583	-	-
Fort Steilacoom Park Caretaker's House Repairs	Continuation	1-Time	-	8,025	-	-
Fort Steilacoom Park O&M Shop - Remove HVAC, completed in 2024	Continuation	1-Time	-	(20,000)	-	-
Sounder Station Elevator	Continuation	1-Time	-	25,000	-	-
Front St O&M Shop New FuelTank, Paving of Washdown Station & Salt Bin Cover	Continuation	1-Time	-	170,000	-	-
Information Technology Internal Service Charges:						
AD ERP Implementation	Continuation	1-Time	-	450,000	-	-
AD ERP System Annual Maintenance	New	Ongoing	-	121,500	-	-
CW Computer Replacement	Continuation	1-Time	-	30,586	-	-
CW Zoom Conference	New	Ongoing	-	3,932	-	-
CW Microsoft 365 Project	Continuation	1-Time	-	8,739	-	-
CW Backup Microsoft 365 Environment	New	Ongoing	-	8,739	-	-
CW Incident Response Table Top Exercise	New	1-Time	-	11,360	-	-
CW Email Archives Cloud Migration	New	Ongoing	-	6,991	-	-
PD Power DMS Cost Increase	New	Ongoing	-	12,000	-	-
PD Blue Peak Skills Manager	New	Ongoing	-	8,000	-	-
PD Cellebrite-DigitalForensics	New	Ongoing	-	14,000	-	-
PD Axon License & Storage	New	Ongoing	-	40,000	-	-
PD CradlePoint Hardware Maintenance	New	Ongoing	-	8,500	-	-
Risk Management Internal Service Charges						
WCIA Assessment Property Assessment Increase	New	Ongoing	-	10,138	-	44,313
Transfer to SSMCP for Property Purchase Due Diligence	New	1-Time	-	13,750	-	-
Reduce General Fund Transfers to Transportation CIP - Savings Due to Additional Grants Received:						
302.0001 Personnel, Engineering & Professional Services	Continuation	1-Time	-	(30,000)	-	(66,000)
302.0002 Street Lights: New LED Street Lights	Continuation	1-Time	-	(93,000)	-	-
302.0003 Safety: Neighborhood Traffic Safety/Traffic Calming	Continuation	1-Time	-	(27,000)	-	(30,000)
302.0004 Minor Capital & Major Maintenance	Continuation	1-Time	-	-	-	(270,000)
302.0005 Chip Seal - Local Access Roads	Continuation	1-Time	-	-	-	(56,282)
General/Street Fund Subsidy	Continuation	1-Time	-	800,265	-	-
General/Street Fund Subsidy	New	1-Time	-	4,983	-	-
General/Street Fund Subsidy	New	Ongoing	-	6,602	-	8,792
Total - Special Revenue Funds			\$ 5,671,800	\$ 10,144,793	\$ 8,792	\$ 8,792
Total - Fund 101 Street O&M			811,850	811,850	8,792	8,792
PPW Replace School Zone Lights	Continuation	1-Time	103,951	103,951	-	-
PPW Replace Traffic Signal Controllers	Continuation	1-Time	589,362	589,362	-	-
PPW Homeless Camp Clean Up	Continuation	1-Time	31,346	31,346	-	-
Property Management Internal Service Charges:						
City Hall Janitorial/Custodial Contract	New	Ongoing	4,280	4,280	4,280	4,280
City Hall Beam Repair & Painting	Continuation	1-Time	70,806	70,806	-	-
City Hall Server Room Air Conditioner	Continuation	1-Time	3,910	3,910	-	-
Information Technology Internal Service Charges:						
CW Computer Replacement	New	1-Time	3,114	3,114	-	-
CW MS 365 Project	Continuation	1-Time	890	890	-	-
CW Backup MS 365 Environment	New	Ongoing	890	890	-	-
CW Incident Response Table Top	New	1-Time	1,157	1,157	-	-
CW Email Archives Cloud Migration	New	1-Time	712	712	-	-
CW - Zoom Conference	New	Ongoing	400	400	-	-
Risk Management Internal Service Charges:						
CW Washington Cities Insurance Authority Assessment Increase	New	Ongoing	1,032	1,032	4,512	4,512

**2025 Carry Forward Budget Adjustment
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2025		Year 2026	
			Revenue	Expenditure	Revenue	Expenditure
Total - Fund 104 Hotel/Motel Lodging Tax			\$ -	\$ (23,400)	\$ -	\$ -
Remove Original LTAC Grant Allocation Estimate	Grant	1-Time	-	(1,271,250)	-	-
2025 Asia Pac Cultural Ctr	Grant	1-Time	-	15,000	-	-
2025 Chamber Memorial Day	Grant	1-Time	-	7,500	-	-
2025 Chamber Tourism Promotion	Grant	1-Time	-	125,000	-	-
2025 CoL-Farmers Market	Grant	1-Time	-	78,000	-	-
2025 CoL-Marketing Promotion	Grant	1-Time	-	80,000	-	-
2025 CoL-Saturday Street Festivals	Grant	1-Time	-	10,000	-	-
2025 CoL-Summer Concert	Grant	1-Time	-	30,000	-	-
2025 CoL-SummerFEST	Grant	1-Time	-	210,000	-	-
2025 Fiesta de Familia	Grant	1-Time	-	35,000	-	-
2025 Grave Concerns	Grant	1-Time	-	15,000	-	-
2025 Historic Fort Steilacoom	Grant	1-Time	-	12,000	-	-
2025 Historical Society	Grant	1-Time	-	38,000	-	-
2025 Lakes CrossCountryBooster	Grant	1-Time	-	7,000	-	-
2025 Lakewold Gardens	Grant	1-Time	-	200,000	-	-
2025 Lakewood Playhouse	Grant	1-Time	-	100,000	-	-
2025 MLK Beloved Community	Grant	1-Time	-	10,000	-	-
2025 Sister City Assoc (LSCA)	Grant	1-Time	-	23,500	-	-
2025 PCTourAuthority(TravTac)	Grant	1-Time	-	150,000	-	-
2025 McGavick Debt Svc	Grant	1-Time	-	101,850	-	-
Total - Fund 105 Property Abatement			\$ -	\$ 661,797	\$ -	\$ -
PPW Abatement Program	Continuation	Ongoing	-	162,396	-	-
PPW Rental Housing Safety Program	Continuation	Ongoing	-	59,127	-	-
PPW 1406 Affordable Housing	Continuation	Ongoing	-	440,274	-	-
Total - Fund 106 Public Art			\$ -	\$ 5,620	\$ -	\$ -
PK Public Art Program - Earmark for Major Project To Be Determined	Continuation	1-Time	-	5,620	-	-
Total - Fund 180 Narcotics Seizure			\$ 16,290	\$ 17,854	\$ -	\$ -
PD Narcotics Seizure Balance Available for Eligible Expenditures	Continuation	1-Time	-	1,564	-	-
PD Drug Enforcement Agency - DEA - Tacoma Regional Task Force	Continuation	1-Time	16,290	16,290	-	-
Total - Fund 181 Felony Seizure			\$ -	\$ 779	\$ -	\$ -
PD Felony Seizure Balance Available for Eligible Expenditures	Continuation	1-Time	-	779	-	-
Total - Fund 182 Federal Seizure			\$ -	\$ 2,772	\$ -	\$ -
PD Federal Seizure Balance Available for Eligible Expenditures	Continuation	1-Time	-	2,772	-	-
Total - Fund 190 CDBG			\$ 3,282,812	\$ 5,577,544	\$ -	\$ -
PPW Earmark for Future Loan Programs	Continuation	1-Time	-	2,294,732	-	-
PPW HUD - Community Development Block Grant	Grant	1-Time	245,345	245,345	-	-
PPW Affordable Housing Projects HOME	Grant	1-Time	3,037,467	3,037,467	-	-
Total - Fund 191 Neighborhood Stabilization Program			\$ -	\$ 14,148	\$ -	\$ -
PPW Neighborhood Stabilization Program 3	Continuation	1-Time	-	14,148	-	-
Total - Fund 192 South Sound Military Communities Partnership (SSMCP)			\$ 144,749	\$ 10,999	\$ -	\$ -
PPW Transfer In From General Fund for Property Purchase Due Diligence	Continuation	1-Time	13,750	-	-	-
PPW Tactical Tailor Lease Payemnts	Continuation	1-Time	120,000	-	-	-
PPW Tactical Tailor - Reimburse City for Insurance Costs	Continuation	1-Time	10,999	10,999	-	-
Total - Fund 195 Public Safety Grants			\$ 610,572	\$ 610,572	\$ -	\$ -
PD Emergency Management Performance Grant (EMPG)	Grant	1-Time	25,011	25,011	-	-
PD WATPA - Puget Sound Auto Theft Task Force	Grant	1-Time	352,406	352,406	-	-
PD Washington Traffic Safety Commission - Impaired & Distracted	Grant	1-Time	15,494	15,494	-	-
PD Washington Traffic Safety Commission - Seatbelt & Motorcycle	Grant	1-Time	2,500	2,500	-	-
PD Patrick Leahy Bulletproof Vest Partnership	Grant	1-Time	13,186	13,186	-	-
PD WA State Parks & Recreation Boater Safety	Grant	1-Time	22,709	22,709	-	-
PD JAG - Real Time Crime Center	Grant	1-Time	47,051	47,051	-	-
PD JAG - Unmanned Ground System (UGS) or Tactical Robot	Grant	1-Time	39,064	39,064	-	-
PD Washington Traffic Safety Commission (WTSC) - School Zones	Grant	1-Time	10,000	10,000	-	-
PD Extreme Weather Response Grant (EWRG)	Grant	1-Time	37,113	37,113	-	-
PD Veterans Treatment Court	Grant	1-Time	46,038	46,038	-	-

**2025 Carry Forward Budget Adjustment
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2025		Year 2026	
			Revenue	Expenditure	Revenue	Expenditure
Total - Fund 196 ARPA Grant			\$ 805,527	\$ 2,454,258	\$ -	\$ -
Rebuilding Together South Sound	Grant	1-Time	-	229,713	-	-
Tacomaprobono	Grant	1-Time	-	25,014	-	-
Boys & Girls Club	Grant	1-Time	-	79,149	-	-
YMCA Teen Services	Grant	1-Time	-	22,509	-	-
YMCA Childcare, Summer Camp & Club	Grant	1-Time	-	78,375	-	-
YMCA Swim, Sport, Art	Grant	1-Time	-	24,010	-	-
City Reader Boards	Grant	1-Time	-	295,609	-	-
Pierce County Village	Grant	1-Time	-	1,000,000	-	-
LASA Phase 3	Grant	1-Time	-	279,750	-	-
Dolly Parton Imaginary Library	Grant	1-Time	-	54,670	-	-
Camp Murray Boat Launch	Grant	1-Time	-	100,000	-	-
Urban Forestry Program	Grant	1-Time	-	196,714	-	-
Edgewater & Downtown Park	Grant	1-Time	-	68,745	-	-
ARPA Revenue Recognition	Grant	1-Time	805,527	-	-	-
Grand Total - Debt Service Funds			\$ -	\$ 91,294	\$ -	\$ -
Total - Fund 202 LID Debt Service			\$ -	\$ 91,294	\$ -	\$ -
Earmark for Early Redemption	Continuation	1-Time	-	91,294	-	-
Total - Capital Improvement Project Funds			\$ 28,412,036	\$ 41,980,745	\$ (3,987,282)	\$ (3,565,000)
Total - Fund 301 Parks CIP			\$ 5,008,041	\$ 9,950,539	\$ (500,000)	\$ (500,000)
301.0006 Gateways	Continuation	1-Time	-	67,953	-	-
301.0016 Park Equipment Replacement	Continuation	1-Time	-	38,491	-	-
301.0017 Playground Resurfacing	Continuation	1-Time	-	25,114	-	-
301.0019 Edgewater Dock	Continuation	1-Time	-	222,107	-	-
301.0020 Wards Lake	Continuation	1-Time	3,704,320	5,204,090	-	-
301.0027 American Lake Park	Continuation	1-Time	100,000	1,737,094	-	-
301.0028 Oakbrook Park	Continuation	1-Time	-	137,828	-	-
301.0034 Park Sign Replacement/Monument Signs	Continuation	1-Time	-	312,608	-	-
301.0038 Playground Replacement	Continuation	1-Time	-	315,000	-	-
301.0041 Park Sign Replacement (Design)	Continuation	1-Time	-	31,356	-	-
301.0042 Downtown Park Schematic Design and Planning	Continuation	1-Time	-	100,000	-	-
301.0043 FSP Barn Restoration & Renovation	Continuation	1-Time	500,000	499,810	(500,000)	(500,000)
301.0045 Motor Avenue Uplighting & Gary Oaks / Other Improvements	Continuation New	1-Time 1-Time	- -	27,458 80,000	-	-
301.0048 Nisqually Partnership Project	Continuation	1-Time	300,000	253,102	-	-
301.0049 Harry Todd Pickleball Courts	Continuation	1-Time	309,053	429,700	-	-
301.0050 FP Acoustics	Continuation	1-Time	-	50,000	-	-
301.0053 FSP ADA & Overflow Parking	Continuation	1-Time	-	275,000	-	-
301.0054 Harry Todd Deferred Maintenance Program	Continuation	1-Time	94,668	94,668	-	-
301.0055 Tenzler Log Relocation	Continuation	1-Time	-	49,160	-	-

**2025 Carry Forward Budget Adjustment
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2025		Year 2026	
			Revenue	Expenditure	Revenue	Expenditure
Total - Fund 302 Transportation CIP			\$ 21,270,504	\$ 26,796,952	\$ (3,487,282)	\$ (3,065,000)
302.0000 Earmark Traffic Mitigation Fee for Future Traffic Signal	Continuation	1-Time	-	153,358	-	-
302.0001 Personnel, Engineering & Professional Services	Continuation	1-Time	(30,000)	269,336	(66,000)	-
302.0002 Street Lights: New LED Street Lights	Continuation	1-Time	(93,000)	265,000	-	-
302.0003 Safety: Neighborhood Traffic Safety/Traffic Calming	Continuation	1-Time	(27,000)	49,974	(30,000)	-
302.0004 Minor Capital & Major Maintenance	Continuation	1-Time	-	15,462	(270,000)	-
302.0005 Chip Seal Program - Local Access Roads	Continuation	1-Time	-	160,310	(56,282)	-
302.0074 Streets: S Tacoma Way - 88th to 80th St	Continuation	1-Time	3,248,340	3,976,919	-	-
302.0075 Streets: Mt Tahoma Drive - Interlaaken to Whitman Ave	New	1-Time	-	400,000	-	-
302.0076 Streets: Nyanza Road	Continuation	1-Time	(391,484)	911,446	-	-
302.0078 Union Avenue Sidewalk	Continuation	1-Time	731,400	1,216,684	-	-
302.0096 Union Ave, Berkley to Thorne Lane	Continuation	1-Time	24,842	67,949	-	-
302.0097 Sound Transit - 115th St Ct SW - Bridgeport Way to Sound Transit ROW	Continuation	1-Time	248,535	248,535	(260,000)	(260,000)
302.0098 Pine Street Sidewalk & Pedestrian Crossing	Continuation	1-Time	-	25,359	-	-
302.0111 Sound Transit - Street & Sidewalks: Kendrick from 111th St SW to 108th St SW Roadway	Continuation	1-Time	1,807,261	1,807,261	(1,820,000)	(1,820,000)
302.0113 Street & Sidewalks: Military Road SW - Edgewood to 112th	Continuation	1-Time	15,000	17,398	-	-
302.0114 112th Street SW - Clover Park High School Sidewalk	Continuation	1-Time	(25,479)	(25,479)	-	-
302.0116 Custer Road from BPW to 75th St	Continuation	1-Time	3,452,158	3,736,141	-	-
302.0121 Streets: 112th - Farwest Dr SW to Butte Dr SW	Continuation	1-Time	1,299,187	1,297,859	-	-
302.0122 Sound Transit - Sidewalks: 47th Ave SW - 121st St SW to Pacific Highway SW	Continuation	1-Time	194,268	194,268	(235,000)	(235,000)
302.0131 Overlay & Sidewalk Fill-In: Custer-John Dower to 500' West of BPW	Continuation	1-Time	1,485,247	1,489,198	-	-
302.0133 Street & Sidewalks: Steilacoom Blvd (Farwest to Weller) ROW	Continuation	1-Time	6,465,304	6,650,159	-	-
302.0136 100th St SW from Lakeview Dr to So Tac Way, including 40th	Continuation	1-Time	313,613	467,571	-	-
302.0151 So Tac Way Between 96th St So & Steilacoom Blvd	Continuation	1-Time	707,415	797,628	-	-
302.0158 Streets: Interlaaken: 112th to WA Blvd	Continuation	1-Time	314,000	284,217	-	-
302.0159 Streets: Idlewild Rd SW: Idlewild School to 112th SW	Continuation	1-Time	210,517	484,019	-	-
302.0160 Streets: 112th St SW: Idlewild Rd SW to Interlaaken Dr SW	New	1-Time	-	75,000		
	Continuation	1-Time	299,000	740,000		
302.0164 Sidewalk Fill-in on Farwest Dr from 112th to Lakes High School, & 100th St Ct SW to	Continuation	1-Time	30,000	30,000	-	-
302.0168 Sound Transit - Sidewalks: McChord Drive/New York Ave - Pac Hwy to BPW SW	Continuation	1-Time	(37,982)	(37,982)		
302.0170 Sound Transit - Sidewalks: Lincoln Ave SW -Mc Chord Drive SW to San Francisco Ave S	Continuation	1-Time	84,713	84,713	(100,000)	(100,000)
302.0173 Sound Transit - Sidewalks: Clover Creek Drive	Continuation	1-Time	144,649	144,649	(150,000)	(150,000)
302.0179 Planning: Lakewood Downtown Transportation Feasibility Study	Continuation	1-Time	800,000	800,000	(500,000)	(500,000)
Total - Fund 303 Real Estate Excise Tax			\$ -	\$ (258,476)	\$ -	\$ -
Transfers to/from Transportation CIP:						
302.0076 Streets: Nyanza Road	Continuation	1-Time	-	(239,600)	-	-
302.0176 Roadway Restoration: 112th; South Tacoma Way to Steele Street	Continuation	1-Time	-	(18,876)	-	-
Total - Fund 311 Sewer Project CIP			\$ 2,133,491	\$ 5,491,730	\$ -	\$ -
311.0002 Side Sewers	Continuation	1-Time	-	400,419	-	-
311.0006 Rose Road & Forest Road Sewer Extension	Continuation	1-Time	468,599	1,647,994	-	-
311.0007 Wadsworth, Silcox & Boat St. Sewer Extension	Continuation	1-Time	942,822	2,224,111	-	-
311.0008 Grant Ave. & Orchard St. Sewer Extension	Continuation	1-time	722,070	1,219,206	-	-

**2025 Carry Forward Budget Adjustment
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2025		Year 2026	
			Revenue	Expenditure	Revenue	Expenditure
Total - Enterprise Funds			\$ 205,561	\$ 2,491,034	\$ -	\$ 225,566
Total - Fund 401 Surface Water Management			\$ 205,561	\$ 2,491,034	\$ -	\$ 225,566
Adopted Budget Ordinance Correction (No Change to Programs Approved)	Housekeeping	1-Time	-	(1,559,206)	-	221,420
401.9999 Bicentennial Interagency Agreement for Pollution Prevention	Continuation	1-Time	95,561	95,561	-	-
401.9999 Lakewood Municipal Code Title 12 Update	New	1-Time	-	200,000	-	-
401.0012 Outfall Retrofit Feasibility	Continuation	1-Time	-	60,000	-	-
401.0014 Water Quality Improvements 2021	Continuation	1-Time	-	228,531	-	-
401.0018 Wauhop Lake Treatment	Continuation	1-Time	-	48,976	-	-
401.0020 Drainage Pipe Repair 2022	Continuation	1-Time	-	85,109	-	-
401.0021 American Lake Management District	Continuation	1-Time	-	10,034	-	(146)
401.0023 Clover Creek Risk Reduction Study	Continuation	1-Time	110,000	159,478	-	-
401.0024 Clover Creek Streambank Restoration Study	Continuation	1-Time	-	134,280	-	-
401.0025 Drainage Pipe Repair Project 2023	Continuation	1-Time	-	370,719	-	-
401.0026 Drainage Pipe Repair Project 2024	Continuation	1-Time	-	395,000	-	-
401.0027 Drainage Pipe Repair Project 2025	Continuation	1-Time	-	40,000	-	-
Transfer to Parks CIP:						
301.0020 Wards Lake Park	Continuation	1-Time	-	56,277	-	-
Transfers to Transportation CIP:						
302.0074 Streets: South Tacoma Way - 88th to 80th St	Continuation	1-Time	-	635,000	-	-
302.0076 Streets: Nyanza Road	Continuation	1-Time	-	44,568	-	-
302.0116 Custer Road from BPW to 75th	Continuation	1-Time	-	510,167	-	-
302.0121 112th St. SW - Lake Louise Elementary School Sidewalk	Continuation	1-Time	-	160,672	-	-
302.0131 Custer Road from Steilacoom to West of BPW	Continuation	1-Time	-	139,097	-	-
302.0133 Street & Sidewalks: STL Blvd (Farwest to Weller) ROW	Continuation	1-Time	-	535,886	-	-
302.0159 Streets: Idlewild Rd SW: Idlewild School to 112th SW	Continuation	1-Time	-	45,517	-	-
302.0164 Sidewalk Fill-In Farwest Dr from 112th to Lakes HS, & 100th St Ct SW to STL	Continuation	1-Time	-	30,000	-	-
Property Management Internal Service Charges:						
CH City Hall Beam Repair & Painting	Continuation	1-Time	-	39,841	-	-
CH Server Room Air Conditioner	Continuation	1-Time	-	2,200	-	-
CH Custodial Contract	New	Ongoing	-	2,408	-	2,408
Information Technology Internal Service Charges:						
PPW AutoCAD Annual License	Housekeeping	Ongoing	-	17,500	-	-
CW Zoom Conference	New	Ongoing	-	167	-	-
CW Backup MS365 Environment	New	Ongoing	-	371	-	-
CW Computer Replacement	Continuation	1-Time	-	1,300	-	-
CW MS 365 Project	Continuation	1-Time	-	371	-	-
CW Incident Response Table Top Exercise	New	1-Time	-	483	-	-
CW Email Archives Cloud Migration	New	1-Time	-	297	-	-
Risk Management Internal Service Charges:						
CW WCIA Assessment Increase	New	Ongoing	-	430	-	1,884

**2025 Carry Forward Budget Adjustment
Summary of Proposed Requests**

	Adjustment Type	Ongoing/ 1-Time	Year 2025		Year 2026	
			Revenue	Expenditure	Revenue	Expenditure
Total - Internal Service Funds			\$ 1,591,512	\$ 2,080,717	\$ 91,792	\$ 91,792
Total - Fund 501 Fleet & Equipment			\$ 21,000	\$ 61,000	\$ -	\$ -
PD Replace PD 41790 Use RR	Continuation	1-Time	-	40,000	-	-
PK Repl PRCS 42780 John D Gator CC	Continuation	1-Time	14,000	14,000	-	-
PK Replace PK 43011 Tilt Trailer CC	Continuation	1-Time	7,000	7,000	-	-
Total - Fund 502 Property Management			\$ 806,912	\$ 1,256,117	\$ 26,582	\$ 26,582
PK Janitorial Services/Custodial Services	New	Ongoing	26,582	26,582	26,582	26,582
PK City Hall Beam Repair	Continuation	1-Time	452,722	901,927	-	-
PK City Hall Server Room Air Conditioner	Continuation	1-Time	25,000	25,000	-	-
PK Police Station Generator Controls	Continuation	1-Time	75,000	75,000	-	-
PK Police Station Investment Grade Audit Grant	Continuation	1-Time	44,583	44,583	-	-
PK Fort Steilacoom Park Caretaker's House Repairs	Continuation	1-Time	8,025	8,025	-	-
PK Fort Steilacoom Park O&M Shop - Remove HVAC, completed in 2024	Housekeeping	1-Time	(20,000)	(20,000)	-	-
PK Sound Transit Elevator	New	1-Time	25,000	25,000	-	-
PK Front St O&M Shop New FuelTank, Paving of Washdown Station & Salt Bin Cover	Continuation	1-Time	170,000	170,000	-	-
Total - Fund 503 Information Technology			752,000	752,000	14,500	14,500
AD ERP Implementation	Continuation	1-Time	450,000	450,000	-	-
AD ERP System Annual Maintenance	Continuation	1-Time	121,500	121,500	-	-
CW Computer Replacement	Continuation	1-Time	35,000	35,000	-	-
CW MS 365 Project	Continuation	1-Time	10,000	10,000	-	-
CW Backup MS365 Environment	New	Ongoing	10,000	10,000	10,000	10,000
CW Incident Response Table Top	New	1-Time	13,000	13,000	-	-
CW Email Archives Cloud Migration	New	1-Time	8,000	8,000	-	-
CW Zoom Conference	New	Ongoing	4,500	4,500	4,500	4,500
PD Power DMS	New	Ongoing	12,000	12,000	-	-
PD BluePeak Skills Manager	New	Ongoing	8,000	8,000	-	-
PD Cellebrite-DigitalForensics	New	Ongoing	14,000	14,000	-	-
PD Axon License & Storage	New	Ongoing	40,000	40,000	-	-
PD CradlePoint Hardware Maint	New	Ongoing	8,500	8,500	-	-
PPW AutoCAD Annual License	Housekeeping	Ongoing	17,500	17,500	-	-
Total - Fund 504 Risk Management			\$ 11,600	\$ 11,600	\$ 50,710	\$ 50,710
WCIA Assessment Property Assessment Increase	New	Ongoing	11,600	11,600	50,710	50,710

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: May 5, 2025	TITLE: An Ordinance related to extending the date within which the City's designated representative can finalize the terms of the City's Limited Tax General Obligation Bonds.	TYPE OF ACTION: ORDINANCE NO. 828 RESOLUTION NO. ___ MOTION OTHER
REVIEW: April 21, 2025	ATTACHMENTS: <ul style="list-style-type: none">Proposed Ordinance as prepared by Foster Garvey PC Law Firm, Bond Counsel.	

SUBMITTED BY: Tho Kraus, Deputy City Manager

RECOMMENDATION:


It is recommended that the City Council approve the ordinance to extend the date within which the City's designated representative can finalize the terms of the City's Limited Tax General Obligation Bonds.

DISCUSSION:

- See next page -

ALTERNATIVE(S): The City Council could deny approval which would negatively impact the City's ability to fund eligible projects planned and approved in the 2025/2026 biennial budget.

FISCAL IMPACT: N/A

Tho Kraus _____ Department Director	 _____ City Manager Review
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- Discussion -

On December 20, 2021 the City Council passed Ordinance No. 766 authorizing the issuance, sale and delivery of not to exceed \$12,200,000 aggregate principal amount of limited tax general obligation bonds (LTGO) to finance a portion of the City's capital improvement programs within certain parameters as set forth in the ordinance.

On December 19, 2024, the City issued \$3,000,000 principal amount pursuant to the bond ordinance.

In order to issue the remaining authorized bonds (not to exceed \$9,200,000), requires the City Council to extend the date by which the bonds can be issued. Section 4 (f) is amended to reflect the date and time for the issuance and delivery of the bonds is not later than December 31, 2026, with no change to the original maturity date of December 1, 2044.

ORDINANCE NO. 828

AN ORDINANCE of the City of Lakewood, Washington, amending Ordinance No. 766 to extend the date within which the City's designated representative can finalize the terms of the City's Limited Tax General Obligation Bonds.

WHEREAS, the City Council of the City of Lakewood, Washington (the "City") passed Ordinance No. 766 on December 20, 2021 (the "Bond Ordinance"), that authorized the issuance, sale and delivery of not to exceed \$12,200,000 aggregate principal amount of limited tax general obligation bonds to finance a portion of the City's capital improvement program projects within certain parameters as set forth in such ordinance; and

WHEREAS, the City Council delegated to the City's Finance Director, or the City Manager in the absence of the Finance Director (the "Designated Representative"), the authority to approve the number of series, the final principal amount, interest rates, purchase price, redemption provisions, date of the bonds and maturity dates for the bonds; and

WHEREAS, on December 19, 2024, the City issued its Limited Tax General Obligation Bond, 2024 in the principal amount of \$3,000,000 pursuant to the Bond Ordinance; and

WHEREAS, the City would like the ability to issue the remaining authorized bonds under the Bond Ordinance (not to exceed \$9,200,000), but in order to do so, needs to extend the date by which the bonds can be issued; and

WHEREAS, it is in the best interest of the City to extend the parameter of the date of the bonds within which the Designated Representative can finalize the terms of the bonds authorized under the Bond Ordinance;

THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Change to the Date of the Bonds. The date parameter of bonds issued under the Bond Ordinance in Section 4 of the Bond Ordinance is hereby amended to read as follows (additions underlined and deletions stricken):

Section 4. Description of Bonds; Appointment of Designated Representative. The City's Finance Director, or the City Manager in her/his absence, is appointed as the Designated Representative of the City and is authorized and directed to conduct the sale of the Bonds in the manner and upon the terms deemed most advantageous to the City, and to approve the Final Terms of each Series of the Bonds, with such

additional terms and covenants as the Designated Representative deems advisable, within the following parameters:

(a) The Bonds may be issued in one or more Series, and the aggregate principal amount of the Bonds shall not exceed \$12,200,000;

(b) One or more rates of interest may be fixed for the Bonds as long as no rate of interest for any maturity of the Bonds exceeds 6.00%;

(c) The true interest cost to the City for each Series of Bonds does not exceed 5.00%;

(d) The aggregate purchase price for each Series of Bonds shall not be less than 95% and not more than 145% of the aggregate stated principal amount of the Bonds, excluding any original issue discount;

(e) The Bonds may be issued subject to optional and mandatory redemption provisions;

(f) The Bonds shall be dated as of the date of their delivery, which date and time for the issuance and delivery of the Bonds is not later than December 31, ~~2026~~2024; and

(g) Each Series shall mature no later than December 1, 2044.

In addition, a Series of the Bonds may not be issued if it would cause the indebtedness of the City to exceed the City's legal debt capacity on the Issue Date. The Designated Representative may determine whether it is in the City's best interest to provide for bond insurance or other credit enhancement; and may accept such additional terms, conditions and covenants as they may determine are in the best interests of the City, consistent with this ordinance.

In determining the number of series, the series designations, final principal amounts, date of the Bonds, denominations, interest rates, payment dates, redemption provisions, tax status, and maturity dates for the Bonds, the Designated Representative, in consultation with other City officials and staff and advisors, shall take into account those factors that, in their judgment, will result in the lowest true interest cost on the Bonds to their maturity, including, but not limited to current financial market conditions and current interest rates for obligations comparable to the Bonds.

All other provisions of Ordinance No. 766 shall remain unchanged.

Section 2. Effective Date of Ordinance. This ordinance shall take effect and be in force from and after its passage and five days following its publication as required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Lakewood, Washington, at an open public meeting thereof, this 5th day of May, 2025.

Jason Whalen, Mayor

ATTEST:

Briana Schumacher, City Clerk

APPROVED AS TO FORM:

Heidi Ann Wachter, City Attorney

CERTIFICATION

I, the undersigned, City Clerk of the City of Lakewood, Washington (the "City"), hereby certify as follows:

1. The attached copy of Ordinance No. 828 (the "Ordinance") is a full, true and correct copy of an ordinance duly passed at a regular meeting of the City Council of the City held at the regular meeting place thereof on May 5, 2025, as that ordinance appears on the minute book of the City.

2. That said meeting was duly convened, held and included an opportunity for public comment, in all respects in accordance with law; due and proper notice of such meeting was given; that a legal quorum of the members of the City Council was present throughout the meeting; and a majority of the members voted in the proper manner for the passage of the Ordinance.

3. The Ordinance will be in full force and effect five days after publication in the City's official newspaper, which publication date is expected to be May 7, 2025.

Dated: May 5, 2025.

CITY OF LAKEWOOD, WASHINGTON

Briana Schumacher, City Clerk

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: May 5, 2025	TITLE: An Ordinance relating to the approval of projects to be funded with revenue generated by the City of Lakewood's Transportation Benefit District.	TYPE OF ACTION: ORDINANCE NO. 829 RESOLUTION NO. ___ MOTION OTHER
REVIEW: April 21, 2025	ATTACHMENTS: <ul style="list-style-type: none">Proposed Ordinance	

SUBMITTED BY: Tho Kraus, Deputy City Manager

RECOMMENDATION:

It is recommended that the City Council approve the ordinance to reflect projects completed and projects funded with revenue generated by the Transportation Benefit District.

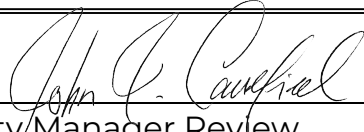
DISCUSSION:

The purpose of this ordinance is to update the capital projects funded by the Transportation Benefit District \$20 Vehicle Licensing Fee to reflect completed projects and current active projects.

- continued on next page -

ALTERNATIVE(S): This update is housekeeping in nature since City Council previously approved the projects and there are no new proposed projects to be funded by the Transportation Benefit District \$20 Vehicle Licensing Fee.

FISCAL IMPACT: N/A

Tho Kraus	
Department Director	City Manager Review

Discussion – continued

Projects currently listed as completed:

- Steilacoom Boulevard – Lakewood Dr to W of South Tac Way
- Lakewood Dr – 100th to Steilacoom Blvd
- Main Street – Gravelly Lake Drive to 108th St
- 59th – Main Street to 100th
- 108th – Bridgeport to Pacific Highway
- 108th – Main Street to Bridgeport

Projects removed from funded with revenues generated by the TBD and added to the completed list:

- Steilacoom Boulevard – Lakewood Dr to W of South Tac Way
- Pacific Highway – 108th to SR 512
- Lakewood Dr – 100th to Steilacoom Blvd
- Lakewood Dr – Flett Creek to N. City Limits
- Main Street – Gravelly Lake Drive to 108th St
- 59th – Main Street to 100th
- 59th – 100th to Bridgeport
- 108th – Main Street to Bridgeport
- 88th – Steilacoom to Custer
- Custer – Steilacoom to John Dower
- 100th – 59th to Lakeview
- Non-Motorized Trail: Gravelly Lake Drive – Washington Blvd to Nyanza Road SW
- Ardmore/Whitman/93rd Street
- Hipkins Road SW from Steilacoom Boulevard to 104th Street SW

Updated list of projects funded with revenue generated by the TBD:

- 100th – Lakeview to South Tacoma Way
- New LED Street Lights
- Signal Projects
- Minor Capital Projects
- Neighborhood Traffic Safety
- Personnel, Engineering, Professional Services
- Chip Seal Program – Local Access Roads
- Overlay & Sidewalk Fill-In: Custer Road – John Dower to 500' West of BPW
- Nyanza Road SW
- Mt Tacoma Drive SW (Interlaaken to Whitman Ave SW)
- Idlewild Road SW: Idlewild School to 112th Street SW
- 112th Street SW: Idlewild Road SW to Interlaaken Drive SW
- Interlaaken from 112th Street to Washington Boulevard

ORDINANCE NO. 829

AN ORDINANCE of the City Council of the City of Lakewood, Washington, relating to the approval of projects to be funded with revenue generated by the City of Lakewood's Transportation Benefit District and extending the sunset of the District.

WHEREAS, on August 6, 2012 the City Council of the City of Lakewood adopted Ordinance No. 550 establishing a Transportation Benefit District, as authorized by RCW 35.21.225 and subject to the provisions of Chapter 36.73. RCW; and

WHEREAS, on September 15, 2014 an annual vehicle license fee in the amount of \$20 was established, consistent with RCW 36.73.065 to be collected by the Washington Department of Licensing on qualifying vehicles, as set forth in RCW 82.80.140 and Chapter 36.73 RCW; and

WHEREAS, on December 20, 2021, adopted Ordinance 767 relating to the approval of projects to be funded with revenue generated by the City of Lakewood's Transportation Benefit District and extending the sunset of the District; and

WHEREAS, the Transportation Benefit District finds it in the best interest of the District to fund transportation improvements that are consistent with existing state, regional or local transportation plans; and

WHEREAS, as part of the 2025-2026 biennial budget, the 6-Year Transportation Capital Improvement Plan was updated for 2025-2030 and determined that TBD funds are necessary to balance the updated CIP plan; and

WHEREAS, as the 6-Year Transportation Capital Improvement Plan was updated for 2025-2030 and determined that TBD funds are necessary to balance the updated CIP plan;

WHEREAS, the City Council approved Ordinance 766 authorizing the use of the \$20 vehicle license fee to leverage the issuance of bonds in support of transportation projects totaling \$11,600,000 to be repaid over period of 20 years; and

WHEREAS, the following capital projects funded by TBD funds are completed:

- Steilacoom Boulevard – Lakewood Dr to W of South Tac Way
- Lakewood Dr – 100th to Steilacoom Blvd
- Main Street – Gravelly Lake Drive to 108th St
- 59th – Main Street to 100th
- 108th – Bridgeport to Pacific Highway
- 108th – Main Street to Bridgeport
- Pacific Highway – 108th to SR 512
- Lakewood Dr – Flett Creek to N. City Limits
- 59th – 100th to Bridgeport
- 88th – Steilacoom to Custer
- Custer – Steilacoom to John Dower
- 100th – 59th to Lakeview
- Non-Motorized Trail: Gravelly Lake Drive – Washington Blvd to Nyanza Road SW
- Ardmore/Whitman/93rd Street
- Hipkins Road SW from Steilacoom Boulevard to 104th Street SW

WHEREAS, pursuant to Ordinance 767, the Lakewood Transportation Benefit District is set to expire at 12:01 AM on December 2, 2044 unless dissolved sooner.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

Section 1. Amendment. City of Lakewood Ordinance No. 767, is hereby amended as follows:

Projects. The projects listed herein shall be funded with revenue generated by the Transportation Benefit District:

- 100th – Lakeview to South Tacoma Way
- New LED Street Lights
- Signal Projects
- Minor Capital Projects
- Neighborhood Traffic Safety
- Personnel, Engineering, Professional Services
- Chip Seal Program – Local Access Roads
- Overlay & Sidewalk Fill-In: Custer Road – John Dower to 500' West of Bridgeport Way
- Nyanza Road SW
- Mt Tacoma Drive SW (Interlaaken to Whitman Ave SW)
- Idlewild Road SW: Idlewild School to 112th Street SW
- 112th Street SW: Idlewild Road SW to Interlaaken Drive SW
- Interlaaken from 112th Street to Washington Boulevard

Section 2. Severability. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 3. Effective Date. That this Ordinance shall be in full force and effect thirty(30) days after publication of the Ordinance Summary.

ADOPTED by the City Council this 5th day of May, 2025.

CITY OF LAKEWOOD

Jason Whalen, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to form:

Heidi Ann Wachter, City Attorney

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED:

May 5, 2025

TITLE: Adopting the 5-YR 2025-29 Consolidated Plan & FY 2025 Annual Action Plan

TYPE OF ACTION:

— ORDINANCE

✓ RESOLUTION 2025-06

— MOTION

— OTHER

ATTACHMENTS:

1. Resolution
2. 5- YR 2025-29 Consolidated Plan & FY 2025 Annual Action Plan

REVIEW:

March 17, 2025;
Public Hearing, April 21, 2025

SUBMITTED BY: Jeff Gumm, Housing Division Manager

RECOMMENDATION: It is recommended that the Mayor and City Council adopt the attached Draft Resolution approving the 5-YR 2025-29 Consolidated Plan (July 1, 2025 – June 30, 2030) and FY 2025 Annual Action Plan (July 1, 2025 – June 30, 2026) for the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs.

DISCUSSION: The U. S. Department of Housing and Urban Development (HUD) requires CDBG and HOME participating jurisdictions submit a 5-YR Consolidated Plan at least every five years and an Annual Action Plan every year identifying housing and community development needs, strategies for meeting those needs, and how federal funds are to be expended. As a member of the Tacoma-Lakewood HOME Consortium, the 5-YR 2025-29 Consolidated Plan is required to be submitted as a joint plan between Lakewood and the City of Tacoma.
(Continued to page 2)

ALTERNATIVE(S): The Council may modify the 5-YR 2025-29 Consolidated Plan and FY 2025 Annual Action Plan priorities, funding allocations, and project expenditures.

FISCAL IMPACT: Funding allocations of CDBG and HOME are awarded through the U.S. Department of Housing and Urban Development. No impact to City General Fund. For details, see Tables 1 and 2 at the end of this report.

Jeff Gumm
Prepared by

John P. Caulfield
City Manager Review

Department Director

DISCUSSION CONTINUED:

For Fiscal Year 2025, the City anticipates it will receive \$525,000 in CDBG funds and \$250,000 in HOME funds. While Congress has passed a “blueprint” for developing a budget, no such allocations have been announced for HUD as of yet. Once a budget is announced, HUD can then formulate allocations for participating jurisdictions. Should final allocations differ from the anticipated CDBG and HOME allocations, staff is recommending a pro rata adjustment to all proposed uses of funds.

FY 2025 CDBG funding allocations will include the reprogramming of \$100,000 in anticipated program income from the CDBG Major Home Repair program, and an anticipated \$292,000 in NSPI Abatement Fund program income. Additionally, \$71,093.45 in prior year unexpended funds (FY 2021 Fair Housing Counseling - \$47,000; and FY 2023 Administration - \$24,093.45) are proposed to be reallocated as part of the Plan. These reprogrammed funds will be used to supplement the anticipated FY 2025 allocation, bringing the total CDBG funds available to \$988,093.45. A comprehensive list of proposed CDBG funding allocations for 2025 is detailed in Table 1.

FY 2025 HOME funding allocations include \$204,995 in program income from the HOME Housing Rehabilitation program, bringing anticipated total HOME funds to \$429,995. Proposed FY 2025 HOME funding allocations are detailed in Table 2.

A draft of the 5-YR 2025-29 Consolidated Plan and FY 2025 Annual Action Plan was reviewed by Council on March 17, 2025. Recommendations for FY 2025 funding allocations are consistent with the goals and outcomes as identified in the draft 5-YR Consolidated Plan.

The 5-YR 2025-29 Consolidated Plan and FY 2025 Annual Action Plan must be adopted by Lakewood and Tacoma City Councils and submitted to HUD on or before May 15, 2024. It should be noted that submittal on May 15th is contingent upon Congress completing its budget process and HUD announcing final allocations to jurisdictions. Should the budget process remain ongoing on May 15th, HUD has already announced an alternative pathway to submission which allows jurisdictions to submit their Plans after allocations are finalized and announced, but not later than June 24, 2025¹. Staff is recommending approval of the 5-YR 2025-29 Consolidated Plan and FY 2025 Annual Action Plan as drafted with the caveat that final allocations be adjusted on a pro rata basis to reflect final jurisdictional allocations. Following HUD’s review and approval of the Plans, a contract will be issued to Lakewood for the CDBG entitlement award, and a contract will be issued to Tacoma for Lakewood’s share of the HOME entitlement funds.

The draft version of the 5-YR 2025-29 Consolidated Plan and FY 2025 Annual Action Plan were made available for an initial 30-day citizen review and comment period from April 1 – April 30, 2025. A public hearing on the Plan was then held by the City Council on April 21, 2025. Additional actions involved posting of the public comment period on the City’s website and social media sites, as well as broad outreach seeking direct input from various housing and services providers, housing authorities, government agencies, and other parties of interest. Public outreach efforts began in October 2024, with the City’s

¹ HUD CPD Notice CPD-25-02, Guidance on Submitting Consolidated Plans and Annual Action Plans for Fiscal Year (FY) 2025); issued January 14, 2025.

online survey to identify community development needs. City staff conducted presentations before the Community Services Advisory Board, Human Services Collaboration, Neighborhood Connections Leadership Group, Planning Commission, and to various housing, services and other quasi-governmental organizations. Two additional public hearings were conducted, the first on November 13, 2024, and the second on December 3, 2024. Multiple comments were received as part of this process and are incorporated into the Plans.

What 5-year goals and objectives is the City addressing with the FY 2025 Plan?

The 5-YR Plan identified the following goals to address over the next five years, each of which was considered a high priority. Goals addressed as part of the FY 2025 Annual Action Plan have been bolded and italicized below:

- Advance economic development and equity;
- ***Prevent/reduce homelessness and housing instability;***
- ***Support diverse rental and homeowner opportunities;***
- Support public infrastructure improvements; and
- ***Stabilize existing residents and neighborhoods.***

Staff is recommending a stay of course for the initial year of the new 5-YR 2025-29 Consolidated Plan with a prioritization of affordable housing projects. Funding in years two, four and five could be prioritized with a primary focus on infrastructure projects such as roadway and sidewalk improvements (Foster Rd. SW, Pine St. S, and Seminole Rd. SW) and the development of neighborhood parks (downtown park and Edgewater Park). Funding in year three of the Plan could again be focused on affordable housing projects. While Council only needs to approve funding recommendations for year one (FY 2025) of the Plan, a long-term strategy for targeted investment is encouraged by HUD as part of the Plan.

By phasing the funding approach between housing and infrastructure improvements over the coming five-year period, staff believe CDBG funding will have a better chance of remaining timely, all while remaining flexible enough to pivot funding should an infrastructure project run long or require additional funding.

Proposed FY 2025 projects by 5-YR Goal (Tables 1 & 2)

- *Prevent/reduce homelessness and housing instability*

Major Home Repair Program - \$496,093.45 - (CDBG) – Funding will be used to assist low- and moderate-income homeowners maintain their homes and make necessary repairs due to disasters and deferred maintenance. Funds may also provide for the construction of side sewers for low-income owner-occupied households. Qualifying homeowners may receive a loan of up to \$75,000, with interest up to 1% and terms up to 20 years. Funding provides for general staff time administration of CDBG projects. Allocation includes \$100,000 in anticipated program income and the reallocation of \$71,093.45 in unexpended prior year funding.

Emergency Assistance for Displaced Residents - \$35,000 - (CDBG) – 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.

Emergency Assistance Payments Program - \$45,000 - (CDBG) – Funding provides for the provision of emergency assistance payments for basic services such as food, clothing or housing-related expenses to low-income households, especially for those elderly, disabled, and minority households continuing to be disproportionately impacted. The program seeks to fund overlooked expenses continuing to trouble these low-income populations (i.e. moving expenses, screening fees, utility expenses and liens, transportation expenses, childcare expenses, clothing expenses for families moving from homelessness, and related rental deposits, move-in or program related housing fees). The program offers assistance up to \$4,000 per household. Payments will be made directly to providers with City-staff managing program implementation and daily operations. Staff look to coordinate services implementation with local non-profit organizations.

Tenant-based Rental Assistance - \$104,995 - (HOME) – Funds would provide for a one-time security (not to exceed two months' rent) and utility deposit only program for low- and moderate-income households. Assistance would be provided as a stand-alone program, and funding will not be used in conjunction with any household already receiving rental assistance such as Section 8 or Housing Choice Vouchers. Program would be funded with \$104,995 in prior year program income. Staff would look to coordinate services implementation through a local non-profit housing organization.

- *Support diverse rental & homeowner opportunities*

CDBG Administration of HOME Housing Services- \$15,000 - (CDBG) – Administrative costs will support Lakewood staff for ongoing expenses of HOME program, including general program management, coordination, monitoring, loan servicing, recording fees associated with loan payoff and refinancing, title fees, and evaluation of the HOME program.

Affordable Housing Fund - \$325,000 - (HOME) – Funds support the acquisition, construction and/or rehabilitation of affordable housing for low-income rentals and/or to facilitate new homeownership opportunities. Funding includes project specific staff time for HOME projects. Lakewood's HOME Affordable Housing Fund allocates funding to eligible projects only after Council and TRCA have reviewed and formally approved a project. Allocation includes \$100,000 in prior year program income.

- *Stabilize existing residents and neighborhoods*

NSP1 Abatement Program - \$292,000 - (NSP1) – Funding will be used to continue dangerous and nuisance abatement actions on qualifying properties. This abatement fund carries federal restrictions and can only be used for dangerous or nuisance properties which have been foreclosed, abandoned, or left vacant for at

least one year, and they must be located in a qualifying HUD low-income census block group. The program is funded through anticipated program income to be received from previous abatement activities.

Administration

CDBG Administration - \$105,000 - (CDBG) – Administrative costs will support overall program management, coordination, monitoring, accounting, and evaluation of CDBG and HOME grants.

HOME Administration - \$25,000 - (HOME) – Tacoma portion (10%) of Lakewood’s HOME allocation for general program management, coordination, monitoring, loan servicing, and evaluation of HOME program as part of the Tacoma-Lakewood HOME consortium.

What is the Tacoma/Lakewood HOME Consortium?

The City of Lakewood receives HOME funding through its partnership and HOME Consortium agreement with the City of Tacoma. Lakewood would not otherwise be eligible for a direct allocation of HOME funds without this partnership.

While Lakewood staff independently administers the City’s CDBG housing programs, the HOME program is jointly administered with Tacoma serving as the “lead entity.” Pursuant to the HOME Consortium agreement with Tacoma, funding for Tacoma’s fiscal administration of Lakewood’s HOME programs is funded out of Lakewood’s 10-percent program cap for administration.

The HOME Consortium agreement also authorizes the Tacoma Community Redevelopment Authority (TCRA), in consultation with Lakewood, to review Lakewood’s (HOME) housing projects and make funding decisions based on projects which meet the lending criteria of the TCRA. The TCRA funds Lakewood’s projects out of Lakewood’s portion of the HOME grant.

Can Council adjust funding recommendations prior to approval?

Council can adjust or change funding recommendations, provided the change would not be considered a substantial amendment. A substantial amendment would involve a change of 25 percent or more of a project’s funding (changes that are less than \$25,000 are not considered substantial) or a change of more than 25 percent of a project’s beneficiaries. Changes in funding recommendations involving substantial amendments can be made; however, the process would require an additional 30-day comment period and public notification before changes could be submitted to HUD. Changes must also be consistent with adopted goals and outcomes identified in the City’s 5-YR Consolidated Plan. Should a substantial change be desired, staff would recommend approval and submittal to HUD as is and then propose the amendment and resubmittal after an additional public hearing period was conducted.

Conclusion and Action Requested

The Draft 5-YR 2025-29 Consolidated Plan and FY 2025 Annual Action Plan was presented to Council on March 17, 2025 for initial review. A 30-day citizen review and comment

period on the Plan and proposed use of funds was made available from April 1 – April 30, 2025. A public hearing by the City Council was held on April 21, 2025, to receive public testimony.

It is recommended that Council adopt the Plans to include projects amounting to \$988,093.45 for CDBG and \$429,995 for HOME as follows:

TABLE 1 CDBG FUNDING RECOMMENDATIONS – FY 2025					
	CDBG	Program Income	Reprogram	TOTAL	Consistent With 5-YR Goal
Housing – Major Home Repair	\$325,000	\$100,000	\$71,093.45	\$496,093.45	Prevent/reduce homelessness & housing instability. Homeowner units rehabilitated- 4-8 households.
Housing – Emergency Assistance for Displaced Residents.	\$35,000	\$0	\$0	\$35,000	Prevent/reduce homelessness & housing instability. Homeless prevention- 15-20 individuals.
Services – CDBG Emergency Payments Program	\$45,000	\$0	\$0	\$45,000	Prevent/reduce homelessness & housing instability. Public Service activities and Homeless prevention- 40 individuals.
CDBG Admin of HOME Housing Services	\$15,000	\$0	\$0	\$15,000	Support diverse rental & homeowner opportunities. Homeowner/renter housing added- 5 new HOME units.
Administration	\$105,000	\$0	\$0	\$105,000	Administration
NSPI Abatement Program	\$0	\$292,000	\$0	\$292,000	Stabilize existing residents and neighborhoods. Buildings demolished- 5-10 buildings.
Total Funding	\$525,000	\$392,000*	\$71,093.45**	\$988,093.45	

**Program Income: The City anticipates approx. \$100,000 in program income in repayments from the Major Home Repair Revolving Loan Fund and NSPI Abatement Fund (\$292,000). Program income will be used in accordance with HUD's requirements for RLF funds and shall be used to fund similar activities.*

***Reprogramming unexpended FY 2021 Fair Housing Counseling, Activity #233 (\$47,000); and FY 2023 Administration, Activity #244 (\$24,093.45).*

TABLE 2 HOME FUNDING RECOMMENDATIONS – FY 2025				
	HOME	Program Income	TOTAL	Consistent With 5-YR Goal
Affordable Housing Fund	\$225,000	\$100,000	\$325,000	Support diverse rental & homeowner opportunities.
Tenant-based Rental Assistance	\$0	\$104,995	\$104,995	Prevent/reduce homelessness & housing instability. TBRA Rental Deposits 40-60 persons.
Administration (Tacoma 10%)	\$25,000	\$0	\$25,000	Administration
Total Funding	\$250,000	\$204,995*	\$429,995	
<i>*Program Income: Program income received from prior year repayments as part of the HOME Affordable Housing Fund. Program income will be used in accordance with HUD's requirements for RLF funds and shall be used to fund similar activities.</i>				

RESOLUTION NO. 2025-06

A RESOLUTION of the City Council of the City of Lakewood, Washington, adopting the 5-YR 2025-2029 Joint Tacoma and Lakewood Consolidated Plan and Fiscal Year 2025 Consolidated Annual Action Plan (July 1, 2025 – June 30, 2026).

WHEREAS, the City of Lakewood, Washington, qualifies as an eligible Community Development Block Grant (CDBG) entitlement city, and the City Council has elected to pursue funding through that entitlement process; and

WHEREAS, the City of Lakewood also entered into an agreement with the City of Tacoma for participation in their Home Investment Partnership Act (HOME) Consortium Programs; and

WHEREAS, in connection therewith, the City Council provided for a Community Services Advisory Board; and

WHEREAS, in order to receive CDBG and HOME federal dollars for Fiscal Year 2025, commencing on July 1, 2025, HUD requires participating jurisdictions to submit an Annual Action Plan defining the proposed use of CDBG and HOME funds for the Fiscal Year 2025, which Plan must be adopted by the city councils of the participating jurisdictions and submitted to HUD no later than June 24, 2025; and

WHEREAS, the City of Lakewood's Fiscal Year 2025 CDBG and HOME funding allocations from the Department of Housing and Urban Development

(HUD) shall be \$525,000 for CDBG and \$250,000 for HOME; and

WHEREAS, upon HUD's review and approval, contracts would then need to be prepared for CDBG entitlements and Tacoma/Lakewood HOME Consortium members; and

WHEREAS, in connection with such funding allocations-application process, it is appropriate that the City Council adopt a 5-YR 2025-2029 Joint Tacoma and Lakewood Consolidated Plan and Fiscal Year 2025 Consolidated Annual Action Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES, as Follows:

Section 1. That the 5-YR 2025-2029 Joint Tacoma and Lakewood Consolidated Plan and Fiscal Year 2025 Consolidated Annual Action Plan, a copy of which is attached hereto, marked as Exhibit "A" and incorporated herein by this reference, be, and the same hereby is, adopted. The City Manager or designee is authorized to adjust allocations on a prorata basis to reflect actual program funding allocations.

Section 2. That this Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 5th day of May 2025.

CITY OF LAKEWOOD

Jason Whalen, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to Form:

Heidi Ann Wachter, City Attorney

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EXECUTIVE SUMMARY

ES-05 EXECUTIVE SUMMARY – 24 CFR 91.200(C), 91.220(B)

1. Introduction

A Consolidated Plan is a strategic document prepared by participating jurisdictions receiving HUD entitlement funding. Entitlement communities, including Lakewood, Washington, in accordance with the U.S. Department of Housing and Urban Development (HUD) regulations, must complete this process and submit plan every 5 years. As an entitlement community, Lakewood must prepare and submit both the Consolidated Plan and Annual Action Plan to HUD. This entitlement status and requisite plan enables Lakewood to receive formula grant assistance from HUD for various programs, including the Community Development Block Grant (CDBG), the HOME Investment Partnership Program (HOME), and other funding.

5-Year Consolidated Plan

The Consolidated Plan, submitted to HUD every five years, is created as a result of a collaborative process involving local government, community, residents, industry, economic development, and nonprofit organizations. It incorporates assessing current housing and community development conditions, public participation and input, analyzing available resources, and identifying priority needs, area needs, and funding priorities. The plan ensures that the proposed strategies align with Lakewood residents' specific needs and aspirations.

1-Year Annual Action Plan

The Annual Action Plan, which complements the Consolidated Plan, is developed and submitted to HUD annually and provides a detailed breakdown of how allocated funds will be utilized in the upcoming 5 years. It outlines specific activities, projects, and programs that will be undertaken to address the identified needs and achieve the established goals. The Action Plan allows for flexibility, allowing adjustments and modifications in annual allocations received from HUD on an annual basis in response to changing circumstances and emerging priorities.

The success of the Consolidated Plan relies on collaboration among various stakeholders, including local and regional government agencies, community organizations, business and industry, nonprofits, and residents. By fostering partnerships and engaging in joint efforts, the plan aims to leverage collective resources and expertise to maximize the impact in the community.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Housing Needs and Objectives

Stakeholders emphasized the critical need for affordable housing units, particularly for families, seniors, and veterans. Key objectives include:

- Expanding the stock of affordable housing through partnerships with local organizations.
- Preserving existing housing through rehabilitation programs and extending affordability restrictions for subsidized units at risk of expiring.
- Providing emergency rental and utility assistance to prevent displacement.
- Developing accessible housing for seniors and disabled individuals to promote aging in place.
- Leveraging and expanding resources to support housing initiatives.

Infrastructure and Public Facilities

Stakeholders highlighted the need for transportation upgrades, sustainable stormwater systems, and expanded public spaces. Objectives include:

- Enhancing multimodal transportation networks, including ADA-compliant sidewalks, improved roadways, and streetlighting improvements.
- Modernizing public facilities such as libraries, parks, and community centers to ensure accessibility and sustainability.
- Resilient infrastructure addressing climate challenges, neighborhood revitalization, flood mitigation, and energy-efficient designs.

Public Services

- Increasing access to mental and behavioral health care, programs for youth and disadvantaged populations, and housing and homelessness services.
- Enhancing food security through partnerships with local organizations.

- Providing tailored support for vulnerable groups, including at-risk youth and individuals with disabilities.

Addressing Disproportionate Needs

Housing problems among racial and ethnic groups, particularly for Black, Hispanic, and Pacific Islander households. Objectives include:

- Implementing culturally competent housing outreach programs.
- Expanding access to affordable housing in Opportunity Zones to mitigate gentrification risks.
- Support fair housing policies that assist everyone in finding an affordable and suitable place to live.

3. Evaluation of past performance

Over the most recent five years, Lakewood rehabilitated and preserved numerous housing units, provided critical rental and mortgage assistance, and supported infrastructure improvements benefitting thousands of residents. Key achievements included creating or retaining jobs through targeted economic programs, assisting vulnerable households with homelessness prevention services, and advancing major affordable housing projects, such as partnerships with Habitat for Humanity and LASA. Notably, the City effectively adapted to the challenges posed by the COVID-19 pandemic, redirecting resources to emergency rental assistance and business grants.

2019

- **Affordable Housing:**
 - Assisted 36 households (300% of goal).
 - Rehabilitated 38 homes (146% of goal).
 - Added 1 new housing unit and demolished 3 unsafe structures.
- **Community Development:**
 - Infrastructure improvements benefited over 30,000 residents.
 - Created 16 jobs through economic development.
- **Homelessness Prevention:**
 - Provided assistance to 8 individuals (40% of goal).
 - Provided emergency relocation assistance to 3 households.
 -

2020

COVID-19 Response:

- Provided rental and mortgage assistance to 113 households (226% of goal).
- Supported 38 jobs through emergency business grants.
- **Affordable Housing:**
 - Rehabilitated 8 homes (80% of goal).
- **Homelessness Prevention:**
 - Assisted 5 individuals and redirected priorities to address pandemic-related impacts.
- **Economic Development:**
 - Supported 15 small businesses to create or retain jobs for low-income residents.

2021

- **Affordable Housing:**
 - Completed 8 repair projects.
 - Supported 121 households with emergency rental assistance.
- **Homelessness Services:**
 - Provided relocation assistance to 9 households and began planning for transitional housing developments.
- **Community Infrastructure:**
 - Improved sidewalks, benefiting 5,345 residents

2022

- **Affordable Housing:**
 - Rehabilitated 19 housing units and supported 415 households with tenant-based rental assistance.
 - Sustained 64 rental units.
- **Homelessness and Support Services:**
 - Assisted 87 individuals with emergency payments.
 - Provided homelessness prevention services to 517 individuals (over 1,000% of goal).
- **Public Facilities:**
 - Rehabilitation/enhancement projects for affordable rental housing.

2023

- **Affordable Housing:**
 - Added 1 homeowner housing unit and rehabilitated 6 homes.
 - Continued progress on Habitat and LASA housing projects.

- **Homelessness and Services:**
 - Supported 560 individuals with homelessness prevention (1,120% of goal).
 - Assisted 45 individuals with public service activities.
- **Community Investments:**
 - Allocated significant resources to public infrastructure improvements and emergency payment programs.

2024

- Lakewood is on track to meet goals identified in the 5-YR Plan.

4. Summary of citizen participation process and consultation process

Multiple meetings were held, including sessions with Lakewood agencies like the Tacoma-Pierce County Health Department, Pierce County Housing Authority, Tacoma Pierce County Affordable Housing Consortium, and the Fair Housing Center of Washington: department staff, youth councils, and service providers. Feedback was collected through an online survey and open forums, targeting specific groups such as low-income households, seniors, and at-risk populations. Focused discussions were held with underrepresented groups, including youth, veterans, and the elderly, to capture unique perspectives on housing barriers and service gaps.

5. Summary of public comments

As part of the development of the 5-YR 2025-2029 Consolidated Plan, the City conducted two initial public hearings and four other hearings before various public and community advisory boards. Additionally, the City conducted an online survey to further gather community input and received three written comments regarding the Plan. Comments received to date ranked the need for more affordable housing, including additional single- and multi-family options, as the highest need, followed by infrastructure improvements and a more walkable community. Public safety, property maintenance, homeless services, and shelter access followed closely behind. A summary of comments received are detailed in PR-15, later in this report.

Public Hearing – April 21, 2025: The City received one comment regarding tiny home villages. The commentor stated this type of development was not sustainable or environmentally friendly and discouraged the City from considering investment in such a project.

30-day Comment period – April 1 – April 30, 2025: No comments received.

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

All comments were considered and/or incorporated into the Consolidated Plan.

7. Summary

Section 108- The City of Lakewood has two outstanding Section 108 loans totaling \$636,000 in principal balance due. The first loan, Curbside Motors, was originally made in 2014 in the amount of \$700,000 to assist a for-profit business acquire property and construct a pre-owned automotive dealership and services in Lakewood. The second loan, LASA Client Service Center, was completed in 2015 for \$310,000 and provided funding to develop 15 units of affordable housing and a client services center housing a local non-profit.

In 2025, the City anticipates it will receive a combined \$78,811.25 in Section 108 income and will submit \$55,000 in principal and \$20,768.75 in interest repayments to HUD.

For the remainder of the 5-YR Consolidated Plan (fiscal years 2026 – 2029), the City anticipates it will receive a combined \$303,920 in Section 108 income and will submit \$245,000 in principal and \$51,535 in interest repayments to HUD.

PROJECT	SECTION 108 BALANCE	ANTICIPATED INCOME – 2025	PRINCIPAL REPAYMENT - 2025
Curbside Motors	\$409,000	\$51,269	\$36,000
LASA Client Service Center	\$227,000	\$27,542.25	\$19,000

THE PROCESS

PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(B)

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for the administration of each grant program and funding source

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

Agency Role	Name	Department/Agency
CDBG Administrator	LAKEWOOD	Planning & Public Works

Table 1 – Responsible Agencies

Narrative

The City of Tacoma acts as the lead agency for HOME Investment Partnership Act (HOME) funding received through the Tacoma-Lakewood HOME Consortium, with Lakewood acting as a consortium member. The City of Lakewood acts as the lead agency for Community Development Block Grant (CDBG) funding, which is received directly from the U.S. Department of Housing and Urban Development.

Consolidated Plan Public Contact Information

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Planning & Public Works

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PR-10 CONSULTATION - 91.100, 91.110, 91.200(B), 91.300(B), 91.215(L) AND 91.315(I)

Introduction

The City of Lakewood conducts multiple public hearings during the development process before the Consolidated Plan and the Action Plan is published, including at least one public hearing during the 30-day comment period to obtain citizens' views and to respond to comments and questions. The City also sends letters to various State and local groups, departments, and organizations as part of the consultation process. The 2025 – 2029 Consolidated Plan included consultation with the City of Tacoma, Pierce County, Pierce County Continuum of Care, Pierce County Housing Authority, Tacoma Housing Authority, Living Access Support Alliance (LASA), Tacoma/Pierce County Habitat for Humanity, Rebuilding Together South Sound, South Sound Housing Affordability Partners, Tacoma/Pierce County Affordable Housing Consortium, Fair Housing Center of Washington, Tacoma-Pierce County Health Department, 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(I)).

As part of the planning process, the City of Lakewood established a community advisory board to provide public oversight, comment on the process, and review funding recommendations for both the CDBG and HOME programs. As part of the development of the 5-YR Consolidated Plan (2025-2029), the City solicited input through interviews, meetings, and public hearings to determine community needs, 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 choices for low-income households in both communities. Additionally, local housing and services providers such as LASA, Greater Lakes Mental Health, Tacoma-Pierce County Habitat for Humanity, 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 understand better what level of assistance military personnel and veterans are experiencing in terms of housing needs, health and human services, and mental health care assistance.

Lakewood sought internal comments from city departments on housing and community development needs and services for 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, Pierce County Housing Authority, Tacoma Housing Authority, Tacoma-Pierce County Habitat for Humanity, the Homeownership Center of Tacoma, LASA, South Sound Housing Affordability Partners, Tacoma/Pierce County Affordable Housing Consortium, Lakewood Community Services Advisory Board, Tacoma/Lakewood/Pierce County Continuum of Care, Tacoma-Pierce County Health Department, local school districts, police and fire departments, and the State of Washington, to understand better 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.

The plan describes additional efforts to enhance and coordinate efforts between housing, health, and service providers.

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 a 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 to keep those in housing crisis from entering the system by supporting their identification of a solution and prioritizing 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, a countywide commitment is made 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 endures 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 and evaluate outcomes, and develop funding, policies, and procedures for the administration of HMIS.

The Cities of Tacoma and Lakewood work closely with the Collaborative Applicant of the Continuum of Care (Pierce County) in planning the 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. Both entities review performance. Pierce County, as the HMIS lead, works closely with the City of Tacoma to maximize the 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. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies, and other entities.

Table 2 – Agencies, groups, and organizations that participated

1	Agency/Group/Organization	City of Tacoma
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	<p>Housing Need Assessment</p> <p>Public Housing Needs</p> <p>Homeless Needs - Chronically homeless</p> <p>Homeless Needs - Families with children</p> <p>Homelessness Needs - Veterans</p> <p>Homelessness Needs - Unaccompanied youth</p> <p>Homelessness Strategy</p> <p>Non-Homeless Special Needs</p> <p>Market Analysis</p> <p>Economic Development</p> <p>Anti-poverty Strategy</p> <p>Lead-based Paint Strategy</p>
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	<p>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. Lakewood and Tacoma will continue to coordinate their efforts to ensure the goals and outcomes identified in the 5-YR Consolidated Plan (2025-2029) are satisfied.</p>

2	Agency/Group/Organization	Pierce County Community Connections
	Agency/Group/Organization Type	Other government - County
	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?	<p>Pierce County Community Connections is a partner agency in a regional effort to end homelessness, encourage community and economic development efforts benefiting 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. Pierce County is actively engaged in a funding partnership with Lakewood to fund the development of 26 new units of affordable rental housing in the Lakewood downtown core.</p>
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?	<p>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</p>

	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 roles 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

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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, PCHA 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 to fund the rehabilitation of two low-income public housing complexes within the City of Lakewood - Village Square and Oakleaf Apartments, serving 64 total households. Additionally, PCHA will provide housing vouchers to LASA for two low-income households at LASA's new 26-unit rental development in Lakewood.</p>
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.
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	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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 at-risk 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. In 2024-25, Habitat will bring eight newly constructed homes in the Tillicum neighborhood online for low-income homeownership opportunities.</p>
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

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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. Partnerships include the recent expansion of the client services facility to include showers, laundry and bathroom facilities at LASA downtown headquarters. In 2025, LASA will begin construction of 26 new affordable rental units located in the downtown core.</p>
7	Agency/Group/Organization	South Sound Housing Affordability Partners
	Agency/Group/Organization Type	Housing Regional Organization

	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 (SSHA3P) 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.
8	Agency/Group/Organization	Tacoma-Pierce County Affordable Housing Consortium
	Agency/Group/Organization Type	Housing Regional Organization
	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 is typically ongoing with 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.
9	Agency/Group/Organization	Fair Housing Center of Washington
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The Fair Housing Center of Washington is a nonprofit agency dedicated to providing fair housing education, outreach, and enforcement services to western and central Washington. Explored various parts of Lakewood's 2024 Comprehensive Plan that overlap and intersect with the Consolidated Plan to identify strategic partnership opportunities. Consultation included pathways to ensure housing opportunities exist for all Lakewood households, especially for those at-risk, disabled and senior households.</p>
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Identify any Agency Types not consulted and provide a rationale for not consulting.

No agencies were intentionally excluded from consultation. Every effort was made to ensure advance publication of meetings and opportunities to contribute.

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	Addresses homelessness on countywide basis.
City of Lakewood Comprehensive Plan	City of Lakewood	Plan updated September 2024 and approved by Puget Sound Regional Council in February 2025. The plan encourages infill housing, cottage-style development, changes in zoning to permit higher densities, and incentivizes the construction of affordable housing through housing tax credits and other practices. The plan projects future housing targets and identifies capacity for future land development for low-income housing, including shelters, and permanent supportive housing, among others.
Human Services Needs Analysis Report (2020)	City of Lakewood	Plan identifies gaps and needs in services for Lakewood citizens.
Legacy Plan	City of Lakewood, Parks Department	Identifies long-term park and recreation needs for Lakewood citizens.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
6-Year Comprehensive Transportation Imp. Program	City of Lakewood, Public Works (2024-29 TIP Report)	The plan identifies local infrastructure projects throughout the City. Projects occurring in low-income census tracts are evaluated for compatibility with federal program guidelines and funding opportunities.
Affordable Housing Action Strategy	City of Tacoma	Addresses the housing affordability crisis through anti-displacement, reducing barriers to housing access, the creation of affordable housing, and maintenance of existing affordable housing.
Five-Year Plan to End Homelessness (2024)	Pierce County Continuum of Care	The Plan identifies pathways to end homelessness throughout the County.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)).

The City of Tacoma and the City of Lakewood work closely with the Tacoma Housing Authority and the Pierce County Housing Authority. They participate in the Tacoma/Lakewood/Pierce County Continuum of Care. They 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 the use of resources in the region, set goals, and measure progress in meeting those goals.

Narrative

The City of Lakewood conducted outreach and engagement activities to agencies, groups, and organizations in line with the City of Lakewood Community Development Block Grant and HOME Investment Partnership requirements and City of Lakewood Participation Plan.

Planned outreach activities were conducted as follows:

- Lakewood Planning Commission: The Commission (created by City ordinance), with members appointed by the City Council, reviewed the Con Plan and considered feedback and recommendations.
- Lakewood Community Service Advisory Board: The Board reviews the Consolidated and Annual Action Plans and provides input on housing and community development needs. CSAB recommendations are forwarded on to Council for action. To the extent possible, the Board includes low- and moderate-income persons, representatives of community groups, and members of the community. This group was consulted to provide feedback and recommendations and to review the draft Consolidated Plan prior to sending it to City Council for approval.
- Lakewood Neighborhood Connections Leadership Group: The Group brings together dynamic leadership from various neighborhood associations to foster community engagement to assist improve the quality of life for Lakewood's citizens. The group provided feedback on the development of goals and outcomes to be addressed in the Plan.
- Lakewood Youth Council: The Youth Council provided a unique perspective to the planning process in the way of feedback and opportunities impacting Lakewood's youth population.
- Tacoma/Lakewood/Pierce County Continuum of Care (CoC): The local planning body for homeless services. Members from this group were engaged in the planning process. Members of this group also provided useful data to inform the Consolidated Plan.
- Lakewood City Council: City of Lakewood staff presented the draft Consolidated Plan at the March 17, 2025 City Council study session. A public hearing was held before Council at the April 21st Council meeting. Additionally, the City Council adopted the final Consolidated Plan at its meeting on May 5, 2025.

Survey Conducted: A survey was made available online, posted on the City's website and social media platforms, and was distributed at all of its engagement activities. The survey was designed to gather public input to help prioritize needs addressed in the Consolidated Plan. A total of 58 individuals responded to the survey and reported the top five needs in Lakewood are: 1) More affordable housing; 2) Better roads/sidewalks/streetlighting; 3) More walkable community (tied with); 3) More public safety; and finally, 5) Homeless services/shelter.

PR-15 CITIZEN PARTICIPATION - 91.105, 91.115, 91.200(C) AND 91.300(C)

Summary of citizen participation process/efforts made to broaden citizen participation. Summarize the citizen participation process and how it impacted goal setting.

In addition to engaging and coordinating with agencies, commissions, and councils, the City of Lakewood also engaged organizations and the broader public in various ways.

The City of Lakewood conducted the following engagement activities:

Service Provider Roundtable: City of Lakewood staff engaged service and housing providers in roundtable discussions in November and December 2024. The objectives of these engagements are described below:

- Explain the Consolidated Plan process and opportunities for housing and service providers to engage in it.
- Share and vet high-level findings from the Consolidated Plan and Analysis of Impediments.
- Gather input to help prioritize the needs to be addressed in the Consolidated Plan by facilitating discussion on housing, community development, and service needs and by distributing and collecting an anonymous survey.

Numerous housing and service provider organizations were represented in these roundtable discussions, including:

- Catholic Community Services

- The Rescue Mission
- Tacoma-Pierce County Health Department
- Communities in Schools
- Emergency Food Network (EFN)
- Lakewood's Promise
- Tacoma-Pierce County Habitat for Humanity
- Living Access Support Alliance (LASA)
- YWCA
- Rebuilding Together
- Oasis Youth Center
- Ethical Leadership Group
- Project Access
- Rebuilding HOPE
- Answers Counseling
- Lakewood's CHOICE
- Springbrook Connections
- West Pierce Fire & Rescue
- Fair Housing Center of Washington
- Pierce County Housing Authority
- Northwest Cooperative Development Center
- Pierce County Aging & Long-Term Care
- Lakewood Water District

Public hearings were held in both cities and advertised in the Tacoma News Tribune and on city websites and social medial platforms. Hearings were held as follows:

- The City held two public hearings early in the planning process - November 13, 2024 and December 3, 2024. Both meetings focused on the general development of the Plan, including input on potential goals and funding opportunities for CDBG and HOME funding.
- A third public hearing was held before Council on April 21, 2025. This meeting sought broader public input on the proposed draft 5-YR 2025-2029 Consolidated Plan and 2025 Annual Action Plan, including goals, objectives, and funding opportunities identified in the plans.
- A 30-day public comment period on the Plan was held from April 1 – April 30, 2025.

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	Public Meeting	Non-targeted/broad community	October 16, 2024 public meeting on housing and community development needs for CDBG and HOME funding and 5-YR 2025-2029 Consolidated Plan process.	No comments received.	N/A	

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)
2	Newspaper Ad	Non-targeted/broad community	Notification of public hearing at Community Collaboration monthly meeting. Seeking input on community development and public service needs for CDBG and HOME funding- November 13, 2024.	Comments detailing the public hearing are summarized in #3 below.	N/A	

3	Public Hearing	Non-targeted community	November 13, 2024 public hearing on housing and community development needs for CDBG and HOME funding and 5-YR 2025-2029 Consolidated Plan process.	Need of affordable rental housing, programs to assist with upfront costs when seeking affordable housing, deposit program, rental assistance, central hub to find assistance programs, resources guide, housing for youth, seniors and veterans, more transitional housing, safe and healthy standards for existing housing, and low barrier housing options.	All comments accepted	
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4	Public Meeting	Targeted outreach to neighborhood stakeholders	November 20, 2024 public meeting on housing and community development needs for CDBG and HOME funding and 5-YR 2025-2029 Consolidated Plan process.	Housing rehabilitation program for homeowner occupied homes, sidewalk improvements , assistance with illegal trash dumping, educational programs, affordable housing, financial literacy programs for youth, program to assist with rental deposits as a barrier to affordability, central hub for program assistance, resources for landlord affected by	All comments accepted	
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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)
				nonpayment of rents by tenants, and roadway improvements.		
5	Public Meeting	Targeted outreach to Youth Council to seek youth perspective on housing and community development.	December 2, 2024 public meeting on housing and community development needs for CDBG and HOME funding and 5-YR 2025-2029 Consolidated Plan process.	Program ensuring rental housing is safe and properly maintained, rent restrictions, sidewalks and streetlighting, homeless resources, places for youth to gather, clean up illegal dumping, more affordable housing options.	All comments accepted	

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	Newspaper Ad	Non-targeted/broad community, including housing providers, services providers, housing authority, Health Department and other quasi-governmental agencies.	Notification of December 3, 2024 public hearing on housing and community development needs for CDBG and HOME funding and 5-YR 2025-2029 Consolidated Plan process.	Comments detailing the public hearing are summarized in #7 below.	N/A	

7	Public Hearing	Non-targeted/broad community, including housing providers, services providers, housing authority, Health Department and other quasi-governmental agencies.	December 3, 2024 public hearing on housing and community development needs for CDBG and HOME funding and 5-YR 2025-2029 Consolidated Plan process.	Affordable homeownership options, maintenance of existing owner occupied housing, housing for seniors, preservation of all types of housing, rehabilitation program for rental housing, programs to develop affordable housing, infrastructure assistance programs, shared housing options, universal design housing, renter's insurance	All comments accepted	
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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)
				program, protection of existing manufactured housing, and zoning changes allowing manufactured homes to be considered real property.		

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)
8	Public Meeting	Targeted outreach to Planning Commission on housing and community development needs.	December 4, 2024 public meeting on housing and community development needs for CDBG and HOME funding and 5-YR 2025-2029 Consolidated Plan process.	Support for neighborhood parks, funding for the Tillicum Community Center for maintenance, childcare assistance programs, affordable housing development, and economic development programs supporting low-income persons.	All comments accepted	

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)
9	Internet Outreach	Non-targeted/broad community	Notification of April 21, 2025 public hearing, April 1 – April 30, 2025 public comment period on 5- YR 2025-29 Comprehensive Plan and 2025 Annual Action Plan.	Comments detailing general notification and the public hearing will be summarized in items #11 and #12 below.	NA	
10	Newspaper Ad	Non-targeted/broad community	Notification of April 21, 2025 public hearing, April 1 – April 30, 2025 public comment period on 5- YR 2025-29 Comprehensive Plan and 2025 Annual Action Plan.	Comments detailing general notification and the public hearing will be summarized in items #11 and #12 below.	NA	

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)
11	Public Hearing	Non-targeted/broad community	Public hearing held before Lakewood City Council on April 21, 2025.	Tiny home developments are not sustainable or environmentally friendly. Commentor discouraged the City from considering investment in tiny home projects.	Commentor discussed Washington State not following federal law and the number of illegal aliens in the United States. Comment not accepted as it did not relate to the proposed 5-YR Plan or AAP.	
12	30-Day Public Comment Period	Non-targeted/broad community	April 1 - April 30, 2025 30-day public comment period.	No comments received	N/A	

13	Internet Outreach	Non-targeted/broad community	Internet survey conducted December-March.	Comments received ranked the following housing and community development needs: 1) Affordable housing, including additional single- and multi-family options; 2) Infrastructure improvements ; tie 3) Public safety and 3) More walkable community; 5) Homeless services; 6) Homeless services/Shelter access; and tie 7)Community center/Gathering space and 7)Property	All comments accepted	
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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)
				Maintenance/ Code enforcement.		

Table 4 – Citizen Participation Outreach

NEEDS ASSESSMENT

NA-05 OVERVIEW

Needs Assessment Overview

Guided by its Comprehensive Plan and informed by extensive community engagement and data analysis, the City has identified pressing priorities across housing, public services, and infrastructure. Rapid population growth, economic shifts, and the presence of Joint Base Lewis-McChord (JBLM) contribute to unique dynamics, highlighting the importance of strategic planning and collaboration with regional partners.

Housing affordability and accessibility remain critical concerns, with many residents, particularly low-income households, seniors, and veterans, struggling to secure stable and affordable living conditions. Public services, including emergency rental assistance, mental health care, and youth support programs, are vital for addressing social and economic disparities. Simultaneously, the City's infrastructure must adapt to growing demands, requiring upgrades to transportation systems, stormwater management, and public spaces.

This needs assessment provides a detailed examination of Lakewood's challenges and opportunities, outlining the data-driven priorities that shape its path forward. From housing shortages to the expansion of critical public facilities, the following sections explore the City's efforts to create a more inclusive, sustainable, and connected community.

NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.405, 24 CFR 91.205 (A, B, C)

Summary of Housing Needs.

Demographics	Base Year: 2017	Most Recent Year: 2023	% Change
Population	59,102	63,034	7%
Households	24,129	26,165	8%
Median Income	\$47,636	\$70,524	48%

Table 5 - Housing Needs Assessment Demographics

Data 2013-2017 ACS (Base Year), 2019-2023 ACS (Most Recent Year)
Source:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	3,725	3,640	5,820	3,485	8,655
Small Family Households	1,910	2,615	4,660	2,955	8,630
Large Family Households	90	660	900	290	1,135
Household contains at least one person 62- 74 years of age	750	985	970	720	2,395
Household contains at least one-person age 75 or older	455	490	685	280	820
Households with one or more children 6 years old or younger	485	720	920	700	485

Table 6 - Total Households Table

Data 2019-2023 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	70	-	-	-	70	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	160	450	90	80	1,110	0	20	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	170	725	60	-	1,075	60	50	220	30	230

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 50% of income (and none of the above problems)	2,120	615	295	-	3,030	445	225	85	10	25
Housing cost burden greater than 30% of income (and none of the above problems)	285	955	1,725	250	3,255	175	310	390	495	1,790
Zero/negative Income (and none of the above problems)	310	0	0	0	310	275	0	0	0	275

Table 7 – Housing Problems Table

Data 2019-2023 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,625	2,160	2,115	290	7,435	650	585	585	520	2,905
Having none of four housing problems	125	450	1,850	1,725	5,535	110	445	1,265	950	110
Household has negative income, but none of the other housing problems	225	0	0	0	225	15	0	0	0	15

Table 8 – Housing Problems 2

Data 2019-2023 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	825	750	965	2,540	145	195	120	460
Large Related	15	40	110	165	30	-	35	65
Elderly	640	450	135	1,225	220	345	234	799
Other	1,130	605	810	2,545	115	20	80	215
Total need by income	2,610	1,845	2,020	6,475	510	560	469	1539

Table 9 – Cost Burden > 30%

Data 2019-2023 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	675	210	235	1,120	85	120	-	205
Large Related	15	20	0	35	30	0	-	30
Elderly	625	205	35	865	275	115	74	464
Other	1,005	210	25	1,240	55	0	10	65
Total need by income	2,320	645	295	3,260	445	235	84	764

Table 10 – Cost Burden > 50%

Data 2019-2023 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	165	545	75	25	810	30	35	45	15	125
Multiple, unrelated family households	0	25	0	0	25	0	0	65	0	65
Other, non-family households	0	20	0	15	35	0	0	0	0	0
Total need by income	165	590	75	40	870	30	35	110	15	190

Table 11 – Crowding Information - 1/2

Data 2019-2023 CHAS

Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	435	710	650	1,795	50	40	270	360

Table 12 – Crowding Information – 2/2

Describe the number and type of single-person households in need of housing assistance.

While the City has increased its stock of smaller housing units growing from 5,114 studio and one-bedroom units in 2017 to 6,092 in 2022, this still falls far short of addressing the needs of Lakewood's 17,454 one- and two-person households, which make up 66.2% of all households. This gap highlights a critical mismatch between the supply of appropriately sized units and the demographic demand, particularly as the senior population continues to grow. Rising housing costs compound this issue. Between 2017 and 2022, median rents in Lakewood surged by 42.3%, significantly outpacing the growth in incomes. For comparison, median family income increased by only 36.7% over the past decade, contributing to widespread affordability challenges. As a result, more than half of all renters (51.4%) in Lakewood are cost-burdened, spending over 30% of their income on housing. Among senior renters, the situation is even more severe, with 55.7% experiencing cost burdens, illustrating the economic vulnerability of older adults in the rental market.

Affordable housing options remain scarce, with federally subsidized housing accounting for just 3% of the city's rental stock (445 units). Alarming, 120 of these units are set to lose affordability restrictions by 2025, potentially displacing low-income households and further tightening the rental market. This scarcity is particularly concerning given the rising poverty rate among seniors, which increased from 8.8% in 2017 to 9.4% in 2022. These older adults often face additional financial strain in maintaining their properties or affording rising rental costs, further exacerbating their housing instability.

Many seniors on fixed incomes struggle to secure stable housing due to the financial burden of security deposits and first-month rent requirements, often pushing them into housing instability or even homelessness. Data from Pierce County's Homeless Crisis Response System indicates a growing crisis, with nearly 10,000 individuals seeking services in 2023, the highest number on record, and seniors disproportionately affected. Without assistance, many face eviction, homelessness, or premature institutionalization, increasing public healthcare costs and diminishing their quality of life. Lakewood's senior population, particularly the 31% of householders aged 65 and older who earn less than \$40,550 annually, is classified as Very Low Income (50% AMI).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

The 2024 Point-in-Time (PIT) data provides critical insights into the housing needs of vulnerable populations in Lakewood, WA. Among people experiencing homelessness, 6% (163 individuals) are adult survivors of domestic violence, with 113 sheltered and 50 unsheltered, emphasizing the importance of safe, trauma-informed housing solutions. Disabilities are prevalent across the homeless population, with 26% (698 individuals) experiencing substance abuse issues, 25% (658 individuals) living with chronic health conditions, and 22% (598 individuals) having physical disabilities. Mental health challenges affect 20% (522 individuals), while developmental disabilities impact 8% (223 individuals). Notably, substance abuse and chronic health conditions have a high unsheltered representation, with 340 and 171 individuals, respectively, lacking shelter. Additionally, chronically homeless persons make up 25% of the total population.

What are the most common housing problems?

The consultations and meetings with community stakeholders identified pressing housing challenges in Lakewood. There is a significant need for more affordable rental and homeownership options, especially for families, seniors, veterans, and individuals with disabilities. Many households face barriers such as high rent costs, poor credit, and a lack of affordable deposits, making it difficult to secure stable housing. The shortage of transitional and permanent supportive housing further exacerbates issues for low-income residents.

Community members emphasized the lack of affordable housing near schools and essential services and the need for low-barrier housing to accommodate those facing significant challenges like credit issues or high-income requirements. Gentrification, coupled with the increasing demand for housing from Joint Base Lewis-McChord (JBLM) military families, has intensified affordability concerns in Lakewood. Specific needs include better access to resources, such as a centralized location for housing information and support, and enhanced communication about programs like the City's proactive Rental Housing Safety Program.

Stakeholders suggested innovative solutions, including allowing accessory dwelling units (ADUs) in manufactured home parks, establishing neighborhood revitalization strategies, and expanding programs like Lakewood's Multi-Family Tax Exemption Program to incentivize mixed-income developments. Maintenance and rehabilitation programs for existing owner-occupied and rental housing were also highlighted as critical priorities, alongside infrastructure improvements in affordable housing areas, including sewer updates.

The CHAS in the above tables show Renters earning 0-30% AMI face the most severe issues, including high rates of cost burden (2,120 households spending more than 50% of income on housing), overcrowding, and substandard living conditions. Overcrowding, defined as more than 1.01 people per room, affects 1,075 renter households, with severe overcrowding impacting an additional 1,110 households, primarily in the 30-50% AMI group. Owner households also face cost burdens, with 445 low-income owners spending over half their income on housing. While 7,435 renter and 2,905 owner households report one or more severe housing problems, a significant number of households with zero or negative income highlight the need for supportive services. These issues emphasize the urgent need for affordable housing solutions, rental assistance, and programs to address substandard housing and overcrowding, particularly for households earning less than 50% of AMI.

Are any populations/household types more affected than others by these problems?

Low-income households, particularly renters earning 0-30% of AMI, face the most severe challenges, including significant cost burdens, overcrowding, and substandard living conditions. Families are especially vulnerable, with a critical shortage of affordable 2–3-bedroom units near schools, forcing many into overcrowded or unsuitable housing. Seniors and disabled individuals also face rising housing costs and a lack of accessible housing options, putting them at risk of displacement. Veterans are similarly affected by high rents and a lack of housing subsidies tailored to their needs. Youth, especially at-risk individuals, lack transitional and supportive housing, leaving them with few safe and stable options. Immigrant and refugee households face barriers such as language access, high application fees, and limited knowledge of available resources, further compounding their struggles.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

ACS data typically provides 5-year estimates that can become outdated; Esri Business Analyst enhances and adjusts this data using advanced modeling and analysis techniques to reflect more recent trends. Esri's housing data reveals a severe shortage of affordable units for extremely low-income families. For example, in census tracts with the highest concentrations of low-income families, fewer than 10% of available rental units are affordable to households earning below 30% AMI.

The spatial mismatch between affordable housing and essential services, such as schools and healthcare, exacerbates the instability for families with children.

Rental Assistance and Financial Support: Esri's income data identifies over 1,400 households earning below \$15,000 annually, many of whom are at immediate risk of eviction without rental assistance. For example, nearly 1,200 households in the City require emergency rental or utility assistance to avoid becoming unsheltered.

Access to Childcare and Employment Opportunities: Families face barriers to maintaining stable employment due to limited access to affordable childcare. Esri's data shows that neighborhoods with the highest rates of child poverty also lack licensed childcare facilities, with some tracts serving fewer than 5% of children under 5 years old.

Transportation Gaps: Esri's transportation data highlights that 15% of low-income households lack access to a vehicle, limiting their ability to reach employment and essential services.

Support Services: Data shows the need for customized support to access housing resources for differing demographic groups. With Esri's demographic data indicating that in certain areas, as many as 20% of residents are non-English speakers.

Suppose a jurisdiction provides estimates of the at-risk population(s). In that case, it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Of the At-Risk Population, according to Esri Business Analyst, Of the 25,970 households, 8,710 include members with disabilities, 11% (3,015 families) live below the poverty level, and 2,013 lack access to a vehicle. Additionally, 11,118 residents are aged 65 or older, underscoring the need for support for aging and mobility challenges. Linguistic diversity adds complexity, with Spanish being the most common non-English language among older adults, 215 individuals speak only Spanish, potentially limiting access to vital services. Esri's methodology leverages the American Community Survey variables. It defines "at-risk population" as those who face heightened challenges in accessing resources or navigating daily life due to factors such as poverty, age, disability, lack of transportation, or limited English proficiency.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

Insufficient availability of affordable housing options forces individuals and families to spend a significant portion of their income on housing costs, leaving little financial cushion for other necessities and increasing the risk of eviction and homelessness. When households are burdened by high housing costs, meaning they spend a large percentage of their income on housing expenses, it leaves little room for financial stability. Any unexpected expenses or income disruptions can quickly lead to housing instability and potential homelessness. A lack of affordable housing is widely considered to be the greatest predictor of homelessness.

Living in housing with structural deficiencies, safety hazards, or poor maintenance can contribute to housing instability. Unaddressed maintenance issues or unsafe living conditions may result in evictions or the inability to maintain stable housing.

Discussion

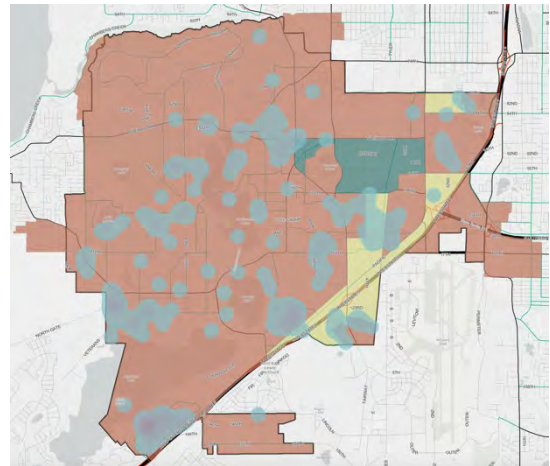
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NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS - 91.405, 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This map uses local parcel information with 2023 population estimates to highlight housing quality disparities in Lakewood. Approximately 140 residential parcels (green circles on the map) are considered either poor, very poor, or uninhabitable, of which 30 are located in Hispanic (yellow shaded census tracts) and Black (blue shaded census tracts) predominately populated census tracts. The areas with the highest concentration of poorly



conditioned parcels are mainly located along key corridors like Pacific Highway and near I-5, particularly around Tillicum and Springbrook. These neighborhoods, shown with overlapping clusters of poor conditions, also align with higher densities of Hispanic (yellow) and Black (green) populations.

Evaluating housing issues can provide valuable insights into the prevalence and distribution of problems faced by different racial and ethnic groups. By examining data on housing issues across various income categories, the city can gain a comprehensive understanding of the overall housing needs within Lakewood.

According to HUD guidelines, “disproportionately greater need” exists when the percentage of individuals in a category of need who belong to a particular racial or ethnic group is at least ten percentage points higher than the percentage of individuals in the category as a whole. HUD also defines “housing problems” as whether or not a household lacks one of the following: complete kitchen facilities, complete plumbing, overcrowding (more than one

person per room), or housing costs (rent or mortgage) that exceed 30% of the household's income.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3255	475	0
White	1505	270	0
Black / African American	735	30	0
Asian	300	100	0
American Indian, Alaska Native	60	0	0
Pacific Islander	95	0	0
Hispanic	2950	450	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2019-2023 CHAS

Source:

**The four housing problems are:*

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2745	895	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1390	470	0
Black / African American	280	60	0
Asian	260	60	0
American Indian, Alaska Native	20	0	0
Pacific Islander	150	0	0
Hispanic	2575	810	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2019-2023 CHAS

Source:

**The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%*

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2700	3115	0
White	1220	1660	0
Black / African American	475	479	0
Asian	175	185	0
American Indian, Alaska Native	0	14	0
Pacific Islander	25	80	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Hispanic	2355	2873	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2019-2023 CHAS

Source:

**The four housing problems are:*

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	810	2675	0
White	530	1360	0
Black / African American	45	330	0
Asian	75	140	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	780	2455	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2019-2023 CHAS

Source:

**The four housing problems are:*

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

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NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS - 91.405, 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section examines four severe housing problems: 1) lack of complete kitchen facilities, 2) lack of complete plumbing facilities, 3) overcrowding (more than 1.5 persons per room), and 4) a cost burden, where housing costs exceed 50% of household income. The analysis compares households with one or more of these severe housing problems to those with none. A disproportionately greater need is highlighted when a racial or ethnic group within a specific income level experiences these issues at a rate at least 10% higher than the overall average for that group. The tables provide data on the prevalence of these challenges across racial and ethnic groups, laying the groundwork for further analysis.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2790	935	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	1235	545	0
Black / African American	710	55	0
Asian	300	100	0
American Indian, Alaska Native	60	0	0
Pacific Islander	80	15	0
Hispanic	185	120	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2019-2023 CHAS

Source:

**The four severe housing problems are:*

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1480	2160	0
White	640	1220	0
Black / African American	175	165	0
Asian	105	215	0
American Indian, Alaska Native	4	15	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	105	45	0
Hispanic	405	285	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2019-2023 CHAS

Source:

**The four severe housing problems are:*

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	590	5230	0
White	290	2590	0
Black / African American	65	895	0
Asian	0	360	0
American Indian, Alaska Native	0	14	0
Pacific Islander	0	105	0
Hispanic	395	825	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2019-2023 CHAS

Source:

**The four severe housing problems are:*

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	65	3420	0
White	25	1855	0
Black / African American	10	360	0
Asian	30	190	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	0	0
Hispanic	65	735	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2019-2023 CHAS

Source:

**The four severe housing problems are:*

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

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NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS - 91.405, 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

This section examines housing cost burden, including households spending more than 30% of their income on housing (classified as cost-burdened) and those spending over 50% (classified as severely cost-burdened). It analyzes how cost burden affects different income levels and racial or ethnic groups. A disproportionately greater need is identified when a racial or ethnic group experiences cost burden at least 10% above the overall average. The tables present data to illustrate these disparities and their impact on households.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,465	4,780	3,710	245
White	8,615	2,810	1,955	125
Black / African American	1,925	650	900	10
Asian	1,000	470	355	80
American Indian, Alaska Native	155	15	65	-
Pacific Islander	390	115	120	-
Hispanic	2,380	720	315	30

Table 21 – Greater Need: Housing Cost Burdens AMI

Data 2019-2023 CHAS

Source:

Discussion

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NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION - 91.205 (B)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Housing Problems. At the 0%-30% AMI level, both American Indian/Alaska Native and Pacific Islander households show significantly greater need, with 100% of households in these groups experiencing at least one housing problem, exceeding the jurisdictional rate by 12.7 percentage points. Similarly, at the 30%-50% AMI level, these two groups again demonstrate disproportionate need, with 100% of households facing housing challenges, surpassing the jurisdictional rate by 24.6 percentage points. At the 80%-100% AMI level, Asian households exhibit disproportionate greater need, with 34.9% experiencing housing problems, 11.7 percentage points higher than the jurisdictional average.

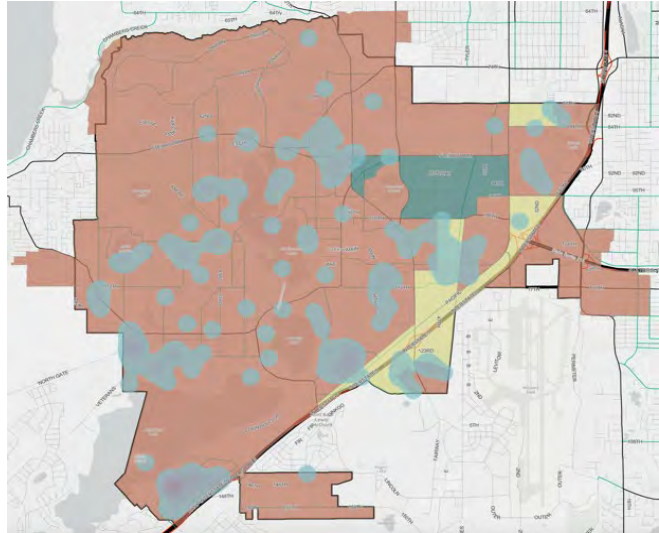
Severe Housing Problems. At the 0%-30% AMI level, Black/African American households (+17.9%) and American Indian/Alaska Native households (+25.1%) face disproportionate severe housing needs. In the 30%-50% AMI category, Black/African American (+10.8%), Pacific Islander (+29.3%), and Hispanic (+18%) households experience disproportionately greater severe housing challenges. At the 50%-80% AMI level, Hispanic households exhibit a disproportionate need (+22.3%). Lastly, in the 80%-100% AMI category, Asian households face disproportionately severe housing problems (+11.7%).

If they have needs not identified above, what are those needs?

The data focuses on housing problems, particularly severe ones, and housing cost burden, primarily highlighting challenges related to affordability and quality of housing. While the data touches upon housing problems, it does not delve into the stability of housing situations. Factors such as evictions, frequent moves, or precarious living arrangements can impact households' overall stability and well-being.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The map highlights areas in Lakewood, WA, with a predominantly Black population (green-shaded block groups) near Seeley Lake Park and the Lakewood Town Center and a predominantly Hispanic population (yellow-shaded block groups) concentrated around Interstate 5 and St. Clare Hospital, many within HUD Qualified Opportunity Zones (yellow outlines). These zones target economically distressed areas,



encompassing mixed residential, commercial, and industrial uses. Housing in Black-dominated areas is likely affordable but at risk of gentrification, while Hispanic-dominated areas feature multifamily housing influenced by proximity to industrial zones and healthcare facilities. While Opportunity Zones present investment potential, challenges like displacement, systemic barriers to economic mobility, and the need for affordable housing persist.

NA-35 PUBLIC HOUSING - 91.405, 91.205 (B)

Introduction

Two primary housing authorities, the Tacoma Housing Authority (THA) and the Pierce County Housing Authority (PCHA), support public housing in Lakewood, Washington. PCHA is the primary authority in Lakewood; however, THA does provide support to some Lakewood households through various rental assistance programs and partnership with PCHA. Both organizations play critical roles in providing affordable housing options and administering housing vouchers to meet the needs of low-income families and individuals in the community.

Pierce County Housing Authority (PCHA):

The Pierce County Housing Authority serves Lakewood, offering affordable housing solutions through programs like Section 8 vouchers and property

management. PCHA focuses on providing stable housing for low- and moderate-income households and supports efforts to reduce homelessness in the region. The agency operates and manages multiple properties and offers direct assistance to help families secure safe and affordable housing in Lakewood.

Tacoma Housing Authority (THA):

The Tacoma Housing Authority operates primarily in Tacoma, but does provide assistance within the City of Lakewood as part of its regional affordable housing initiative. THA provides a range of housing programs, including the Low-Income Public Housing (LIPH) program and the Housing Choice Voucher (Section 8) program, to assist families, seniors, and individuals with disabilities. THA's commitment to housing includes direct property management and partnerships with local landlords to expand the availability of affordable rental units in the City of Tacoma and surrounding areas.

Lakewood takes a collaborative and proactive approach to addressing housing needs. The City works closely with PCHA and THA to align efforts and maximize resources. This partnership extends to regional initiatives like the South Sound Housing Affordability Partners (SSHA³P), an intergovernmental agreement designed to create and preserve affordable housing across Pierce County. Lakewood's participation in SSHA³P demonstrates its commitment to a collective strategy for addressing housing affordability and stability.

PCHA administers 591 vouchers in Lakewood, representing 23.47% of its total vouchers, and owns 215 housing units, which account for approximately 32% of its total portfolio. Among heads of households, the largest racial group is White (55.17%), followed by Black/African American (30.25%). A similar trend is observed among all participants, including family members and children, with Whites comprising 41.09% and Black/African Americans 33.42%. Residents span a wide age range, with a notable concentration of heads of households aged 60-69 (27.35%), while among all participants, the most represented age group is 60-69 years (21.53%). Disability is also a significant factor, with 51.51% of heads of households and 30.71% of all participants meeting HUD disability criteria.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available	0	0	215	591	0	0	0	0	0

Table 22 - Public Housing by Program Type *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	1,505	0	0	0	0	0
Black/African American	0	0	0	761	0	0	0	0	0
Asian	0	0	0	89	0	0	0	0	0
American Indian, Alaska Native	0	0	0	39	0	0	0	0	0
Pacific Islander	0	0	0	68	0	0	0	0	0
Other	0	0	0	47	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 23 – Race of Public Housing Residents by Program Type

Data PIC (PIH Information Center)

Source:

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	0	0	0	0	0	0
Not Hispanic	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data PIC (PIH Information Center)

Source:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The needs of public housing tenants and applicants on the waiting list for accessible units in Lakewood highlight the demand for housing accommodations that address physical and cognitive disabilities. With over 51% of heads of households identified as disabled and approximately 31% of all participants meeting HUD disability criteria, there is a significant need for accessible units. This includes housing with features like ramps, widened doorways, grab bars, and lower counters to ensure independent and safe living environments for tenants. Additionally, support services such as transportation assistance and in-home care are critical to meeting the comprehensive needs of disabled residents.

What are the number and type of families on the waiting lists for public housing and Section 8 tenant-based rental assistance? Based on the information above and any other information available to the jurisdiction, what are the most immediate needs of residents of public housing and Housing Choice voucher holders?

PCHA and THA manage extensive waiting lists for public housing and Section 8 tenant-based rental assistance. Families on these lists are diverse, including low-income households, seniors, disabled individuals, and families with children. The most immediate needs of these residents include:

Affordable Housing Units: A high demand for units reflects a lack of availability, particularly for larger families or those requiring specific accessibility features.

Support Services: Many families need assistance navigating housing processes, overcoming credit or rental history barriers, and securing stable housing in areas with access to transportation and services.

Stability: Housing Choice Voucher holders often face challenges in finding landlords who accept vouchers or in relocating to neighborhoods offering better opportunities and amenities

How do these needs compare to the housing needs of the population at large.

Compared to the general population of Lakewood, public housing residents and voucher holders disproportionately include individuals from very low-income brackets, seniors, and persons with disabilities. The general population may also face housing affordability challenges, but the public housing community exhibits a higher concentration of severe needs. For example, the broader population may have a mix of moderate and high-income residents with greater access to homeownership. In contrast, public housing tenants often rely entirely on subsidized housing and supportive services. Addressing the distinct needs of this group requires targeted resources and policies that differ from strategies employed for the general population. This includes fostering landlord participation in voucher programs, ensuring fair housing practices, and increasing the stock of affordable and accessible housing.

Discussion

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NA-40 HOMELESS NEEDS ASSESSMENT - 91.405, 91.205 (C)

Introduction:

The homeless coalition serving Lakewood operates as part of a broader collaborative effort to address homelessness across Pierce County. Guided by the Pierce County Comprehensive Plan to End Homelessness, this coalition brings together regional policies, resources, and intelligence to create a unified response to homelessness. Efforts include the annual Point-in-Time Count, which relies on volunteers to gather critical data about the local homeless population and the factors contributing to homelessness. Partnerships with organizations like the Living Access Support Alliance (LASA) enable the coalition to provide supportive and rapid rehousing services. At the same time, the acquisition and conversion of various hotel facilities in both Lakewood and Tacoma illustrates innovative solutions for emergency and permanent supportive housing. Funding from the American Rescue Plan Act (ARPA) and the City's contracts with shelters like the Tacoma Rescue Mission and Catholic Community Services further bolster these initiatives. By integrating

community-driven programs, leveraging regional resources, and fostering collaboration, the coalition takes significant steps toward preventing homelessness and supporting those in need.

If data is not available for the categories "number of persons becoming and exiting homelessness each year" and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Chronically Homeless Persons: This group constitutes a significant portion of the homeless population, with 674 individuals (25% of the total). Among them, 452 (17%) are sheltered, while 222 (8%) remain unsheltered. The data indicates that while many chronically homeless individuals access shelter services, a substantial number still experience unsheltered homelessness, highlighting the persistent need for long-term supportive housing and outreach programs.

Adult Domestic Violence Survivors: This subgroup accounts for 163 individuals, representing 6% of the total population. Of these, 113 individuals (4%) are sheltered, and 50 (2%) are unsheltered. The data emphasizes the critical role of shelters in providing immediate safety for survivors, though the unsheltered percentage signals gaps in resources or barriers to accessing services for some survivors.

Veterans: Veterans make up 202 individuals (8% of the total homeless population). Among them, 164 (6%) are sheltered, while 38 (2%) are unsheltered. These figures demonstrate that existing veteran-focused initiatives, such as HUD-VASH, successfully provide shelter for a majority of this group. Still, additional efforts are needed to address the unsheltered veterans who remain vulnerable.

Unaccompanied Youth and Young Adults: This group includes 181 individuals, accounting for 7% of the total population. Of these, 109 (5%) are sheltered, and 32 (2%) are unsheltered. The data underscores this population's particular vulnerability, which requires targeted interventions like youth-specific housing and support services to reduce risks and provide stability.

Nature and Extent of Homelessness: (Optional)

Race	#	% of Total Persons Counted	Sheltered		Unsheltered	
			#	%	#	%
Total Homeless Persons Counted	2,661	100%	1,445	54%	806	30%
American Indian/Alaskan Native	108	4%	39	1%	57	2%
Asian	51	2%	21	1%	23	1%
Black/African Americans	556	21%	380	14%	119	4%
Middle Eastern or North African	4	0%	1	0%	1	0%
Multi- Racial	196	7%	155	6%	38	1%
Native Hawaiian/Other Pacific Islander	78	3%	58	2%	19	1%
Unknown	229	9%	51	2%	38	1%
White	1227	46%	607	23%	453	17%
Hispanic/Latino	212	8%	133	5%	58	2%

Estimate the number and type of families in need of housing assistance, including families with children and families of veterans.

Targeted Populations	#	% of Total Persons Counted	Sheltered		Unsheltered	
			#	%	#	%
Chronically* Homeless Persons	674	25%	452	17%	222	8%
Adult Domestic Violence Survivor	163	6%	113	4%	50	2%
Veterans	202	8%	164	6%	38	1%
Unaccompanied Youth & Young Adults	181	7%	109	4%	32	1%

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Out of a total of 2,661 homeless individuals, 54% are sheltered, while 30% remain unsheltered. White individuals make up the largest proportion of the homeless population, with 1,227 individuals (46%), including 607 sheltered and 453 unsheltered. Black/African Americans account for 21% of the population (556 individuals), with 380 sheltered and 119 unsheltered, indicating systemic inequities that disproportionately affect this group. Hispanic/Latino individuals represent 8% of the population (212 individuals), with most accessing shelters but a notable portion remaining unsheltered.

Other groups face unique challenges as well. American Indian/Alaskan Native individuals account for 4% of the homeless population (108 individuals), with a significant portion unsheltered (57). Similarly, Native Hawaiian/Other Pacific Islanders (3%, or 78 individuals) have higher access to shelters, but barriers persist for a smaller unsheltered group. Multi-racial individuals represent 7% (196 individuals), with a majority sheltered, though 38 remain unsheltered. Asian individuals, while a smaller group at 2% (51 individuals) face similar proportions of shelter access and unsheltered living.

A notable segment of the population (9%, or 229 individuals) is categorized under "unknown" race, indicating gaps in data collection that hinder targeted interventions. Small groups like Middle Eastern/North African individuals (4 individuals) also highlight the need for tailored outreach and support.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

In 2020, the total number of homeless individuals was 1,897, with 983 (52%) sheltered and 567 (30%) unsheltered. By 2021, the total homeless population dropped significantly to 1,005, with all recorded individuals categorized as sheltered. This suggests a data collection or reporting issue for the unsheltered population that year. In 2022, the total homeless population increased to 1,851, with 1,184 individuals (64%) sheltered and 343 (19%) unsheltered. This indicates a growing unsheltered population as the overall numbers rebounded. The trend continued in 2023, with the total homeless population rising to 2,148. Of these, 1,385 (65%) were sheltered, while the unsheltered count increased to 477

(22%). By 2024, the total homeless population surged to 2,661, with 1,445 (54%) sheltered and 806 (30%) unsheltered, marking the highest number of unsheltered individuals across the years.

Discussion:

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NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.405, 91.205 (B, D)

Introduction

Describe the characteristics of special needs populations in your community:

Active Military. The South Sound Military and Communities Partnership details Lakewood's military population, which reflects its pivotal role as a community for active-duty personnel and their families, particularly those connected to Joint Base Lewis-McChord (JBLM). Lakewood is home to 2,728 active-duty sponsors, 1,575 spouses, and 2,274 children, highlighting the strong family-oriented composition of the military population in the area.

In addition to active-duty members, the city hosts 817 Guard and Reserve sponsors, along with 422 spouses and 499 children. This demonstrates the diverse military presence in Lakewood, encompassing not only active-duty personnel but also those serving in Reserve capacities. Retirees also constitute a significant segment, with 2,433 retiree sponsors residing in Lakewood, alongside 1,670 spouses and 681 children. These demographic underscores the city's importance as a retirement destination for military personnel, with strong ties to JBLM and the amenities it provides.

Beyond direct military affiliations, Lakewood supports additional military-dependent groups, such as other dependents and civilian employees associated with JBLM. For instance, 360 appropriated fund civilians and 470 non-appropriated fund civilians reside in Lakewood, reflecting the city's economic interdependence with JBLM operations.

Veterans. According to the 2023 American Community Survey (ACS) 5-Year data, Lakewood is home to 6,341 civilian veterans aged 18 and older, making up 13.3% of the city's population. Among these, 5,961 (78.6%) are male veterans, while 1,402 (21.4%) are female veterans. This gender distribution highlights the predominantly male composition of the veteran population but also reflects the increasing presence of female veterans. These figures underline Lakewood's position as a critical hub for veterans, offering proximity to Joint Base Lewis-McChord and a community that values and supports their contributions.

Elderly, Frail Elderly, and Persons with Disabilities. In Lakewood, the prevalence of disabilities varies significantly across age groups and disability types, reflecting the diverse needs of the population. Among young children under the age of 5, only 2.1% are reported to have a disability, while the percentage increases to 4.6% for school-age children (5 to 17 years). Young adults (18 to 34 years) show a disability rate of 9.3%, which slightly decreases to 7.6% among middle-aged adults (35 to 64 years). However, the rate rises sharply for older adults, with 25.3% of individuals aged 65 to 74 having a disability and 45.5% among those 75 years and older. Regarding disability types, ambulatory difficulties are the most prevalent, affecting 9.6% of the population, followed closely by independent living challenges at 10.4%. Cognitive disabilities impact 8.5%, while hearing and vision difficulties affect 4.2% and 3.5%, respectively. Additionally, 3.6% of individuals experience self-care challenges.

What are the housing and supportive service needs of these populations, and how are these needs determined?

Active Military. The primary housing need for active military members is affordable housing near Joint Base Lewis-McChord (JBLM). With JBLM projected to grow by 2,800 service members by 2025, there is a 750-unit housing shortfall near the base. Many service members and their families live off-base in Lakewood, which is increasing demand for rental units and driving up housing costs. Supportive services like affordable childcare and transportation infrastructure are essential to support these families. The SSMCP has also highlighted the importance of community resilience projects to improve housing availability and mitigate external risks like natural disasters.

Veterans. Lakewood's 7,363 civilian veterans represent a significant demographic, accounting for 15.21% of the city's population. Housing stability remains a critical need, particularly for veterans on fixed incomes who struggle with rising rents. Veterans Affairs Supportive Housing (VASH) vouchers and community programs are pivotal in addressing these needs.

Elderly & Disabled Populations. Seniors on fixed incomes are increasingly at risk of losing housing due to rising costs. There is a shortage of affordable, age-friendly housing with universal design features, making it difficult for elderly residents to age in place. Additional supportive services, such as home repair assistance and transportation options, are needed to stabilize this vulnerable population. Housing for individuals with disabilities is scarce, with limited accessible units available in the market. Many homes, such as ramps and accessible bathrooms, are not equipped to meet the physical needs of disabled residents. The Fair Housing Center of Washington has advocated for programs that facilitate post-purchase modifications to improve accessibility. Transitional and supportive housing options tailored to the disabled population are also needed to ensure long-term stability.

The needs of these populations were identified through multiple channels, including public hearings, stakeholder interviews, and data from housing and health agencies. Community feedback has consistently highlighted the importance of affordable housing, rent stabilization, and expanded supportive services. Initiatives like the Pierce County Housing Authority's five-year plan and SSMCP's resilience reviews further refine these priorities by incorporating long-term regional planning and economic analysis.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

Using data from Washington State and Pierce County, the population of individuals living with HIV/AIDS in Lakewood can be estimated by adjusting for its population size and demographic characteristics. Washington has approximately 15,000 people living with HIV, with about 11% residing in Pierce County. Lakewood, accounting for a substantial portion of Pierce County's population, is estimated to have between 250 and 300 individuals living with HIV/AIDS.

This population is primarily made up of individuals assigned male at birth, with men who have sex with men (MSM) being the most impacted group, reflecting state and national trends. Key needs for this population include access to stable housing, comprehensive healthcare, and social support services. Challenges like stigma, healthcare access disparities, and poverty further complicate their stability. Families of individuals with HIV/AIDS also require supportive services such as counseling and financial assistance to cope with associated healthcare costs and social challenges.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

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NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS - 91.415, 91.215 (F)

Describe the jurisdiction's need for Public Facilities:

According to Lakewood's 2024 Comprehensive Plan, the City must address growing demands for utilities, transportation infrastructure, emergency services, and community resources. Public facilities are critical for meeting Lakewood's projected growth targets, which include accommodating an additional 9,378 housing units and 9,863 jobs by 2044.

Key facility needs include upgrading stormwater and sewer systems to meet increased residential and commercial demands. Improvements to transportation infrastructure, such as arterial roads and multimodal connections, including sidewalk and streetlighting investments, are also essential to support growth and reduce congestion, especially given the city's proximity to Joint Base Lewis-McChord and major highways like I-5 and SR-512.

Emergency services, including police and fire protection, require enhancements to maintain adequate response times amid population growth. Public spaces like parks, community centers, and libraries also need expansion and modernization to meet the recreational and cultural needs of a diverse and growing population. The City's emphasis on sustainability calls for energy-efficient infrastructure and resilient designs to address climate change and environmental challenges.

How were these needs determined?

The needs for public facilities in Lakewood were determined through growth projections, infrastructure assessments, community engagement, and alignment with regional policies. Growth targets from the Puget Sound Regional Council and Pierce County highlighted the need for additional housing, transportation, and utilities to support population and employment growth. Community input through surveys and public hearings identified local priorities. At the same time, compliance with the Growth Management Act ensured infrastructure met future demands of environmental sustainability and distribution of resources, particularly in underserved areas, further shaping facility planning.

Describe the jurisdiction's need for Public Improvements:

Lakewood's need for public improvements, as detailed in the Six-Year Comprehensive Transportation Improvement Program (2024-2029), focuses on upgrading transportation, infrastructure, and public facilities to support growth and improve quality of life. These needs are identified through compliance with the Growth Management Act, alignment with regional goals, and community feedback.

Key priorities include widening 150th Street for industrial development, creating multimodal pathways on Gravelly Lake Drive, upgrading stormwater systems, enhancing ADA-compliant sidewalks, and installing sidewalks and streetlighting where none presently exist. Public safety improvements, like new traffic signals at critical intersections, and neighborhood projects address traffic volumes and enhance livability.

How were these needs determined?

The City of Lakewood identified its public facilities and public improvement needs through comprehensive studies, and plans developed resulting from those studies, the City of Lakewood 6-Year Capital Improvement Plan.

Describe the jurisdiction's need for Public Services:

Housing Assistance and Homeless Prevention: There is a significant need for emergency rental assistance and housing stabilization services. Programs like those operated by LASA and STEP address critical gaps by providing emergency shelters, hygiene centers, and homelessness prevention resources.

Access to Health and Behavioral Health Services: Mental health and behavioral health services remain a priority, with organizations like the Asia Pacific Cultural Center, Greater Lakes Mental Health, and Community Health Care focusing on providing affordable access to care.

Food Security: Organizations like the Emergency Food Network and St. Leo's Food Connection provide access to food for underserved populations. Many low-income households, seniors, and individuals with disabilities face barriers to accessing nutritious food due to transportation limitations, financial hardship, and mobility issues.

Youth Support and Programming: Programs targeting emotional and social well-being, such as those offered by Communities in Schools and the Boys & Girls Club, are critical for supporting Lakewood's youth. The Oasis Youth Center, providing wraparound services for at-risk youth, is another resource.

Support for Vulnerable Populations: Services for individuals living with HIV/AIDS and their families, provided by organizations like the Pierce County AIDS Foundation (PCAF), are essential. PCAF focuses on maintaining health insurance, transportation access, and prevention efforts for high-risk groups.

How were these needs determined?

These needs are identified through public engagement, reviews of grant applications, and discussions with service providers, ensuring resources align with community priorities.

HOUSING MARKET ANALYSIS

MA-05 OVERVIEW

Housing Market Analysis Overview:

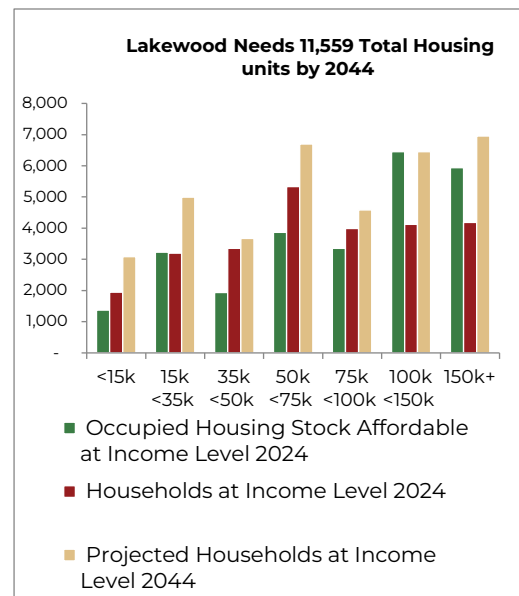
The Balanced Housing Model

The Balanced Housing Model calculates housing needs based on projected household growth at each income level, using past trends and anticipated changes in social, economic, and demographic factors. This includes considerations like housing stock age, immigration, and population changes. Its projections can be summarized as follows:

- 1. Using census data, population projections, and key indicators, establish the forecasted number of housing units needed by 2044.*
- 2. Subtract the City's existing number of housing units from the county's 2044 projected housing units.*

Lakewood's 2024 Comprehensive Plan projects steady growth, with the population increasing by 37% from 63,034 in 2023 to 86,792 by 2044. Households are expected to grow from 26,125 to 36,443, with an average of 2.34 persons per household. The City will need 12,174 total housing units by 2044. By 2044, Lakewood's population will shift with 31.7% under age 25, 27.7% aged 25–44, 22.4% aged 45–64, and 18.1% aged 65 and older. This demographic evolution underlines the importance of strategic planning to address evolving housing needs across all income levels.

Renter Housing Demand By 2044, Lakewood will need an additional 10,289 rental housing units to meet demand and replace obsolete stock. The greatest need is for households earning less than \$35,000 annually, which accounts for over 5,800 units (2,074 for incomes under \$15k and 3,785 for \$15k–\$35k).



Owner Housing Demand Based on the Balanced Housing Model projections, Lakewood will need 2,619 additional owner-housing units to meet demand and replace obsolete housing. The greatest need is in the \$35k—\$50k income bracket, which requires 1,885 units. This highlights a gap in moderately affordable ownership opportunities. Other income brackets show limited demand or even surpluses in certain ranges, such as the \$15k—\$35k range.

MA-10 HOUSING MARKET ANALYSIS: NUMBER OF HOUSING UNITS - 91.410, 91.210(A)&(B)(2)

Introduction

The majority of Lakewood homes are 1-unit detached structures, comprising 44% (12,320 units) of the total. Smaller segments include 1-unit attached structures at 6% (1,565 units) and multifamily units ranging from 2-4 units at 13% (3,573 units) to larger developments of 5-19 units at 23% (6,425 units) and 20 or more units at 10% (2,910 units). Mobile homes and other nontraditional units such as boats, RVs, and vans account for the remaining 4% (1,217 units).

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	12,320	44%
1-unit, attached structure	1,565	6%
2-4 units	3,573	13%
5-19 units	6,425	23%
20 or more units	2,910	10%
Mobile Home, boat, RV, van, etc	1,217	4%
Total	28,010	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2019-2023 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	57	0.5%	1,062	7%
1 bedroom	176	2%	4,750	33%

	Owners		Renters	
	Number	%	Number	%
2 bedrooms	1,970	17%	5,990	42%
3 or more bedrooms	9,503	81%	2,617	18%
Total	11,706	100%	14,419	100%

Table 26 – Unit Size by Tenure

Data 2019-2023 ACS

Source:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Lakewood has a total of 471 federally assisted housing units across seven subsidized properties, representing approximately 3.3% of the city's 14,419 rental units. These properties primarily serve low-income households, with specific targeting for families, seniors, and persons with disabilities. The units include a mix of studio, one-bedroom, two-bedroom, and three-plus-bedroom options, ensuring accessibility for a variety of household types. Most of the properties are funded through programs such as Low-Income Housing Tax Credits (LIHTC), Project-Based Vouchers (PBV), and HOME, with affordability levels typically set for households earning below 60% of the Area Median Income (AMI).

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as the expiration of Section 8 contracts.

Of the 471 federally assisted units, a small portion could transition to market-rate housing within the next 10–15 years if affordability agreements are not renewed. Key properties include those funded through Section 8, such as Wisteria Walk Apartments and Lakewood Meadows Apartments, whose contracts expire in 2038 and 2032, and HOME-assisted units, which may lose affordability after 2036. Project-based voucher units, which rely on annual funding, also present risks if funding priorities shift.

Does the availability of housing units meet the needs of the population?

Lakewood's housing stock does not adequately meet the needs of low-income households, particularly those earning less than \$50,000 annually. For households earning less than \$15,000, there are 1,459 households but only 594 affordable units, leaving a gap of 865 units. The shortage is even more severe for households earning between \$15,000 and \$35,000, where 2,371 households are competing for just 332 affordable units, resulting in a gap of 2,039 units. Households earning between \$35,000 and \$50,000 also face a deficit, with 2,563 households and only 1,449 affordable units, leaving a gap of 1,114 units. In total, there is a shortfall of 4,018 affordable housing units for households earning below \$50,000 annually.

Describe the need for specific types of housing:

Feedback from public hearings and community engagement reports highlights gaps in affordable family housing, with a particular demand for larger units (2-3 bedrooms) to accommodate households with children. Seniors and persons with disabilities face a lack of accessible and affordable options, as many units are not equipped to meet physical accessibility standards, and rising rental costs are pushing these populations out of stable housing. Veterans and active-duty military personnel, particularly those associated with Joint Base Lewis-McChord (JBLM), face unique challenges due to income variability, short-term housing needs, and insufficient availability of units tailored to military families. Reports also emphasize the need for extremely low-income (ELI) housing, particularly for households earning less than \$35,000 annually, as well as transitional and supportive housing for homeless individuals, youth, and veterans. Additionally, the need for housing that integrates supportive services for those experiencing homelessness, domestic violence survivors, and individuals with mental health challenges has been repeatedly raised.

Discussion

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MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.410, 91.210(A)

Introduction

To afford homeownership in Lakewood, a family would need to earn significantly more than the median household income due to rising housing costs. With the median home value at \$420,500 in 2023, monthly housing costs, including mortgage payments, taxes, and insurance, would typically range from \$2,000 to \$2,500. This requires an annual income of approximately \$85,000 to \$100,000 to avoid spending more than 30% of income on housing, the standard measure of affordability. However, with the City’s median household income estimated well below this threshold, many families face barriers to homeownership. The cost of housing in Lakewood has risen significantly in recent years, reflecting substantial affordability challenges for residents. Between 2017 and 2023, the median home value increased by 81%, from \$232,600 to \$420,500, while the median contract rent rose by 61%, from \$809 to \$1,304. Current rental data shows that 40% of renters pay between \$1,000 and \$1,499 monthly, while nearly half (47%) spend \$1,500 or more, indicating limited affordability for low-income households. Housing affordability data reveals critical gaps, particularly for renters earning 30% of the Area Median Family Income (HAMFI), with only 435 units affordable at this income level. Although more units are available for households earning 50% and 80% of HAMFI, they are still insufficient to meet the demand, with 13,230 rental units needed. Homeownership affordability is even tighter, with only 745 units affordable for those earning 50% of HAMFI and 2,235 for 80% of HAMFI.

Cost of Housing

	Base Year: 2017	Most Recent Year: 2023	% Change
Median Home Value	\$232,600	\$420,500	81%
Median Contract Rent	\$809	\$1,304	61%

Table 27 – Cost of Housing

Data 2013-2017 ACS (Base Year), 2019-2023 ACS (Most Recent Year)
Source:

Rent Paid	Number	%
Less than \$500	113	1%
\$500-999	1,721	12%
\$1,000-1,499	5,501	40%
\$1,500-1,999	4,081	29%
\$2,000 or more	2,462	18%
Total	13,878	100%

Table 28 - Rent Paid

Data 2019-2023 ACS

Source:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	435	No Data
50% HAMFI	3,190	745
80% HAMFI	9,605	2,235
100% HAMFI	No Data	3,800
Total	13,230	6,780

Table 29 – Housing Affordability

Data 2019-2023 CHAS

Source:

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,430	\$1,603	\$1,987	\$2,800	\$3,236
High HOME Rent	\$1,298	\$1,391	\$1,672	\$1,923	\$2,125
Low HOME Rent	\$1,013	\$1,086	\$1,303	\$1,505	\$1,680

Data HUD FMR and HOME Rents

Source:

Is there sufficient housing for households at all income levels?

There are 1,459 households earning less than \$15,000 annually, yet only 594 occupied housing units are affordable to them, resulting in a shortfall of 865 units. Similarly, households earning between \$15,000 and \$35,000 total 2,371, but there are only 332 affordable occupied units, leaving a gap of 2,039 units. Households with incomes between \$35,000 and \$50,000 number 2,563, with 1,449 affordable occupied units available, indicating a deficit of 1,114 units. The shortage is most severe for those earning below \$35,000, where the combined deficit exceeds 2,900 units.

How is the affordability of housing likely to change, considering changes to home values and/or rents?

Between 2017 and 2023, the median home value increased by 81%, from \$232,600 to \$420,500, and median contract rent rose by 61%, from \$809 to \$1,304. As of 2024, the average rent in Lakewood is approximately \$1,202 per month, which is 23% lower than the national average rent of \$1,560. It is anticipated this upward trend in average rent and house valuation will continue, causing further affordability for Lakewood households, especially those at or below 80% AMI.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Low HOME rents are below the AMR for smaller units, making them accessible to low-income households. Still, rents for larger units (e.g., 3- and 4-bedroom homes) often exceed the AMR, creating challenges for families needing more space. Fair Market Rents are significantly higher than AMR and HOME rents, especially for larger units: 3-bedroom units at \$2,800 (92% above AMR) and 4-bedroom units at \$3,236 (122% above AMR).

Lakewood's 2024 Comprehensive Plan emphasizes key barriers to affordability, including restrictive zoning regulations that limit higher-density development and the lack of incentives for affordable housing production in high-opportunity neighborhoods.

Discussion

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MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING - 91.410, 91.210(A)

Introduction

Regarding housing conditions in Lakewood, CHAS data shows that 24% of owner-occupied units and 48% of renter-occupied units have at least one selected condition, such as issues with plumbing, heating, or structural integrity. A smaller percentage, 0.5% of owner-occupied and 5% of renter-occupied units exhibit two such conditions. Notably, no units were reported with three or four conditions. Conversely, 75% of owner-occupied and 47% of renter-occupied units have no reported issues, suggesting a significant portion of the housing stock is in good condition.

Approximately 69% of owner-occupied and 54% of renter-occupied units were built before 1980, two years after lead-based paint was banned for residential use in 1978. These numbers present a substantial risk of lead-based paint exposure to Lakewood households occupying these units.

The City's proximity to Joint Base Lewis-McChord (JBLM) exposes residential areas to noise pollution and vibrations from military activities, potentially accelerating structural wear and reducing the desirability of affected neighborhoods. Additionally, Lakewood's location within the Puget Sound region subjects it to high humidity and frequent rainfall, which can lead to moisture-related issues such as mold growth, wood rot, and weakened foundations if proper maintenance is neglected. Furthermore, certain neighborhoods in Lakewood, such as Tillicum/Woodbrook and Springbrook, are identified as HUD "Qualified Census Tracts" and have high scores for Washington Environmental Health Disparities, indicating a combination of environmental exposures and socioeconomic factors that may exacerbate housing deterioration.

Describe the jurisdiction's definition of "substandard condition" and "substandard condition but suitable for rehabilitation:

For purposes of this Consolidated Plan, units which are considered in "substandard condition" are units which do not meet HUD Uniform Physical Condition Standards (UPCS) and/or current applicable code standards. Units in "substandard condition but suitable for rehabilitation" are those that may not meet one or more of UPC Standards but can be reasonably repaired to extend the life of the building, contribute to the safety of the occupant, and improve conditions or livability of the structure. Substandard and not suitable for rehabilitation are units that are in poor condition and not structurally and/or financially feasible to rehabilitate.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,828	24%	6,920	48%
With two selected Conditions	60	0.5%	729	5%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	8,818	75%	6,770	47%
Total	11,706	100%	14,419	100%

Table 30 - Condition of Units

Data 2019-2023 ACS

Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,095	9%	2,712	19%
1980-1999	2,514	21%	3,922	27%
1950-1979	7,202	62%	6,690	46%
Before 1950	895	8%	1,095	8%
Total	11,706	100%	14,419	100%

Table 31 – Year Unit Built

Data 2019-2023 CHAS

Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,097	69%	7,785	54%
Housing Units build before 1980 with children present	1,080	10%	1,275	9%

Table 32 – Risk of Lead-Based Paint

Data 2019-2023 ACS (Total Units) 2019-2023 CHAS (Units with Children

Source: present)

Describe the need for owner and rental rehabilitation based on the condition of the jurisdiction's housing.

Among owner-occupied units, 24% have at least one selected condition, such as structural issues, outdated plumbing, or inadequate heating, while 0.5% have two chosen conditions. For renter-occupied units, the need is even more acute, with 48% having at least one condition and 5% having two conditions. Additionally, the age of the housing stock compounds the need for rehabilitation, as 69% of owner-occupied and 54% of renter-occupied units were built before 1980, increasing the likelihood of lead-based paint hazards. Rental properties, in particular, may lack ongoing maintenance due to absentee landlords or limited resources, posing health and safety risks for tenants.

Permitting delays in Lakewood have been identified as a significant barrier to housing construction, contributing to increased costs and extended project timelines. In response, Lakewood has implemented measures to streamline its permitting process. The City is transitioning to a new permitting software looking to offer a streamlined experience for applicants. This new platform provides an online dashboard for document submission, fee payments, inspection scheduling, and permit status reviews, and allows better

interconnectivity between internal departments in order to enhance efficiency and transparency.

Additionally, new State legislation effective January 2025 introduced specific timelines for permit reviews, including 28 days to determine application completeness. With the new software upgrades and better interconnectivity, the City anticipates a much-improved permitting experience moving forward.

Estimate the number of housing units within the jurisdiction that are occupied by low- or moderate-income families and contain lead-based paint hazards. 91.205(e), 91.405

It is estimated that approximately 6,353 housing units in Lakewood occupied by low- or moderate-income families contain potential lead-based paint hazards. This estimate is based on the city's data showing that 69% of owner-occupied and 54% of renter-occupied units were built before 1980. Applying income distribution data, where approximately 40% of households are low- or moderate-income, results in an estimate of 3,239 owner-occupied units and 3,114 renter-occupied units at risk.

Discussion

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MA-25 PUBLIC AND ASSISTED HOUSING - 91.410, 91.210(B)

Introduction

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units/vouchers available				3,101	232	2,699	319	-	200
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 33 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

There are no Public Housing Developments in Lakewood.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Pierce County Housing Authority (PCHA) manages a limited portfolio of public housing units and Section 8 Housing Choice Vouchers. The housing supply includes scattered site units and larger developments, with ongoing efforts to expand through acquisitions and leveraging tax credits. For example, PCHA plans to develop additional affordable units using proceeds from the disposition of existing properties and through new construction projects. However, the available housing does not sufficiently meet the demand from low- and moderate-income families, as demonstrated by long waitlists and the need for more VASH and Emergency Housing Vouchers. PCHA operates 124 scattered site units, which have presented operational challenges due to high maintenance costs and inefficiencies. Many of these units are in need of significant repairs or updates. Recent approvals for Section 18 Disposition are allowing PCHA to sell some properties and replace them with more sustainable housing options. The occupancy rate of public housing units remains high, reflecting the significant demand for affordable housing. However, outdated infrastructure and deferred maintenance issues persist, particularly in older units.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 34 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Many public housing units require upgrades to meet current safety and accessibility standards. PCHA has outlined plans to revitalize its portfolio by pursuing tax credits for rehabilitation projects and implementing the Faircloth-to-RAD conversion program to ensure long-term affordability. Infrastructure improvements, such as updated plumbing and electrical systems, are also priorities.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

PCHA has adopted a multi-layered strategy to enhance the living environment for low- and moderate-income families. This includes expanding housing choice through increased voucher availability, targeted outreach to landlords, and prioritizing housing for veterans, persons with disabilities, and other vulnerable populations. The agency also focuses on community engagement, offering programs like “Ready to Rent” to address common leasing barriers. Partnerships with local organizations and additional funding sources are being leveraged to increase housing options and provide supportive services.

Discussion:

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MA-30 HOMELESS FACILITIES AND SERVICES - 91.410, 91.210(C)

Introduction

Households with adults and children have 502 emergency, 67 transitional, and 1,035 supportive housing beds targeted to homeless persons. Adult-only households have 1,106 emergency and 1,497 supportive beds. Unaccompanied youth have fewer. Youth under 18, along with other vulnerable groups, often remain in temporary housing for prolonged periods without successfully transitioning to permanent housing. Data from Pierce County’s Homeless Crisis Response System shows that only about one in three individuals receiving services exit to permanent housing, a rate that has declined over time as the number of individuals in need has doubled between 2015 and 2023.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	502	-	67	1,035	-
Households with Only Adults	1,106	-	101	1,497	-
Chronically Homeless Households	n/a	-		611	-
Veterans	40	-	71	675	-
Unaccompanied Youth	24	-	0	15	-

Table 35 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services, to the extent those services are used to complement services targeted to homeless persons.

The City collaborates with organizations like the Continuum of Care, Tacoma-Pierce County Health Department and the Pierce County Housing Authority to address the medical, mental health, and economic challenges that exacerbate homelessness.

- **Health Services:** Programs like Madigan Army Medical Center, which provides Level II trauma care, extend services beyond military beneficiaries to assist vulnerable populations, including those experiencing homelessness. Collaborative efforts also support vaccination drives and preventive care for unhoused individuals.
- **Mental Health Services:** Organizations such as Greater Lakes Mental Health offer therapy, substance abuse treatment, and crisis intervention, which align with housing-first initiatives to stabilize individuals
- **Employment Support:** Partnerships with agencies like the Tacoma Goodwill aim to improve job readiness among homeless individuals through skills training and employment matching services

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

LIHI's operation of Maureen Howard Place in Lakewood serves as an enhanced shelter, providing 77 suites for homeless persons who are actively camping along state right-of-ways. The facility was opened in 2024 with funding provided through the state Department of Commerce Right-of-Way program. Additionally, LIHI operates Aspen Court, a one-time emergency shelter offering housing assistance to chronically homelessness persons. Currently Aspen Court is in the process of being converted into permanent supportive housing for low-income households. Families with children benefit from programs offered by Catholic Community Services and LASA, which provide safe housing, rental assistance, childcare resources, and access to emergency services for

those experiencing homelessness. Veterans' housing and healthcare needs are met through resources like Veterans Affairs Supportive Housing (VASH) vouchers, while unaccompanied youth, including at-risk individuals, are supported by organizations like the Oasis Youth Center.

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES - 91.410, 91.210(D)

Introduction

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents, and any other categories the jurisdiction may specify and describe their supportive housing needs.

Special populations in Lakewood, such as the elderly and frail elderly, require age-appropriate, accessible housing options integrated with health care and mobility services. Persons with disabilities, including mental, physical, and developmental disabilities, often need supportive housing with accommodations such as ADA-compliant units, access to medical services, and case management. Individuals with alcohol or drug addictions benefit from transitional and supportive housing that includes recovery and counseling services. Similarly, persons with HIV/AIDS and their families need stable housing coupled with health care, case management, and nutritional support. Public housing residents, many of whom are low-income, require access to programs that promote self-sufficiency, such as job training and financial literacy. Lakewood's proactive approach ensures these populations receive tailored services to address their unique challenges.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

To support individuals returning from mental and physical health institutions, Lakewood collaborates with partners such as Greater Lakes Mental Health the Pierce County Health Department, and the Continuum of Care coalition. These programs ensure a smooth transition into community settings by providing wraparound services, including case management, access to housing vouchers, and integration into supportive housing. The City also works with

reentry organizations to assist those recovering from substance use disorders or physical injuries, ensuring they have access to both housing and necessary rehabilitative services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).

In the upcoming year, Lakewood will focus on expanding housing options and enhancing service delivery for non-homeless special populations. Planned activities include programs in support of the maintenance of existing affordable housing stock by way of housing rehabilitation programs designed to maintain both owner-occupied and renter-occupied housing units. Ensuring existing rental housing units are adequately maintained and continue to provide safe, decent affordable housing to Lakewood residents through the City's rental inspection program. Emergency assistance programs supporting vulnerable populations, including the elderly, those with disabilities, and low-income households, will continue to assist persons displaced from their homes through no fault of their own resulting from displacement actions such as fire, natural disasters, and redevelopment activities. Rental housing deposit assistance programs designed to provide housing stability to those households otherwise unable to secure rental housing. Partnerships with LASA, Habitat and Rebuilding Together seek to increase the availability of affordable housing for seniors through the development of age-friendly units and retrofitting existing housing to improve accessibility. Many seniors on fixed incomes struggle to secure stable housing due to the financial burden of security deposits and first-month rent requirements, often pushing them into housing instability or even homelessness. Data from Pierce County's Homeless Crisis Response System indicates a growing crisis, with nearly 10,000 individuals seeking services in 2023, the highest number on record, and seniors disproportionately affected. Without assistance, many face eviction, homelessness, or premature institutionalization, increasing public healthcare costs and diminishing their quality of life. Lakewood's senior population, particularly the 31% of householders aged 65 and older who earn less than \$40,550 annually, is classified as Very Low Income (50% AMI). The City will look to expand partnerships with organizations like LASA and the Pierce County AIDS

Foundation to ensure individuals with HIV/AIDS and their families receive comprehensive care. Programs targeting individuals with disabilities will emphasize independent living, vocational training, and access to medical services. Additionally, the City will continue its efforts to stabilize and revitalize existing neighborhoods through the removal and remediation of blighted properties.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2)).

The activities below align with the City's overarching goals of stabilizing existing residents, increasing access to affordable housing, and addressing the unique needs of special populations, particularly through services designed to enable independence and enhance the quality of life.

Major Home Repair Program: This program provides loans for significant home repairs, including accessibility improvements, to help low-income homeowners, particularly elderly and disabled residents, remain in their homes safely and affordably. The project includes accessibility upgrades, such as the installation of ramps and ADA-compliant fixtures.

Habitat for Humanity Aging-in-Place Program: This initiative, which focuses on small-scale repairs and accessibility improvements, assists elderly and disabled homeowners in maintaining safe, livable housing.

Rebuilding Together South Sound Repair Program: This program provides funding to make general repairs, accessibility improvements, or emergency repairs related to deferred maintenance for low-income households, with priority for families with children, senior, and disabled households.

Emergency Assistance Payments: Funding supports emergency payments for basic needs such as food, housing, and housing-related expenses. This program prioritizes elderly, disabled, and cost-burdened households disproportionately affected by rising living costs.

Affordable Housing Development: Living Access Support Alliance (LASA) will begin constructing 26 affordable rental units in Lakewood's downtown core, targeting low-income families and special needs populations.

Relocation Assistance: Emergency relocation services assist households displaced through no fault of their own due to fires, redevelopment, or building code closures, ensuring access to safe and stable housing.

Fair Housing and Culturally Competent Services: Funding is allocated for education and outreach to ensure housing access, with a focus on at-risk and low-income populations disproportionately impacted by housing inequities.

MA-40 BARRIERS TO AFFORDABLE HOUSING - 91.410, 91.210(E)

Describe any negative effects of public policies on affordable housing and residential investment.

Public policies can impose a variety of restrictions that limit the development of affordable housing and discourage residential investment, thus highlighting the broad challenges that come with balancing growth, urban design, and accessibility. Zoning laws, particularly in areas like the Colonial Overlay (C-O) and Town Center Incentive Overlay (TCI-O), prohibit standalone residential developments and certain housing types such as mobile home parks, boarding houses, and some group homes, thereby excluding options that cater to lower-income and special needs populations in favor of maintaining certain uniformity of development and design standards. These policies could potentially lead to a reduction in the availability of affordable housing development, thus worsening housing scarcity for vulnerable community groups. Further, density restrictions complicate the issue, as they inherently increase development complexity and costs, making affordable housing projects less financially viable. Strict design standards, like those in the Colonial District, could increase construction costs and limit affordable residential development.

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 ever-increasing property valuations and construction costs spiraling out of sight, the very programs designed to assist communities in the support and development of affordable housing are

hindering that development. Certain regulations like the restriction of investment in homes whose value exceeds that of 95% of median purchase price, outdated per-unit investment subsidy limits, onerous environmental regulations, construction and materials regulations, contracting provisions including prevailing wage, Buy America Build America and Section 3 hiring requirements, ever-changing property inspection and monitoring standards, and a restriction of CDBG investments in the constructing of new housing units unless conducted by a Community Based Development Organization. As economies and markets evolve, regulatory policies need to be evaluated and either updated or eliminated in order to keep pace with the changing economic times.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS - 91.410, 91.210(F)

Introduction

Total employment in the City increased from 31,804 jobs in Q1 2022 to 32,670 jobs in Q1 2024, with significant contributions from health care and social assistance (11,758 jobs) and retail trade (3,309 jobs). However, sectors like transportation and warehousing experienced declines, dropping to 1,894 jobs from 2,060 in Q1 2022.

The unemployment rate in Lakewood is 5.7%, slightly higher than the Pierce County average of 5.0%. Median household income rose to \$65,531, although it remains below the Pierce County and state averages. The assessed property value reached \$11 billion, and annual property tax revenue increased steadily to \$7.76 million in 2023.

Lakewood's largest employers include Joint Base Lewis-McChord (55,000 employees), Western State Hospital, and St. Clare Franciscan. The report also notes an active business environment with 4,710 licensed businesses. Investments in public safety and education continue, with improvements in high school graduation rates and public infrastructure.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	130	12	1	0	-1
Arts, Entertainment, Accommodations	2,468	3,403	15	18	3
Construction	991	1,283	6	7	1
Education and Health Care Services	3,586	4,423	22	24	2
Finance, Insurance, and Real Estate	1,082	1,062	7	6	-1
Information	355	154	2	1	-1
Manufacturing	1,345	935	8	5	-3
Other Services	819	1,265	5	7	2
Professional, Scientific, Management Services	1,074	729	7	4	-3
Public Administration	114	0	1	0	-1
Retail Trade	2,627	3,370	16	18	2
Transportation and Warehousing	910	781	6	4	-2
Wholesale Trade	960	1,024	6	6	0
Total	16,461	18,441	--	--	--

Table 36 - Business Activity

Data 2019-2023 ACS (Workers), 2015 Longitudinal Employer-Household

Source: Dynamics (Jobs)

Total - All Industries	31,859	11.0%	3,155
Agriculture, Forestry, Fishing and Hunting	48	- 12.6%	-7
Utilities	73	27.0%	16
Construction	1,636	36.7%	439
Manufacturing	1,042	18.7%	164
Wholesale Trade	997	-2.2%	-22
Retail Trade	3,023	-4.2%	-132
Transportation and Warehousing	2,510	18.9%	399
Information	215	-12.5%	-31
Finance and Insurance	611	-1.4%	-9
Real Estate and Rental and Leasing	750	25.3%	152
Professional, Scientific, and Technical Services	919	9.2%	78
Administrative and Support and Waste Management and Remediation Services	1,020	36.2%	271
Educational Services	2,882	7.9%	211
Health Care and Social Assistance	10,930	14.8%	1,407
Arts, Entertainment, and Recreation	712	21.4%	125
Accommodation and Food Services	2,743	12.1%	295
Other Services (except Public Administration)	1,280	-7.7%	-106
Public Administration	468	- 16.8%	-95

Labor Force

Total Population in the Civilian Labor Force	29,530
Civilian Employed Population 16 years and over	27,902
Unemployment Rate	3.2
Unemployment Rate for Ages 16-24	10%
Unemployment Rate for Ages 25-65	5%

Table 37 - Labor Force

Data 2019-2023 ACS

Source:

Occupations by Sector	Number of People
Management, business and financial	3,690
Farming, fisheries and forestry occupations	1,100
Service	2,960
Sales and office	5,755
Construction, extraction, maintenance and repair	2,430
Production, transportation and material moving	1,755

Table 38 – Occupations by Sector

Data 2019-2023 ACS

Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	16,740	62%
30-59 Minutes	7,484	28%
60 or More Minutes	2,790	10%
Total	27,014	100%

Table 39 - Travel Time

Data 2019-2023 ACS

Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,252	340	1,704
High school graduate (includes equivalency)	5,799	262	2,588
Some college or associate's degree	8,997	278	3,035
Bachelor's degree or higher	5,246	300	972

Table 40 - Educational Attainment by Employment Status**Data** 2019-2023 ACS**Source:**

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	448	382	455	599	591
9th to 12th grade, no diploma	630	894	715	1,251	805
High school graduate, GED, or alternative	2,775	3,138	2,361	3,608	2,063
Some college, no degree	1,469	3,418	1,971	3,724	2,863
Associate's degree	592	1,406	927	1,770	1,114
Bachelor's degree	102	1,402	601	2,187	1,655
Graduate or professional degree	6	629	748	1,346	1,387

Table 41 - Educational Attainment by Age**Data** 2019-2023 ACS**Source:**

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$39,392

Educational Attainment	Median Earnings in the Past 12 Months
High school graduate (includes equivalency)	\$39,433
Some college or associate's degree	\$49,866
Bachelor's degree	\$59,479
Graduate or professional degree	\$85,779

Table 42 – Median Earnings in the Past 12 Months

Data 2019-2023 ACS

Source:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors in Lakewood span public services, healthcare, retail, education, and specialized industries. The public sector is a cornerstone, led by Joint Base Lewis-McChord (JBLM) with 55,000 employees, including 5,580 at Madigan Army Medical Center, alongside Western State Hospital (2,700 employees), Clover Park School District (1,502), Pierce Transit (900), and Camp Murray (838). Healthcare and social assistance is a critical sector, employing 11,758 individuals, while retail trade supports 3,309 jobs, reflecting strong local demand. Education provides 2,558 jobs, encompassing both public schools and private institutions. Accommodation and food services employ 3,272 individuals, bolstering tourism and hospitality. The construction and manufacturing sectors account for 1,795 and 1,008 jobs, respectively, while transportation and warehousing employ 1,894 despite recent declines. Administrative, support, and waste management services provide 744 jobs, and professional, scientific, and technical services, a growing sector, employs 1,074 workers.

Describe the workforce and infrastructure needs of the business community:

A major challenge is hiring and retaining skilled workers, particularly in key sectors like healthcare, retail, and professional services. Businesses often struggle with insufficient access to talent, competitive wages, and high turnover rates. To address these issues, robust training programs are needed, focusing on technical skills and workplace competencies such as

communication and leadership. Institutions like Clover Park Technical College and Pierce College play a critical role in workforce development through degree programs and apprenticeship opportunities. Additionally, commuting patterns highlight significant infrastructure gaps, with 93% of workers commuting into or out of Lakewood, causing traffic congestion and emphasizing the need for better transportation options and transit-oriented development near hubs like Lakewood Station. Businesses also require upgraded facilities, including Class A office spaces and industrial sites, as well as reliable technology and utilities to meet operational demands. Small businesses, particularly micro-enterprise ventures, need enhanced support through financial assistance, streamlined permitting, and tailored resources to thrive. Meanwhile, homelessness and crime are persistent concerns, impacting business operations and employee safety, requiring collaborative public safety investments.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support, or infrastructure that these changes may create.

One of the largest initiatives is the \$750-\$800 million construction of a new 350-bed forensic hospital at Western State Hospital, which is expected to be completed by 2028. This project will create thousands of construction jobs and long-term opportunities in healthcare and supporting industries. Additionally, the Lakewood Station District is seeing substantial investment, including the development of 245 affordable housing units and mixed-use projects designed to leverage the city's transit connections, which will enhance accessibility and attract businesses.

The redevelopment of the downtown and other key areas, such as the Pacific Highway Corridor and Tillicum neighborhood, includes mixed-use developments, new commercial spaces, and upgraded infrastructure. For example, the Springbrook neighborhood is transforming, with planned infrastructure improvements and a new multifamily housing project that will add residential density and support business growth. In the private sector, investments in logistics, retail, and healthcare are increasing, as seen with new

facilities like the Momentum and Wellstone Apartments and expansions in the International District.

These developments create substantial needs for workforce development, business support, and infrastructure improvements. Workforce development will need to focus on equipping workers with the skills required for construction, healthcare, retail, and logistics. Expanded partnerships with local educational institutions, such as Clover Park Technical College and Pierce College, will be critical for providing training programs and apprenticeships tailored to these industries. Businesses will need support through financial incentives, permitting assistance, and advisory services to capitalize on the expanding economic opportunities.

In terms of infrastructure, the City must improve transportation systems, enhance walkability, and upgrade utilities to meet the demands of growing businesses and a larger workforce. Transit-oriented developments, such as those in the Lakewood Station District, will require multimodal transportation solutions to reduce congestion and improve connectivity. Additionally, addressing housing shortages and ensuring affordable housing availability will be critical to supporting a growing population and workforce.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Lakewood's workforce demonstrates a mix of educational attainment and skills that aligns with certain local employment opportunities but reveals gaps in skills matching emerging demands. The civilian labor force includes 27,902 employed individuals, with an overall unemployment rate of 3.2%. However, youth aged 16-24 face a higher unemployment rate of 10%, compared to 5% for those aged 25-65, indicating challenges in connecting younger individuals with job opportunities. Most jobs in the jurisdiction are concentrated in sectors such as sales and office roles (5,755 workers), management and financial occupations (3,690), and service positions (2,960), reflecting demand for mid-to high-level skills in these areas.

The City's workforce skews heavily toward individuals with some college education or associate degrees (8,997 employed), followed by high school graduates (5,799). Those with a bachelor's degree or higher constitute a smaller but critical segment (5,246), aligning with higher-paying sectors such as

management and professional services. However, nearly 2,592 individuals in the labor force lack a high school diploma, earning significantly lower median wages (\$39,392) compared to their peers with advanced degrees (\$85,779).

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges, and other organizations. Describe how these efforts will help the jurisdiction's Consolidated Plan.

Regional efforts, such as those led by Invista Performance Solutions, a collaboration of four Pierce County community and technical colleges, including Clover Park Technical College and Pierce College, offer customized training programs. These programs focus on technical skills, workplace competencies, and soft skills such as leadership and conflict resolution, ensuring that participants are well-prepared for roles in high-demand sectors like healthcare, logistics, and technical services. Additionally, bachelor's degree programs offered by local institutions in fields like cybersecurity, business management, and construction management contribute to a highly skilled workforce, addressing gaps in advanced education.

The City's outreach efforts with small enterprises increases connectivity of underserved populations with workforce development resources. These training initiatives directly support the Consolidated Plan by reducing unemployment, addressing skills mismatches, and fostering economic growth within the community.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Lakewood does not participate in a Comprehensive Economic Development Strategy (CEDS); however, the City actively engages in other regional initiatives that significantly impact economic growth. The Lakewood Station District, with its focus on transit-oriented development, aligns with the Consolidated

Plan by creating mixed-use, affordable housing projects and improving accessibility to employment hubs. Redevelopment efforts in the Pacific Highway Corridor, downtown, and Tillicum neighborhoods focus on revitalizing commercial spaces, enhancing infrastructure, and attracting new businesses, all of which contribute to job creation and economic vitality. Regional collaborations, such as partnerships with the Pierce County Economic Development Board and workforce development organizations, help the city align local efforts with broader financial goals. Additionally, investments in public infrastructure, like the \$750-\$800 million Western State Hospital project, and new multifamily housing, are poised to stimulate job growth in construction and healthcare while addressing critical housing needs.

Discussion

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MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

For this discussion, areas were considered to have a concentration of multiple housing problems if they fell within the top quintile of Census Tracts for the percent of households experiencing more than one of the following housing problems reported in CHAS data: cost burden, overcrowding (more than 1.5 persons per room), and incomplete plumbing or kitchen facilities. No areas in Lakewood exhibited a concentration of multiple housing problems.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration").

The map previously mentioned in NA-30 highlights areas in Lakewood, WA, with a predominantly Black population (blue-shaded block groups) or census tract block group 718.074 near Seeley Lake County Park and the Lakewood Town Center and a predominantly Hispanic population (green-shaded block groups) in census tracts concentrated around Interstate 5 and St. Clare

Hospital, many within HUD Qualified Opportunity Zones (yellow outlines).
Census tract:

Block Group	Highest Race/Ethnicity	Population
530530718.074	Black Population	237
530530718.051	Hispanic Population	352
530530718.053	Hispanic Population	498
530530718.061	Hispanic Population	682
530530718.063	Hispanic Population	389
530530718.073	Hispanic Population	418
530530718.081	Hispanic Population	957

What are the characteristics of the market in these areas/neighborhoods?

These areas tend to have fewer homes built before 1980 than the share of homes built in this period across Lakewood. These areas are mostly renter-occupied, and more than 10% of renters receive housing subsidies (project—or tenant-based). Even so, more than 50% of renters in these areas experience a cost burden, and more than 30% of owners also experience a cost burden.

Are there any community assets in these areas/neighborhoods?

All of the census tracts listed above are in close proximity to transit hubs, with the Lakewood Station providing commuter access to the Sounder trains and multiple Pierce Transit bus lines with connectivity to greater Pierce County and beyond. The Pierce County Housing Authority owns and operates various properties in these neighborhoods, providing safe, decent, affordable housing to low-income Lakewood families. Many of Lakewood's service providers and nonprofits operate in these communities, with Greater Lakes Mental Healthcare (main client services facility) and Living Access Support Alliance (client services center and permanent affordable housing development) operating in the 718.07 tract, and organizations like Center Force providing employment and life services to disabled individuals in census tract 718.06.

Are there other strategic opportunities in any of these areas?

Census Tracts 718.05 and 718.06, designated Opportunity Zones and Low Mod Areas, face significant socioeconomic challenges. The median household

income is \$46,121, which is \$22,236 lower than Lakewood's \$68,357, with an unemployment rate of 8.6% compared to 5.4% in Lakewood. Poverty affects 19.9% of households, while renter-occupied housing dominates at 85.23%, significantly higher than Lakewood's 51.99%, with owner-occupied housing lagging at 14.77%. These tracts, spanning 1.18 square miles and including Lakeview and Tyee Park Elementary Schools and apartments such as Bridgeport Way, Lakewood Meadows, and Ridgewood, offer NRSA opportunities for workforce training, affordable housing, and infrastructure upgrades along I-5, leveraging Opportunity Zone incentives to reduce disparities in income, unemployment, and housing stability.

MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)

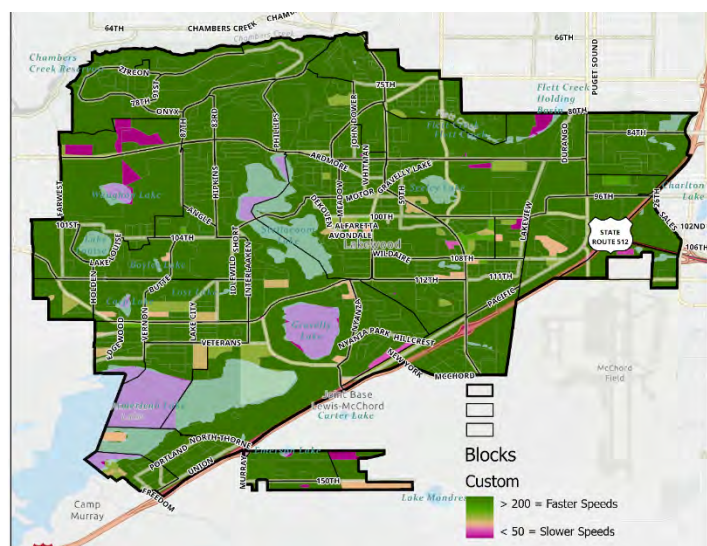
Describe the need for broadband wiring and connections for households, including low- and moderate-income families and neighborhoods.

The Broadband map showcases the broadband speeds across different census blocks in Lakewood. The color-coding reveals that:

Dark Green Areas (100 Mbps+):

Dark green areas, predominantly in more developed and urbanized neighborhoods, highlight where broadband speeds exceed 100 Mbps. Neighborhoods closer to the city center and along major roads such as Gravelly Lake Drive SW experience these high speeds, enabling residents to perform multiple simultaneous high-bandwidth activities like video conferencing, gaming, and 4K streaming without interruption.

These speeds provide a critical advantage for educational and professional purposes.



Pink Areas (Sub-10 Mbps):

The pink areas, concentrated in pockets of American Lake Gardens and Tillicum (notably near Portland Ave SW and Ponders Corner), represent the most underserved zones. These areas, often semi-rural or economically disadvantaged, suffer from outdated infrastructure and their distance from primary service lines. Sub-10 Mbps speeds render them functionally excluded from essential digital services such as virtual healthcare, online education platforms, and even reliable video calls.

During public hearings and discussions, residents and stakeholders voiced significant concerns regarding educational barriers and digital access in their communities. They highlighted those students in areas like American Lake Gardens and Tillicum struggle to access online learning due to poor connectivity, creating unfair challenges, especially for families with multiple children relying on remote education. Furthermore, those in low-income neighborhoods face similar issues, as these areas often lack robust broadband access. There is a pressing need for targeted interventions to enhance the speed and affordability of Internet services, which are crucial for accessing job opportunities and essential online resources.

Additionally, feedback from public hearings reflected frustration over outdated infrastructure in underserved regions, prompting calls for investments in modern broadband technologies to bridge the digital divide. A recurring theme was the lack of awareness about existing broadband programs and services, even in areas with higher internet speeds. Attendees urged the City to take a proactive role in promoting digital literacy and connecting residents to affordable broadband options to ensure access for all.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The limited competition among broadband providers in Lakewood has led to high costs, inconsistent service quality, and inadequate coverage, particularly in underserved areas like American Lake Gardens and parts of Tillicum. Residents and stakeholders have expressed frustration over the lack of affordable and reliable options, noting that monopolies or duopolies discourage infrastructure investment and innovation. Increased competition

would drive down costs, improve service quality, and foster innovation, ensuring access for all households, including low-income communities.

MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Lakewood's 2024 Comprehensive Plan highlights the necessity of incorporating climate considerations into hazard mitigation strategies, acknowledging that climate change may intensify existing natural hazards and present new challenges. In 2023, Lakewood received a FEMA Hazard Mitigation Planning Grant to evaluate the effects of projected climate change on the city's natural hazards, focusing specifically on the unequal distribution of these impacts on socially vulnerable populations. Furthermore, the City has included an Energy & Climate Change Chapter in its Comprehensive Plan, detailing a multi-year work plan aimed at reducing greenhouse gas emissions and bolstering community resilience. This entails creating a five-year emissions reduction plan, updating the Nonmotorized Transportation Plan, and promoting infrastructure improvements to mitigate flood risks and address environmental concerns.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

According to the CDC's Social Vulnerability Index, the areas with the highest vulnerability are concentrated along the Pacific Highway corridor and neighborhoods near Tillicum and Springbrook. Moderately vulnerable areas are distributed across central and southern Lakewood, particularly near the lakes in central Lakewood. The lowest vulnerability areas are located primarily in the western parts of the city, near Chambers Creek and suburban neighborhoods, where socioeconomic conditions and infrastructure are more favorable.

STRATEGIC PLAN

SP-05 OVERVIEW

Strategic Plan Overview

Over the next five years, the City will focus on stabilizing neighborhoods, reducing housing insecurity, and promoting access to safe and affordable housing. Lakewood's overarching goal is to build a resilient, inclusive community that supports vulnerable populations, preserves existing housing, and increases opportunity for all residents.

The City's Consolidated Plan outlines a strategic vision that centers on four priority goals: preventing and reducing homelessness and housing instability; supporting diverse rental and homeownership opportunities; improving public infrastructure; and stabilizing existing residents and neighborhoods.

Key investments include the investment of infrastructure in targeted neighborhoods where infrastructure is lacking or in aged-condition, and support for home repair programs to prevent displacement of low-income homeowners, emergency rental and relocation assistance for households in crisis, and housing rehabilitation loans. These interventions aim to preserve affordable housing stock, keep residents stably housed, and address the ongoing challenges of rising housing costs and aging infrastructure. The city is also investing in programs that promote fair housing education and outreach, particularly for marginalized groups such as seniors, veterans, persons with disabilities, and cost-burdened renters.

Additionally, the City will use administrative funds to ensure effective management of the Consolidated Plan and its activities, including coordination with partners and compliance with HUD regulations. Overall, Lakewood's CDBG priorities reflect a balanced approach: investing in people and places, maintaining affordability, and developing long-term community resilience through targeted, development strategies.

Geographic Area

Table 43 - Geographic Priority Areas

General Allocation Priorities

There are currently no designated or HUD-approved geographic target areas in Lakewood. Lakewood recognizes the advantages gained in concentrating efforts to make a noticeable and sustainable difference in an area for the benefit of the neighborhood and the larger jurisdiction and so will continue to focus improvements on areas that qualify because of concentrations of lower-income households. Additional effort will be made to improve walkability in neighborhoods where access to safe roadway improvements and sidewalks are lacking, or where neighborhoods lack access to neighborhood parks, schools, and other facilities.

In Lakewood, the City has made a concerted effort to align its activities with needs and strategic locations, such as the areas with older or blighted properties or around community assets, such as schools and Lakeview Station. The City will continue to focus on underserved neighborhoods, such as Tillicum, Lake City, Springbrook, and Woodbrook neighborhoods which often lack infrastructure improvements or are where the existing facilities are outdated or inadequate. In the past, this focus has resulted in improved infrastructure (sewers, sidewalks, roads, and parks), new housing opportunities (in partnership with Tacoma-Pierce County Habitat for Humanity and Homeownership Center Northwest), blight removal, and delivery of a variety of services.

SP-25 PRIORITY NEEDS - 91.415, 91.215(A)(2)

Priority Needs

Table 44 – Priority Needs Summary

1	Priority Need Name	Housing instability, including homelessness
	Priority Level	High
	Population	Extremely Low Low Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Other
	Geographic Areas Affected	
	Associated Goals	Prevent/reduce homelessness & housing instability Stabilize existing residents and neighborhoods

	Description	Using severe cost-burden as a proxy for housing stability, 17,319 renters and 5,888 owners in Tacoma and Lakewood are living in unstable housing situations. These households pay at least half of their income toward housing costs each month. Housing instability is most acute among extremely low-income households. Nearly seven out of ten Tacoma and Lakewood extremely low-income households experience at least one severe housing problem.
	Basis for Relative Priority	<p>Priorities were established after quantitative and qualitative data analysis, broad discussions with community members and stakeholders, and review and consideration of strategic plans of local and regional partner agencies and providers and public planning documents. These needs have been well-documented in complementary local and regional studies and planning efforts over the last several years: <i>Five-Year Plan to End Homelessness</i> (2019); <i>Lakewood Human Services Needs Analysis Report</i> (2014); <i>Tacoma Homelessness Strategy</i> (2022-2028); <i>Tacoma Affordable Housing Action Strategy</i> (2019); <i>Tacoma 2025</i>; and <i>One Tacoma Comprehensive Plan</i>, to name a few.</p> <p>Lack of affordable housing remains a barrier to stability for lower income households, including at-risk households, persons with special needs, and many senior households.</p>
	2 Priority Need Name	Affordable rental and homeowner opportunities
	Priority Level	High

	Population	Extremely Low Low Moderate Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Other
	Geographic Areas Affected	
	Associated Goals	Prevent/reduce homelessness & housing instability Support diverse rental & homeowner opportunities
	Description	In Tacoma, there are the fewest housing options (across both the rental and ownership market) for the lowest income households. In Lakewood, this pattern holds true in the rental market, with only five percent of rental units affordable to households at 30% AMI or less.

	Basis for Relative Priority	<p>Priorities were established after quantitative and qualitative data analysis, broad discussions with community members and stakeholders, and review and consideration of strategic plans of local and regional partner agencies and providers and public planning documents. These needs have been well-documented in complementary local and regional studies and planning efforts over the last several years: <i>Five-Year Plan to End Homelessness</i> (2019); <i>Lakewood Human Services Needs Analysis Report</i> (2014); <i>Tacoma Homelessness Strategy (2022-2028)</i>; <i>Tacoma Affordable Housing Action Strategy</i> (2019); <i>Tacoma 2025</i>; and <i>One Tacoma</i>, to name a few.</p> <p>Affordable housing options remain limited in both Lakewood and Tacoma with many lower-income households, including at-risk households, persons with special needs, and many senior households cost-burdened due to ever-increasing housing costs.</p>
3	Priority Need Name	Need for accessible, culturally competent services
	Priority Level	High

	Population	Extremely Low Low Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Other
	Geographic Areas Affected	
	Associated Goals	Prevent/reduce homelessness & housing instability Stabilize existing residents and neighborhoods
	Description	The need for services—ranging from case management, economic and workforce development—to complement housing activities was consistently cited through past studies and community engagement activities. Stakeholders shared that people with limited English proficiency often do not use existing programs or resources due to language barriers. Transportation serves as another barrier, underscoring the need to deliver services in accessible places.

	Basis for Relative Priority	<p>Priorities were established after quantitative and qualitative data analysis, broad discussions with community members and stakeholders, and review and consideration of strategic plans of local and regional partner agencies and providers and public planning documents. These needs have been well-documented in complementary local and regional studies and planning efforts over the last several years: <i>Five-Year Plan to End Homelessness</i> (2019); <i>Lakewood Human Services Needs Analysis Report</i> (2014); <i>Tacoma Homelessness Strategy (2022-2028)</i>; <i>Tacoma Affordable Housing Action Strategy</i> (2019); <i>Tacoma 2025</i>; and <i>One Tacoma</i>, to name a few.</p> <p>Accessibility to culturally competent services remain a need for many low-income households, especially among persons of color, at-risk, and those very low-income households.</p>
4	Priority Need Name	Need for safe, accessible homes and facilities
	Priority Level	High

	Population	Extremely Low Low Moderate Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Non-housing Community Development Other
	Geographic Areas Affected	
	Associated Goals	Prevent/reduce homelessness & housing instability Support diverse rental & homeowner opportunities Support public infrastructure improvements Stabilize existing residents and neighborhoods
	Description	Tacoma has a large share of both owner- and renter-occupied units that were built before 1950 (40% of owner units and 34% of renter units). Units in Lakewood were most commonly built between 1950 and 1979, with 60% of the owner-occupied units and 64% of the renter-occupied units built in that time period. In Lakewood, at the neighborhood level there is an ongoing need for basic infrastructure, such as sewers; improvements to parks and recreational facilities, community facility renovations; and access to improved transportation options and support.

	<p>Basis for Relative Priority</p> <p>Priorities were established after quantitative and qualitative data analysis, broad discussions with community members and stakeholders, and review and consideration of strategic plans of local and regional partner agencies and providers and public planning documents. These needs have been well-documented in complementary local and regional studies and planning efforts over the last several years: <i>Five-Year Plan to End Homelessness</i> (2019); <i>Lakewood Human Services Needs Analysis Report</i> (2014); <i>Tacoma Homelessness Strategy (2022-2028)</i>; <i>Tacoma Affordable Housing Action Strategy</i> (2019); <i>Tacoma 2025</i>; and <i>One Tacoma</i>, to name a few.</p> <p>With 60% of Lakewood's owner-occupied housing units and 64% of its renter-occupied units being built between 1950 and 1979, the vast majority of housing units in Lakewood are aged and in need of maintenance and repair to ensure they remain safe into the future. As the demand for safe, affordable housing grows, so does the need to maintain existing affordable housing stocks. Additionally, the need to connect these homes with accessible infrastructure and public improvements remains strong throughout Lakewood. Infrastructure needs include extensive construction of sidewalks, ADA accessibility, storm sewers, streetlighting, signalization, roadway improvements, sewer installation and connections, improvements to parks, and improved access to transportation.</p>
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Narrative (Optional)

Lakewood will use its federal entitlement funds to address the following four priority needs over the next five years, each a high priority:

1. Housing instability among residents, including homelessness
2. Affordable rental and homeowner opportunities
3. Need for accessible, culturally competent services

4. Need for safe, accessible homes and facilities

Priorities were established after quantitative and qualitative data analysis, broad discussions with community members and stakeholders, and review and consideration of strategic plans of local and regional partner agencies and providers and public planning documents. Stakeholder survey responses highlighted the need to develop more safe and affordable housing (both rental and homeowner), increasing homeless services and shelter housing, and developing more housing options, including rental assistance programs for extremely low-income households, seniors, individuals with disabilities, and other at-risk populations. Other notable priorities included parks and community gathering spaces, public safety, property maintenance and housing repair programs, increasing neighborhood walkability, and improvements to roads, sidewalks and streetlighting.

The cities of Tacoma and Lakewood are committed to serving the varied needs among low- and moderate-income residents and special populations. The needs outlined in Table below affect populations that are underserved by homes and services in Tacoma and Lakewood today:

- Extremely low-income households
- Very low-income households
- At-risk households
- Seniors
- People of color
- Persons living with disabilities
- Persons experiencing homelessness

These groups increasingly face competition for homes designed to serve their needs, as well as barriers to accessing existing affordable subsidized and unsubsidized homes in both cities. Severe housing problems like severe cost-burdens and overcrowding disproportionately affect householders that identify as Black and African American; Hispanic; and Asian-Pacific Islander.

SP-30 INFLUENCE OF MARKET CONDITIONS - 91.415, 91.215(B)

Influence of Market Conditions.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Tenant-based rental assistance would help households experiencing housing instability (including housing crises such as eviction or unanticipated rent increases) and underserved special needs populations. Higher rents and competition for a small number of affordable rental units, along with other barriers such as high initial rental deposits, may limit the ability of recipients of tenant-based rental assistance to successfully secure and maintain rental housing.
TBRA for Non-Homeless Special Needs	Tenant-based rental assistance would help underserved special needs populations. Higher rents and competition for a small number of affordable rental units, along with other barriers such as high initial rental deposits, may limit the ability of recipients of tenant-based rental assistance to successfully secure and maintain housing.
New Unit Production	Housing affordability is a major challenge, especially among extremely and very low-income households. Lakewood only has a small number of rental units affordable and available to these households relative to need. New unit production is shaped by the increasing cost of land, construction materials and labor, and limited federal, state, and local financial resources to close the gap between affordable rents and development costs.
Rehabilitation	The age and condition of homes suggests a need to improve the quality of existing properties in Lakewood. Lakewood has a large share of both owner- and renter-occupied units that were built between 1950 and 1979, with 60% of the owner-occupied units and 64% of the renter-occupied units built in that period. The age and potential for deferred maintenance and health hazards such as lead-based paint in these homes may require a larger investment of resources per unit to make home repairs and mitigate health and safety hazards.

Acquisition, including preservation	The need for strategic acquisition and stabilization of properties has grown in the last decade. Loss of subsidized units could put additional pressure on the city's already limited affordable housing supply. With 64% of Lakewood's rental housing stock being built between 1950 and 1979, many of these units are aged and require significant investment in major systems, further stressing a system already lacking adequate federal, state, and local financial resources to address the need.
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Table 45 – Influence of Market Conditions

SP-35 ANTICIPATED RESOURCES - 91.420(B), 91.215(A)(4), 91.220(C)(1,2)

Introduction

The table below shows the first year of estimated funds for 2025 based on estimated funding for the City of Lakewood and estimated amounts over the remainder of the funding cycle for 2025 - 2029. The amounts assumed to be available in the remaining four years of the plan are based on a combination of strategies needed to meet the goals for the 5-year period. Lakewood used a conservative approach in its estimations, assuming lower annual allocations (consistent with historic trends) and variation in program income.

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	525,000	100,000	71,093	696,093	2,100,000	
Other	public - federal	Economic Development Housing Public Improvements Other	292,000	0	0	292,000	0	NSPI funds were awarded to Lakewood in 2009 through the Washington State Department of Commerce to address issues of slums and blight through the

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: \$		
								<p>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 \$292,000 for NSP1 Abatement Fund RLF activities.</p>

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: \$		
Other	public - state	Housing	95,000	0	0	95,000	306,000	The City's SHB 1406 Home Repair Program is intended to utilize state tax revenues raised pursuant to RCW 82.14.540 in support of affordable housing. The goal of the program is to foster and maintain affordable housing by providing affordable housing opportunities, eliminating slum and blight, and conditions which are detrimental to

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: \$		
								the health and safety of the public welfare. Housing and services may be provided only to persons whose income is at or below 60% of area median income. Annual tax revenue totaling approximately \$95,000.

Table 46 - Anticipated Resources

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

Federal funds allocated to the City of Lakewood through HUD programs such as CDBG and HOME will be strategically leveraged to attract additional public and private investments aligned with community-identified priorities. Stakeholder input from public hearings, the Youth Council, and neighborhood meetings emphasized a need for more affordable housing, expanded services for youth and seniors, and improvements to community facilities and infrastructure.

Federal dollars will be paired with state and local funds, including Washington State Housing Trust Fund awards, Pierce County contributions, and private capital from nonprofit and for-profit developers, to expand housing access and support revitalization efforts. For example, projects aimed at creating transitional or supportive housing may be co-funded with Medicaid services or local mental health and substance use treatment resources. Matching requirements under the HOME program will be met through a combination of city capital improvement funds, donated land or services, and eligible third-party contributions.

In Lakewood, as in Tacoma, CDBG and HOME expenditures leverage funding from multiple sources on nearly all projects. In 2025, LASA's development of 26 units of affordable rental housing will leverage over \$10 million of the project's \$13 million dollar project budget. Lakewood continues to coordinate its public improvements closely with capital improvement planning to leverage planned infrastructure improvements, including state and federal funding for infrastructure.

By leveraging federal investments, Lakewood can catalyze cross-sector partnerships and stretch limited resources to address its most pressing housing and community development needs.

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

Use of publicly owned land or property is not anticipated in projects currently planned or underway although if those opportunities arise, such land and property will be included.

The City of Tacoma has a public land disposition policy that prioritizes affordable housing on publicly owned property. This policy may result in publicly owned property becoming available over this funding cycle.

Discussion

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SP-40 INSTITUTIONAL DELIVERY STRUCTURE - 91.415, 91.215(K)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Tacoma	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Lakewood	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction
Tacoma Community Redevelopment Authority	Redevelopment authority	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 47 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

In Lakewood, CDBG funds are administered by the Planning & Public Works Department, with public oversight by the Council-appointed CDBG Community Services Advisory Board (CSAB) and City Council. Tacoma and Lakewood receive Home Investment Partnership Program (HOME) funds jointly as a Consortium. The Tacoma Community Redevelopment Authority administers housing programs using both CDBG and HOME funds, with support from city staff.

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

Homelessness Prevention Services	Available in the Community	Targeted too Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Access to Food	X	X	X

Table 48 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth).

An array of agencies provide services in Pierce County covering virtually all areas of need, including most areas of need for persons who are homeless or at risk of homelessness. Detailed information on service availability is regularly updated (Tacoma-Pierce County Coalition to End Homelessness, Member Resource Directory). Pierce County is currently engaged in revamping its homeless delivery services to include a more collaborative effort between the County and cities of Lakewood and Tacoma. The County has engaged Uncommon Bridges to help develop a Uniform Regional Approach to Homelessness (URA). Improvements to the system will provide for a more efficient and effective way to serve persons experiencing homelessness across the county.

Currently, persons experiencing homelessness can access the countywide Coordinated Entry system through multiple points: 1) Call United Way at 2-1-1 for live support or set-up an appointment; 2) speak with a Mobile Outreach team member; or 3) Drop-in to facilities for a same-day conversation.

The City of Lakewood 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, HIV services, food banks, mental health and healthcare services. Monthly meetings allow partners to better coordinate services and to work together to eliminate duplication or gaps in service.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

There is considerable coordination between agencies. Agencies and organizations in Lakewood participate in the countywide Coordinated Entry system and use the Homeless Crisis Response System Prioritization policies to assess the needs of persons experiencing homelessness and prioritize them for a referral to a housing program in the Homeless Management Information

System (HMIS). This system creates a centralized way for persons experiencing homelessness to access the help they need and enables service providers to track clients following their intake assessment, closing a gap in the formerly used Centralized Intake System. It also provides a transparent, consistent way for service providers to prioritize access to housing programs.

Overwhelmingly the gaps can be attributed to lack of resources to meet the needs. Services are available, but there is not enough relative to the needs that exist for emergency needs, homeless services, mental health care, rapid re-housing, and permanent housing solutions.

In March 2025, Pierce County began developing a new five-year homeless housing plan to align with state goals and address current challenges. The City of Lakewood's Human Services Needs Analysis Report from 2014 has not been directly updated. However, the city released a Community Health Needs Assessment Report in September 2022, providing new insights into social determinants of health and community needs. Additionally, the City of Tacoma Homelessness Strategy (2022-2028) identifies gaps in services, strategies to meet the needs, and goals for overall system improvement.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

Lakewood's strategy to overcome institutional and service delivery gaps includes strengthening cross-sector collaboration, enhancing data-sharing among partners, and aligning funding to reduce duplication. The City will coordinate with Pierce County, local nonprofits, and housing providers to streamline referrals, improve outreach to underserved populations, and integrate services across housing, health, and human services. Capacity-building efforts will support smaller organizations, while continuous community engagement ensures programs remain responsive to evolving needs.

Additional efforts include the development of a new uniform regional approach to homelessness in Pierce County which will better coordinate resources and provide a more efficient and effective way to serve persons experiencing homelessness across the county. The delivery system must diversify the types of housing offered, the type of housing assistance

provided, and the providers themselves. This diversification will allow the system to better respond to specific needs and tailor support accordingly, taking into account one's unique barriers, such as mental health, substance abuse, housing history and need, and connectivity to the system's social support network. Programs designed to offer short-term solutions, such as tenant-based rental assistance, deposit assistance, utility assistance, access to health services, and access to food, can actually shorten or eliminate the need for more costly, long-term assistance, resulting in reduced need for further assistance and long-term housing stability.

SP-45 GOALS - 91.415, 91.215(A)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Prevent/reduce homelessness & housing instability	2025	2029	Affordable Housing Homeless		<p>Housing instability, including homelessness</p> <p>Affordable rental and homeowner opportunities</p> <p>Need for accessible, culturally competent services</p> <p>Need for safe, accessible homes and facilities</p>	CDBG, HOME	<p>Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted</p> <p>Homeowner Housing Rehabilitated: 20 Household Housing Unit</p> <p>Tenant-based rental assistance / Rapid Rehousing: 150 Households Assisted</p> <p>Homelessness Prevention: 90 Persons Assisted</p>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Support diverse rental & homeowner opportunities	2025	2029	Affordable Housing		Affordable rental and homeowner opportunities Need for safe, accessible homes and facilities	CDBG, HOME	Rental units constructed: 5 Household Housing Unit Homeowner Housing Added: 8 Household Housing Unit
3	Support public infrastructure improvements	2025	2029	Non-Housing Community Development		Need for safe, accessible homes and facilities	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 20,910 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Stabilize existing residents and neighborhoods	2025	2029	Non-Housing Community Development		<p>Housing instability, including homelessness</p> <p>Need for accessible, culturally competent services</p> <p>Need for safe, accessible homes and facilities</p>	CDBG, NSP1	Buildings Demolished: 15 Buildings

Table 49 – Goals Summary

Goal Descriptions

1	Goal Name	Prevent/reduce homelessness and housing instability
	Goal Description	Prevent and reduce homelessness and housing instability by supporting a wide range of housing programs, services, and facilities intended to maintain existing housing affordability through the rehabilitation and weatherization of existing housing and through programs designed to prevent homelessness. Activities include a wide array of services from fair housing, education, client services, medical and financial assistance, emergency relocation assistance, and emergency assistance payments; the engagement of various providers and facilities designed to serve those experiencing homelessness; housing rehabilitation programs designed to assist with long-term affordability and sustainability of existing affordable housing; and the provision of tenant-based rental assistance.
2	Goal Name	Support diverse rental and homeowner opportunities
	Goal Description	Stabilize and increase diverse rental and homeownership opportunities through the construction or rehabilitation of rental and homeownership properties. Activities include the creation of new or maintenance of existing affordable housing stock for low-income homeowners or renters, support of down payment assistance programs for low-income homebuyers, and the provision of developer subsidies to be used to create or maintain a broad range of affordable housing.
3	Goal Name	Support public infrastructure improvements
	Goal Description	Support high-quality public infrastructure improvements that improve accessibility in conjunction with other housing and economic development investments and those activities that support infrastructure improvements whose target is to create safe and vibrant neighborhoods and attract businesses and jobs. Projects may support multimodal transportation, new or improved access to community facilities, new or improved accessible infrastructure improvements, and the development of infrastructure where facilities are substandard, aged, or are lacking completely.

4	Goal Name	Stabilize existing residents and neighborhoods
	Goal Description	Support and stabilize residents and neighborhoods experiencing homelessness, displacement pressure, blight, and other negative economic impacts. Activities include eliminating slums and blight through the demolition and redevelopment of blighted properties; economic redevelopment activities, including supporting business reinvestment and creating or retaining jobs for low-and moderate-income persons; and creating economic opportunities through job training activities.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2).

The City of Lakewood anticipates the following to be achieved over the term of the 2025-2029 Consolidated Plan:

- HOME funds will be used in Lakewood to assist 13 low- and moderate-income households through the production of new homes for owners and renters.
- HOME funds will be used in Lakewood to assist 150 low-income households with rental deposit assistance through a one-time, tenant-based, rental assistance program.
- CDBG public infrastructure improvements will benefit 20,910 persons in Lakewood.
- CDBG will assist with the rehabilitation of 20 owner-occupied housing units.
- CDBG will assist 150 extremely low and low-income persons through homeless services including, emergency assistance for displaced residents, emergency assistance payment programs, and fair housing assistance and education programs.

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT - 91.415, 91.215(C)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement).

N/A

Activities to Increase Resident Involvements.

The Pierce County Housing Authority and the Tacoma Housing Authority have Family Self Sufficiency Programs (FSS) that provide case management and assistance to households to increase earning capacity, build skills and acquire capital to become homeowners.

Is the public housing agency designated as troubled under 24 CFR part 902? Plan to remove the ‘troubled’ designation.

Neither Pierce County Housing Authority, nor Tacoma Housing Authority, are designated as troubled.

SP-55 STRATEGIC PLAN BARRIERS TO AFFORDABLE HOUSING - 91.415, 91.215(H)

Barriers to Affordable Housing

Lakewood faces significant barriers to affordable housing, particularly for Extremely Low-Income (ELI) and Very Low-Income (VLI) households, with nearly 3,000 units needed for ELI households alone. Over half of renters are cost-burdened, spending more than 30% of their income on housing, especially those earning under \$50,000. Special populations, including seniors, individuals with disabilities, and veterans, face challenges due to inaccessible housing and long waitlists for assistance. Restrictive zoning and aging housing stock further limit affordable housing options and expose residents to health risks. Racial disparities persist, with Black, Hispanic, and Pacific Islander households facing more housing issues and mortgage denials. Other barriers, such as poor credit and lack of language access, hinder low-income households from securing stable housing. Rising prices, especially near the Lakewood Station District, increase the risk of displacement, while the demand for emergency and transitional housing far exceeds the supply. Coordinated strategies are essential to improve access and supply through policy reform, investments, and supportive services.

Regulatory challenges are also a barrier, including complex and cumbersome requirements for affordable housing development projects, which constrains timelines and drive development costs, further restricting supply. Diverse housing types are not available, including affordable units to support growing average household size relative to income level.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing.

The City of Lakewood is addressing barriers to affordable housing through a comprehensive strategy focused on increasing supply, preserving existing

housing, and improving access. Efforts include supporting new construction of income-restricted units, particularly for low-income families, seniors, and veterans, and expanding home repair programs to prevent displacement. The City is revising zoning policies to allow diverse housing types, including ADUs and higher-density developments, especially in reinvestment areas like the Lakewood Station District. Lakewood also provides rental assistance, emergency relocation funds, and utility support to reduce financial barriers. In partnership with nonprofits and regional agencies, the City promotes fair housing education, landlord outreach, and equitable development. These initiatives, grounded in community input and the updated Comprehensive Plan, aim to reduce housing instability and expand opportunities for all residents.

SP-60 HOMELESSNESS STRATEGY - 91.415, 91.215(D)

Describe how the jurisdiction's strategic plan goals contribute to:

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

Goal 1: Prevent and Reduce Homelessness and Housing Instability – Supports outreach by referencing engagement with providers and facilities serving individuals experiencing homelessness. This aligns with the County’s CoC’s emphasis on Coordinated Entry and outreach strategies targeting unsheltered populations.

Addressing the emergency and transitional housing needs of homeless persons.

Goal 1: Prevent and Reduce Homelessness and Housing Instability – Includes emergency assistance and relocation services, which can stabilize individuals in crisis. However, the County’s CoC Plan calls for expanding and improving short-term shelter options and reducing entry barriers to emergency housing.

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.

Goal 1: Prevent and Reduce Homelessness and Housing Instability – Directly supports this through tenant-based rental assistance and long-term housing rehabilitation. Goal 2: Support Diverse Rental and Homeowner Opportunities – Strengthens the pipeline of affordable rental and ownership options. These actions are consistent with the County's CoC's focus on increasing exits to permanent housing, reducing homelessness duration, and preventing returns to homelessness, especially for high-priority populations like families, veterans, and youth.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

Goal 1: Prevent and Reduce Homelessness and Housing Instability – Focuses on homelessness prevention through services such as financial assistance, housing stabilization, fair housing education, and coordination with health and social service providers. These strategies echo the County's CoC Plan's emphasis on early intervention and upstream investments to prevent homelessness, especially for individuals leaving institutions or facing systemic barriers.

SP-65 LEAD-BASED PAINT HAZARDS - 91.415, 91.215(I)

Actions to address LBP hazards and increase access to housing without LBP 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 federally funded 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.

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 test 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.

The City conducts lead paint inspections on all pre-1978 properties where persons are relocated with the Emergency Assistance for Displaced Residents and/or Emergency Assistance Payments programs, and where homeownership assistance is provided for existing housing. Risk assessments are 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.

How are the actions listed above related to the extent of lead poisoning and 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 to ensure all lead hazards are properly mitigated.

How are the actions listed above integrated into housing policies and procedures?

Lead-safe practices are required in all rehabilitation programs where housing was constructed prior to 1978, and all rental housing units rehabilitated or inhabited as a result of the various city programs as described above.

SP-70 ANTI-POVERTY STRATEGY - 91.415, 91.215(J)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families.

The City of Lakewood will continue to support programs and projects that assist low-income persons, including projects that offer solutions to help them out of poverty. 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 investment as a way to revitalize communities.

For instance, the goal to prevent/reduce homelessness and housing instability focuses on low-income households and those living in poverty through support of a wide range of programs, including owner-occupied housing rehabilitation, emergency relocation assistance and payment programs, and the provision of tenant-based rental assistance; all designed to quickly stabilize those households at risk of homelessness and to maintain existing housing to ensure it remains safe and affordable.

The goal to support diverse rental and homeowner opportunities includes projects that provide support for the development of new housing for lower income households. Project subsidies help decrease the share a household spends on their mortgage or monthly rent, which in turn, significantly increases their ability to pay for other necessities, such as transportation, healthcare, and food, or save for the future. Down payment assistance

programs, along with housing counseling, allow households to become homeowners and build wealth.

Investment in targeted, high-quality infrastructure and aligning services with community needs can help revitalize neighborhoods and make them more attractive to other investment and businesses providing jobs. By focusing investment in areas where infrastructure is lacking or is aged, the City is better able to target investment into communities with concentrations of underserved and minority populations.

The goal to stabilize existing residents and neighborhoods focuses on the elimination of slums and blight and the creation of economic opportunity for low-income households. Funds will focus on targeting the elimination of blighted properties and replacing them with new, vibrant homeownership opportunities. These new homeowner opportunities will ultimately create avenues out of poverty through the creation of familial wealth, as well as contributing to the value of neighboring properties.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan.

There has been a lot of work in the cities of Tacoma and Lakewood, Pierce County, and the region to coordinate anti-poverty strategies with affordable housing planning initiatives. These initiatives aim to lower the overall cost of housing for residents or increase their earnings (or both), and in turn increase their ability to pay for other critical necessities and build wealth and assets. The goals in this Strategic Plan, coupled with the City's actions to incentivize affordable housing development through updates in its Comprehensive Plan, including policies offering density bonuses to developers of affordable housing, by encouraging infill housing, cottage-style development, and changes in zoning to permit higher densities, are intended to increase affordable housing supply and stabilize existing residents.

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 is looking at regional growth and economic development, as well as equal access to opportunities.

SP-80 MONITORING - 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including business outreach and the comprehensive planning requirements.

Remote Monitoring. Desk monitoring will consist of close examination of periodic reports submitted by subrecipients or property owners for compliance with program regulations and subrecipient agreements as well as compliance with requirements to report on progress and outcome measures specific to each award. As a condition of loan approval, the Tacoma Community Redevelopment Authority (TCRA) may have imposed additional requirements in the form of targeted set-asides (e.g., homeless units). Document review will occur at least annually and more frequently if determined necessary. Wherever possible, problems are corrected through discussions or negotiation with the subrecipient. As individual situations dictate, additional desk monitoring, onsite monitoring, and/or technical assistance is provided. Timing and frequency of onsite monitoring depends on the complexity of the activity and the degree to which an activity or subrecipient is at risk of noncompliance with program requirements. More frequent visits may occur depending on identification of potential problems or risks. The purpose of monitoring, which can include reviewing records, property inspections, or other activities appropriate to the project, 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.

Onsite monitoring. TCRA will contract with an independent third-party inspection company to conduct onsite inspections of its HOME rental housing portfolio. The purpose of the inspections is to ensure that rental housing meets or exceeds HUD's property inspection standards. Inspections of each property will take place at least every three years. Lakewood staff will conduct onsite monitoring of CDBG subrecipients as necessary. A standardized monitoring tool is used by staff during onsite visits to evaluate program performance,

compliance with applicable federal requirements, personnel and administration practices, accounting practices, and recordkeeping.

EXPECTED RESOURCES

AP-15 EXPECTED RESOURCES - 91.420(B), 91.220(C) (1,2)

Introduction - The estimated resources for 2025 are based on prior year allocations trends for the City of Lakewood and the same annual funding allocation for the remainder of the funding cycle.

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	525,000.00	100,000.00	71,093.45	696,093.45	2,100,000.00	

Other	public - federal	Other						NSPI 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
			292,000.00	0.00	0.00	292,000.00	0.00	

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: \$		
								constructing safe, decent, affordable housing for low-income individuals. Anticipated program income of \$292,000 for NSP1 Abatement Fund RLF activities.

Other	public - state	Housing							The City's SHB 1406 Home Repair Program is intended to utilize state tax revenues raised pursuant to RCW 82.14.540 in support of affordable housing. The goal of the program is to foster and maintain affordable housing for the citizens of Lakewood by providing affordable housing opportunities, eliminating slum and blight, and conditions which are
			95,000.00	0.00	0.00	95,000.00	306,000.00		

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: \$		
								detrimental to the health and safety of the public welfare. Housing and services may be provided only to persons whose income is at or below 60% of area median income. Annual tax revenue totaling approximately \$95,000.

Table 50 - 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.

The City of Tacoma matches CDBG and HOME funds with grants, local funds, nonprofit organizations, Low-Income Housing Tax Credits, corporate grants, and donations (among other sources) to increase the benefit and success of projects using federal CDBG, HOME, and ESG dollars. In the past, Tacoma has committed federal CDBG and HOME funds to affordable projects early; the city's upfront support has been critical in anchoring projects and obtaining additional funding.

The Affordable Housing Fund, under the oversight of the Tacoma Community Redevelopment Authority, increases the ability of partners to provide affordable housing by providing a stable source of funding to leverage additional resources.

In Lakewood, as in Tacoma, CDBG expenditures leverage funding from multiple sources on nearly all projects, except for homeowner rehabilitation/repair program (Major Home Repair). In 2025, LASA's development of 26-units of affordable rental housing will leverage over \$10 million of the project's \$13 million dollar project budget. Lakewood continues to coordinate its public improvements closely with capital improvement planning to leverage planned infrastructure improvements, including state and federal funding for infrastructure.

HOME match requirements for the Consortium are met through multiple sources, including private grants and donations, commercial lending, local funding, and the State Housing Trust Fund. HOME funds match requirements and leverage is provided as part of the HOME Consortium and is reported in Tacoma's portion of the Plan. In Tacoma, ESG match requirements are met through various sources, depending on the project. Sources in past years have included Washington State, Pierce County, foundations and corporate grants, private donations and City of Tacoma General Fund dollars.

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

Use of publicly owned land or property is not anticipated in projects currently planned or underway although if those opportunities arise, such land and property will be included.

The City of Tacoma has a public land disposition policy that prioritizes affordable housing on publicly owned property. This policy may result in publicly owned property becoming available over this funding cycle.

Discussion

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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	Prevent/reduce homelessness & housing instability	2025	2029	Affordable Housing Homeless		Housing instability, including homelessness Affordable rental and homeowner opportunities	CDBG: \$576,093.45 SHB-1406: \$95,000.00	Public service activities other than Low/Moderate Income Housing Benefit: 40 Persons Assisted Homeowner Housing Rehabilitated: 8 Household Housing Unit Homelessness Prevention: 20 Persons Assisted
2	Support diverse rental & homeowner opportunities	2025	2029	Affordable Housing		Affordable rental and homeowner opportunities	CDBG: \$15,000.00	Rental units constructed: 5 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Stabilize existing residents and neighborhoods	2025	2029	Non-Housing Community Development		Need for safe, accessible homes and facilities	NSP1: \$292,000.00	Buildings Demolished: 5 Buildings

Table 51 – Goals Summary

Goal Descriptions

1	Goal Name	Prevent/reduce homelessness & housing instability
	Goal Description	Activities include homeowner rehabilitation; emergency relocation assistance to low-income individuals displaced due to no fault of their own; emergency assistance payments; and tenant-based rental assistance (HOME).
2	Goal Name	Support diverse rental & homeowner opportunities
	Goal Description	Activities include the expansion of affordable housing through the construction of new rental units.
3	Goal Name	Stabilize existing residents and neighborhoods
	Goal Description	Activities include the demolition and removal of blighted properties (NSP1).

AP-35 PROJECTS - 91.420, 91.220(D)

Introduction

The City of Lakewood will direct its federal funds in 2025 to accomplish the following goals and corresponding activities:

- ***Prevent/reduce homelessness & housing instability*** – Through funds for rehabilitation of existing single-family homes to maintain existing affordability; emergency assistance for displaced residents; emergency assistance payments to low-income households; and for tenant-based rental assistance directed at assisting tenants with the high cost of initial rental deposits necessary to secure housing.
- ***Support diverse rental & homeowner opportunities*** – Through funds for the creation of new rental and homeownership opportunities using the Affordable Housing Fund administered by TCRA.
- ***Stabilize existing residents and neighborhoods*** – Through funds for the demolition or clearance of dangerous buildings.

#	Project Name
1	Administration
2	CDBG Administration of Home Housing Services
3	Major Home Repair
4	CDBG Emergency Assistance Payments
5	Emergency Assistance for Displaced Residents
6	NSPI Abatement Program

Table 52 – Project Information

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

Allocation priorities are based on a combination of factors identified through a planning and public participation process; direction from elected officials; input from community members and boards; ability to serve priority needs among Lakewood residents; alignment with strategic locations, such as schools and transportation centers; prioritization of development in areas

with underserved or aging infrastructure and improvements; and ability to leverage additional local and state funding.

The primary obstacle to addressing underserved needs remains declining resources relative to growing needs in Lakewood and an ever-increasing regulatory environment. While the city has approved funding for more local resources, the city's low-and moderate-income population living in qualifying block groups has largely remained the same over time. Another barrier is the mismatch between local market conditions and maximum house values allowed by federal programs. In Lakewood, this mismatch has continued to mean that many seniors in need who have lived in their home for extended periods of time, have seen house values increase to a point where the City is no longer able to assist those households with federal funding because their home valuation has long exceeded HUD's maximum home valuation limitations.

Lakewood will continue to coordinate across its departments, local and regional partners, its regional HUD field office, and community members to address any obstacles that arise and maximize its limited federal dollars.

Funding over the coming five-year period will focus on all four goals established: 1) Prevent/reduce homelessness & housing instability; 2) Support diverse rental & homeowner opportunities; 3) Support public infrastructure improvements; and 4) Stabilize existing residents and neighborhoods.

AP-38 PROJECT SUMMARY

Project Summary Information

1	Project Name	Administration
	Target Area	
	Goals Supported	Prevent/reduce homelessness & housing instability Support diverse rental & homeowner opportunities Support public infrastructure improvements Stabilize existing residnets and neighborhoods
	Needs Addressed	Housing instability, including homelessness Affordable rental and homeownership opportunities Need for accessible, culturally competent services Need for safe, accessible homes and facilities
	Funding	CDBG: \$105,000.00
	Description	Administration to implement and manage the Consolidated Plan funds. Activities include providing fair housing and landlord tenant outreach and education.
	Target Date	6/30/2026
	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 2025 Annual Action Plan, including funding for fair housing activities in support of 30 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	

	Planned Activities	Administration funds are anticipated to be expended in support of general administration activities to administer the 2025 Annual Action Plan, including funding for fair housing activities in support of 30 low- and moderate-income individuals.
2	Project Name	CDBG Administration of Home Housing Services
	Target Area	
	Goals Supported	Support diverse rental & homeowner opportunities
	Needs Addressed	Affordable rental and homeowner opportunities
	Funding	CDBG: \$15,000.00
	Description	Program administration and housing services in support of HOME Program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	A total of 5 low- and moderate-income households will be assisted with HOME-funded activities, through the construction of 5 new HOME rental housing units for low-income households.
	Location Description	
	Planned Activities	Program administration and housing services in support of HOME Program.
3	Project Name	Major Home Repair
	Target Area	
	Goals Supported	Prevent/reduce homelessness & housing instability
	Needs Addressed	Housing instability, including homelessness Affordable rental and homeowner opportunities Need for safe, accessible homes and facilities
	Funding	CDBG: \$496,093.45 SHB-1406: \$95,000.00

	Description	Program provides home repair and/or sewer connection loans to eligible low-income homeowners. Funding for program provided through FY 2025 entitlement funding (\$325,000), reprogrammed funding (\$71,093.45), and revolving loan funds (\$100,000). Additional funding of \$95,000 is available through SHB-1406 local funding.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	A total of 6-8 low- and moderate-income households will be assisted with owner-occupied, housing rehabilitation activities.
	Location Description	citywide
	Planned Activities	The project will provide major home repair 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 \$100,000 in anticipated program income, \$71,093.45 in reprogrammed prior year funding, and \$95,000 in SHB-1406 local funding.
4	Project Name	CDBG Emergency Assistance Payments
	Target Area	
	Goals Supported	Prevent/reduce homelessness & housing instability
	Needs Addressed	Housing instability, including homelessness Need for accessible, culturally competent services
	Funding	CDBG: \$45,000.00

	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 at-risk populations.
	Target Date	6/30/2026
	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 at-risk populations.
	Location Description	citywide
	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 at-risk populations continuing to be disproportionately impacted.
5	Project Name	Emergency Assistance for Displaced Residents
	Target Area	
	Goals Supported	Prevent/reduce homelessness & housing instability
	Needs Addressed	Housing instability, including homelessness Need for accessible, culturally competent services
	Funding	CDBG: \$35,000.00
	Description	Program provides emergency relocation assistance to eligible low income households that are displaced through no fault of their own during building and code enforcement closures, fires, redevelopment, and other incidences resulting in homelessness.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	A total of 20 individuals will be assisted with emergency relocation assistance for persons displaced due to no fault of their own.
	Location Description	citywide
	Planned Activities	Activities include emergency relocation assistance to low-income individuals displaced due to no fault of their own. Assistance to include rental assistance, deposits, and other related relocation expenses.
6	Project Name	NSP1 Abatement Program
	Target Area	
	Goals Supported	Stabilize existing residents and neighborhoods
	Needs Addressed	Need for safe, accessible homes and facilities
	Funding	NSP1: \$292,000.00
	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	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The City of Lakewood anticipates it will address a total of 5 blighted properties through the abatement of dangerous and nuisance conditions in various low-income block groups. Funding will be provided through NSP1 RLF funding and the City of Lakewood General Fund.
	Location Description	citywide
	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 and the General Fund. Program funding includes a total of \$292,000 in anticipated program income to be used for similar RLF activities and potentially \$200,000 in General Fund.

AP-50 GEOGRAPHIC DISTRIBUTION - 91.420, 91.220(F)

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

The City will target CDBG and HOME funds expenditures in block groups with at least 51% low- and moderate-income populations, as many of Lakewood’s at-risk and ethnic populations continue to be concentrated in these areas. Many of these block groups tend to have large concentrations of aging 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 2025, CDBG funding prioritization will focus on the prevention and reduction of homeless & housing instability through the rehabilitation and preservation of owner-occupied housing units, emergency assistance payments to low- and moderate-income households, with a focus on cost-burdened households, elderly, disabled, and at-risk populations, and through emergency relocation assistance for households displaced through no fault of their own; the support of diverse rental & homeowner opportunities through the construction of new rental and homeowner housing; and the stabilization of existing residents and neighborhoods through the removal of blighted properties, and fair housing services. HOME funding in FY 2025 will focus on the prevention and reduction of homeless & housing instability through the provision of tenant-based rental assistance; and the support of diverse rental & homeowner opportunities through the construction of new rental and homeowner housing.

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 53 - Geographic Distribution

Rationale for the priorities for allocating investments geographically.

N/A

Discussion

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AP-85 OTHER ACTIONS - 91.420, 91.220(K)

Introduction

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Actions planned to address obstacles to meeting underserved needs.

In 2025, Lakewood will look to prioritize the maintenance of existing affordable housing and the need to develop new affordable housing. As part of this strategy, Lakewood will look to stabilize existing homeowners through various rehabilitation programs, and through the revitalization of neighborhoods by removing or remediating blighted properties. Actions in support of the development of new affordable housing include LASA's development of 26 units of affordable rental housing to be completed in 2025-26. Additionally, Lakewood will seek additional partners and projects to extend homeownership opportunities to low-income homebuyers in 2025 through the City's Affordable Housing Fund.

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 various negative economic conditions. Fair housing counseling services will focus on ameliorating housing inequities often borne by low-income households.

As noted in the 5-YR Plan, many households with fixed incomes struggle to secure stable housing due to barriers such as high rent costs, poor credit, and the financial burden of security deposits and first-month rent requirements. As part of Lakewood's goal to prevent and reduce homelessness and to increase housing stability, the City will offer a tenant-based rental assistance

program targeting low-income households struggling to pay rental and security deposits. The program will offer one-time, rental deposit assistance, with a focus on serving elderly, disabled, at-risk, and low-income households.

Other 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 programming, housing assistance and homelessness prevention, crisis stabilization, access to health and behavioral health, and access to food. For 2025, the City has allocated \$510,000 in general fund dollars in support of these programs.

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 2025, LASA will begin the construction of 26-units of affordable housing near the downtown core. This \$13 million dollar project brings together a coalition of funders including, direct allocations from the federal and State governments, State Housing Trust Fund, Pierce County, and the City of Lakewood. Partnerships to construct new single-family homes for low-income homebuyers will continue to be a funding priority for the City's HOME Affordable Housing Fund.

The City encourages affordable housing through the City's Multifamily Tax Exemption program, density bonuses, and has recently updated the City's Comprehensive Plan allowing for cottage housing, ADUs, and middle housing in predominately residential zones; with density bonuses to certain properties located near major transit stops or if affordable units are developed.

Support for existing affordable owner-occupied housing will continue through CDBG Major Home Repair program. 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 maintenance or development of affordable housing for households at or below 60% of area median income. The fund has a current balance in excess of \$400,000 with additional revenue of approximately \$95,000 to be received annually to support the City's home owner-occupied housing repair programs, or to assist with the the support and development of affordable housing.

Rental habitability and affordability remain a priority for the City. With more than 56 percent of Lakewood's housing stock being rental, and 43 percent of Lakewood's housing stock constructed prior to 1960, the importance of maintaining these units as viable affordable housing options remains a top

priority. In 2017, the City began its Rental Housing Safety Program (RHSP) requiring all residential rental properties (apartments, single-family homes, duplexes, etc.) within the city limits be registered on an annual basis and maintain specific life and safety standards for those properties. The goal of the RHSP is to eliminate all substandard rental housing in Lakewood and improve the quality of life for all Lakewood residents. As noted in the current 5-YR Plan, substandard housing disproportionately affects the poor, minorities, working class families, seniors, disabled, and persons who suffer from chronic illness; with many of these households identifying as suffering severe housing problems, including lack of kitchen or plumbing facilities, more than 1.5 persons per room, or cost burden. Since the program's inception, the City has inspected all rental properties and has seen substantial improvement in both the quality and condition of Lakewood's rental properties. Inspections of rental properties will be ongoing throughout the term of the Consolidated Plan.

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 much of Lakewood's housing stock being constructed prior to 1978, 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 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 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 cities of Lakewood and Tacoma will continue to support programs and projects that assist low-income persons, including projects and programs offering solutions to help lift them from poverty. The goals in the Strategic Plan have the capacity to reduce the number of households living in poverty. The Plan's goals emphasize and support stable affordable housing options and services as a means to address poverty, and targeted infrastructure investment as a way to revitalize communities.

The City's goal of preventing and reducing homelessness and housing instability includes funding for projects that will provide new affordable housing opportunities for lower income households and housing rehabilitation programs. Both programs seek to lower the share a household spends on monthly housing costs, therefore increasing the household's ability to pay for other necessities, such as transportation, healthcare, childcare, food, paying down debt, or simply saving for the future. Assistance programs providing relocation assistance, emergency payments, and tenant-based rental assistance to low-income households will focus on stabilizing those most at risk of becoming homelessness- elderly, disabled, and very low-income households.

The goal of supporting diverse rental and homeowner opportunities will be accomplished through funding provided to LASA to construct 26-units of affordable rental housing, and through additional partnerships with housing developers like Tacoma-Pierce County Habitat for Humanity and Homeownership Center Northwest.

The goals of supporting public infrastructure improvements and stabilizing existing residents and neighborhoods both have the capacity to help lift households and neighborhoods out poverty. Targeted investment in infrastructure improvements in neighborhoods where such improvements are lacking or aged, coupled with services and programs addressing specific

community needs, can help revitalize neighborhoods and attract economic investment, ultimately leading to the creation of jobs and housing in communities that need them the most.

Other actions to reduce the number of poverty-level families are addressed through the City's human services programs and its 1% allocation from the City's general fund. Human services strategic funding priorities include, housing assistance and homelessness prevention, crisis stabilization, access to health and behavioral health, access to food, and emotional supports and youth programming. For 2025, the City has allocated \$510,000 in general fund dollars in support of these activities.

Actions planned to develop institutional structure.

Tacoma, Lakewood, and Pierce County have a long history of coordinating initiatives and planning strategies related to community development, anti-poverty, homelessness, and affordable housing development. Through this coordinated effort, these entities have sought a regional approach 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 wealth-building. 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 and work collaboratively 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 opportunity. The City of Lakewood is also a founding member of the South Sound Housing Affordability Partners (SSHAP), a voluntary collaboration among 15 local governments, whose goal is to provide a regional approach to preserve affordable, attainable, and accessible housing throughout Pierce County.

Pierce County is currently engaged in revamping its homeless delivery services to include a more collaborative effort between the County and cities of Lakewood and Tacoma. The County has engaged Uncommon Bridges to help develop a Uniform Regional Approach to Homelessness (URA). Improvements to the system will provide for a more efficient and effective way to serve

persons experiencing homelessness across the 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. Additionally, Tacoma, as lead entity in the Tacoma-Lakewood Consortium, 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 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 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 the development of plans and strategies. Coordination with public and assisted housing providers, along with governmental agencies for health, mental health, and other services focuses 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. Current coordination includes partnership with the City, Pierce County, WA State, and the federal government, bringing together approximately \$13 million dollars in support of LASA's construction of 26 units of affordable rental housing in Lakewood's

downtown core.

The City continues to maintain collaborative relationships with many nonprofit agencies, local housing authorities, mental and social service agencies, and local and State governmental agencies to provide a continuum of affordable housing, access to health care and other programs and services, educational support and training opportunities to aid in obtaining livable-wage jobs, and promote services that encourage self-sufficiency as a lasting solution to breaking the cycle of poverty.

Discussion

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PROGRAM SPECIFIC REQUIREMENTS

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

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(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 | 100,000 |
| 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. | |
| 3. The amount of surplus funds from urban renewal settlements | |
| 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 | |
| 5. The amount of income from float-funded activities | |
| | 100,000 |

Total Program Income:

Other CDBG Requirements

- | | |
|---|---------|
| 1. The amount of urgent need activities | |
| 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:

The City of Lakewood anticipates it will receive \$100,000 in CDBG program income and \$292,000 in NSP1 program income. Presently, the IDIS system allows a grantee to enter CDBG program income into the system; however, NSP program income is not accounted for in the same manner. The program income amount entered in line 1 of AP-90 is therefore understated by \$292,000.

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: May 5, 2025	TITLE: Resolution 2025-07 A RESOLUTION of the City Council of the City of Lakewood, Washington, revising the 2025 Fee schedule addressing Planning & Public Works permit fees.	TYPE OF ACTION: — ORDINANCE NO. <u>X</u> RESOLUTION NO. 2025-07 — MOTION NO. — OTHER
REVIEW: April 21, 2025	ATTACHMENTS: Resolution & Fee Exhibit	

SUBMITTED BY: Jeff Rimack, Planning & Public Works (PPW) Director
Angie Silva, PPW Assistant Director

RECOMMENDATION: Approval of Resolution 2025-07.

DISCUSSION: The proposed revisions to the city's 2025 fee schedule addresses PPW permit fees. Updates aim to:

1. Clarify and correct errors due to the 2025 fee schedule's reformatting.
2. Ensure cost recovery for permit intake, review, and inspection services.
3. Implement a predictable, flat-fee structure for site development and land clearing activities.

In November 2024, the City Council approved Resolution #2024-14, establishing city fees for 2025 including PPW permit fees. New permit fees are designed to cover personnel costs related to permit service and inspection services including a review of permit fees assessed by other jurisdictions. Discussed at the April 21st study session, the summary of amendments include:

Housekeeping & Error Corrections

- Adjustments mainly focus on clarifications and reinstating accidentally omitted fees without changing actual rates.
- Some fees removed due to redundancy (e.g., massage business license now covered under the general business license).
- Certain fees were added back to the schedule to reflect requirements from city codes (e.g., Design Review, Zoning Certification, and Temporary Use).
- Some corrections fix scrivener errors, like a missing digit in the Street Opening fee.
- Language clarifications ensure customers understand fee applicability, such as Hearings Examiner deposit requirements and Administrative Base Fees.

Substantive Fee Changes

- Technology Fee increased from 2% to 4% to fully recover software-related costs (benchmark with other jurisdictions: 2%-5%).
- Site Development Fees changed from valuation-based pricing to a flat three-tier structure for more predictability and alignment with regional standards.
- Short-Term Vacation Rental Permit added as a new fee category (2-hour review at \$120/hour).
- Minor & Major Modification Fees (Type 1-3) introduced:
 - Minor modifications require lower review levels.
 - Major modifications involve significant changes (density, parking, traffic) and are treated as new projects.

ALTERNATIVE(S): Three options are available 1) do not adopt resolution 2) adopt proposed revisions or 3) adopt modified revisions to fees.

FISCAL IMPACT: Without fee adjustments, general fund revenues would need to subsidize PPW permit review and inspections for private development. This subsidy would limit the general fund's ability to support other city services such as law and justice, parks, etc.

Angie Silva
Prepared by

Jeff Rimack
Department Director


City Manager Review

RESOLUTION NO. 2025-07

A RESOLUTION of the City Council of the City of Lakewood, Washington, revising the 2025 Fee schedule addressing Planning & Public Works permit fees.

WHEREAS, In November 2024, the City Council approved Resolution #2024-14, which established 2025 fees for all city operations; and

WHEREAS, as part of Resolution #2024-14, revised Planning & Public Works permit fees were included and designed to cover personnel costs on permit related services; and

WHEREAS, as part of implementation, it was discovered some permit types and fees were accidentally omitted through scrivener errors; and

WHEREAS, as part of this review the Department reviewed cost recovery on other fees not revised through Resolution #2024-14; and

WHEREAS, the update to the 2025 fee schedule for permit fees is necessary to address errors, ensure cost recovery of permit services while implementing a predictable fee approach for customers.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, HEREBY RESOLVES, as follows:

Section 1. That the 2025 fee schedule of the City of Lakewood is amended as set forth in Exhibit A.

Section 2. This Resolution shall be in full force and effect upon passage and signatures.
hereon.

PASSED by the City Council this 5th day of May, 2025.

CITY OF LAKEWOOD

Jason Whalen, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to form:

Heidi Ann Wachter, City Attorney

2025 FEE SCHEDULE
Resolution 2025-07 REVISED by Council on May 5, 2025

Fee Type		Fee Amount
All	Taxes and Pass-Through Costs	All appropriate taxes and pass-through costs are added to fees when they are incurred, even if not specified in the fee schedule.
A. Copies/Duplication & Other Fees		
Legal/City Clerk		
	Certification of documents and Affixing City Seal	\$0.15 per page + \$3.00
	Preparation of verbatim City Council minutes	\$50.00/hour
	Reproduction of City Council audio tapes	\$5.00
	CD-ROMs	\$1.00
Various Departments		
Public Records:		
	Copies of Public Records	\$0.15 per page
	Scanned Public Records into Electronic Format	\$0.10 per page
	Electronic files or attachments uploaded to email, cloud-based storage service or other means of electronic delivery.	\$0.05 cents per 4 files or attachments
	Transmission of public records in an electronic format.	\$0.10 per gigabyte
	Body Worn Camera Recording* / Video Redaction Fee	\$0.77 per minute
	Digital Storage Media or Device; Container or Envelope used to mail copies to requestor and postage/delivery charge.	Actual Cost
Note: - Charges can be combined if more than one type applies. - Pursuant to RCW 42.56.120(2)(b), the City of Lakewood is not calculating/assessing all actual costs for copying records because to do so would be unduly burdensome for the following reasons: (1) The City does not have the resources to conduct a study to determine all actual copying costs for every actual cost type; and (2) To conduct such a study would interfere with other essential city functions; and (3) even if the City were to conduct such a study, the systems in place facilitate tasks other than public records production.		
*Pursuant to RCW 42.56.240, the City 1) uses "redaction technology that provides the least costly commercially available method of redacting body worn camera recordings, to the extent possible and reasonable" pursuant to RCW 42.56.240(14)(f); and 2) will provide relief from the imposition of costs to those who demonstrate that they qualify for such relief pursuant to RCW 42.56.240(14)(e).		
	Non Sufficient Funds (NSF) Fee	\$25.00
	Extra Duty Contracts - Administrative Fee	\$2.00 per hour
	Extra Duty Contracts - Processing Fee	\$10.00 per invoice
	Lien Filing Fee	\$50.00 plus all recording fees
B. City Hall Rental Fees - Two-hour minimum reservation required for facility use		
	Cleaning Fee (non-refundable)	\$50.00 (Saturday & Sunday only)
	City staff attendant	Hourly rate of City staff attendant.
Up to a 15% Administrative charge may be added to actual expenses. In addition, an hourly rate fee will be charged for repairs or additional cleaning that is required as a result of an event.		

Fee Type	Fee Amount
C. Planning and Development Fees	
Administrative Fee (applies to all permit application types)	
Base Fee	\$90.00
Technology Fee	4% of the total-permit cost
Revenue & Finance - LMC Title 3	
Multi-Family Tax Exemption (MFTE) Applications (LMC 3.64.030)	
Conditional Certificate Application	\$1,000.00
Extension of Conditional Certificate of Application (going from 8 to 12 year)	\$625.00
Final Certificate of Application	\$625.00
8-Year Tax Exemption Annual Monitoring Fee (due payable upon final certificate)	\$1,000.00
12-Year Tax Exemption Annual Monitoring Fee (due payable upon final certificate)	\$1,500.00
Business License & Regulation - LMC Title 5	
General Business License (GBL)	License Fee
General Business License (GBL)	\$90.00
Specialty Business License Rates	License Fee
Temporary Business License	\$60.00
Temporary Business License Renewal	\$60.00
Pawnbroker Pawnshops	\$1,000.00
Second-hand and/or salvage dealers	\$250.00
Junk and/or salvage dealers	\$250.00
Transient Trader in second-hand property	\$250.00
Private Sales	No Fee
Flea Markets	\$1,500.00
Adult Entertainment Establishment	\$2,500.00
Panoram Premises License	\$2,500.00
Panoram Device License	\$250.00 per device
Panoram Owner License	\$5,000.00
Panoram Manager License	\$500.00
Carnivals and Circuses	\$250.00 per day
- Five or less machines or devices	\$150.00 per week*
- Five or more	\$25.00 per week per device*
* Alternative to device fees	\$150.00 annual fee
Wrecker License	\$250.00
Public Dances, Cabarets, Dance Halls and Teenager Dances	License Fee
Cabaret	\$750.00
Public Dance Hall	\$150.00
Public Dances (per night)	\$53.00
Public Dances (annually)	\$150.00 (maximum of four per year)
Teenager Dances	Same as Public Dances

Fee Type	Fee Amount
C. Planning and Development Fees (continued)	
Business License & Regulation - LMC Title 5 (continued)	
Bathhouses	License Fee
Public Bathhouse	\$150.00
Bathhouse Attendant	\$500.00
Bathhouse Manager	\$500.00
Other	License Fee
Outdoor Public Music Festivals	\$2,000.00 per day of festival event
Bondsmen	\$1,500.00
Theaters	\$250.00 per screen per year
Transfer of license fee (commercial kennel or cattery, hobby kennel, foster kennel, private kennel, grooming parlor, or pet shop)	No fee
Commercial Kennel/Cattery (6-50 dogs/cats)	\$300.00
Commercial Kennel/Cattery (over 50 dogs/cats)	\$500.00
Solicitors and Peddlers	\$150.00 per solicitor or peddler
Rental Housing Safety Program - LMC Title 5	
Rental Housing Safety	Permit Fee
Detached Single Family Rental Flat Fee Per Unit	\$50.00
Multi-Family Rental Flat Fee Per Unit	\$50.00 first unit, \$20.00 each additional unit
Late Fee for Rental Housing Registration (up to one month past due):	
Any applicant or licensee who fails to make application for a Rental Housing license or renewal, within 30 days after expiration of their rental license or of the commencement of business in the case of a new rental business, shall be subject to a late application fee, computed at 100 percent of the cost of the applicable license fee.	
Certificate of Compliance	No Charge
Certificate of Compliance Transfer to New Owner	No Charge
Initial Safety Inspection	No Charge
Reinspection	\$125.00
Rental Housing Inspector's Initial Registration	\$0.00
Rental Housing Inspector's Annual Renewal	\$60.00
Geographical Information Systems (GIS)	
LABOR COSTS: Labor costs for preparation of requested GIS information shall be billed on a quarter of an hour (15-minute) basis.	\$120.00 per hour

Fee Type		Fee Amount
C. Planning and Development Fees (continued)		
Public Works - LMC Title 12		
Site Development Permit		
		Permit Fee
Land clearing/Grading Only; less than 500 cubic yards		\$650.00
Residential		\$1,000.00
Commercial		\$5,000.00
Right-of-Way Development Fees		Permit Fee
Right-of-Way Permit (authorization to use right-of-way for minor construction, parking or other non-intrusive use)		\$240.00 plus any staff time in excess of 2 hours at \$120.00 per hour
Annual Right-of-Way Permit (authorization for utility companies to use right-of-way for non-intrusive maintenance activities)		\$680.00
Oversize Load Permit (all vehicles in excess of legal weight or size limitations according to RCW 46.44 shall obtain an oversize load permit prior to operating on Lakewood streets)		Individual \$240.00 Annual \$680.00 Additional costs shall apply if police escorts or signal technician work is required.
Reinspection Fee (to cover cost of each reinspection, required in conjunction with a Right-of-Way Permit, necessary to assure compliance with the requirements of the permit)		\$680.00
General Inspection Fee (for inspection not otherwise listed)		\$680.00
Miscellaneous Permits (any Public Works permit not covered by the fee schedule, if performed by an employee)		\$680.00
Professional Services Contracts (any private or public professional service contract needed)		\$680.00
Pavement Degradation Fee (PDF): (recovers loss in pavement serviceability due to pavement cuts):		
	Road Material, Type, PCI Score	PDF Fee
	Flexible, High Volume, In moratorium	\$85.00 per square yard
	Flexible, High Volume, PCI 100-85	\$42.00 per square yard
	Flexible, High Volume, PCI 84-70	\$34.00 per square yard
	Flexible, High Volume, PCI 69-50	\$25.00 per square yard
	Rigid, High Volume, In moratorium	\$164.00 per square yard
	Rigid, High Volume, PCI 100-85	\$82.00 per square yard
	Rigid, High Volume, PCI 84-70	\$66.00 per square yard
	Rigid, High Volume, PCI 69-50	\$49.00 per square yard
	Flexible, Med-Low Volume, In moratorium	\$54.00 per square yard
	Flexible, Med-Low Volume, PCI 100-85	\$27.00 per square yard
	Flexible, Med-Low Volume, PCI 84-70	\$22.00 per square yard
	Flexible, Med-Low Volume, PCI 69-50	\$16.00 per square yard
	Rigid, Med-Low, In moratorium	\$142.00 per square yard
	Rigid, Med-Low, PCI 100-85	\$71.00 per square yard
	Rigid, Med-Low, PCI 84-70	\$57.00 per square yard
	Rigid, Med-Low, PCI 69-50	\$43.00 per square yard
Right-of-Way Vacation Permit ("Sale" or vacation of city right-of-way to abutting property owners)		\$1,920.00
Street Opening Permit (Used to install new or repair/upgrade existing private and public facilities located in a street right-of-way; includes pavement cuts, excavation, traffic control, etc.)		\$1200.00 plus any staff time in excess of 10 hours at \$120.00 per hour

Fee Type	Fee Amount
C. Planning and Development Fees (continued)	
Environmental - LMC Title 14	
Projects Inside Downtown Subarea Plan Boundaries	Permit Fee
SEPA-Notice of Consistency with Planned Action State Environmental Policy Act (Process I and II applications LMC section)	\$120.00
Downtown Subarea Planned Action Transportation Mitigation Fee (TMF)	\$2,174.00 per PM peak hour trip generated
All Project Areas	Permit Fee
Critical Area Review	\$1,565.00
Flood Plain Agreement	\$480.00
Written Shoreline Exempt Determination (The fee applies only to requests for a written determination by the Planning & Public Works Department that the project is exempt from the Shoreline Master Program.)	\$190.00
Revised SEPA Determination	\$720.00
Environmental Impact Statement (EIS)	\$4,000.00 plus preparation at contract rate to be determined
SEPA-State Environmental Policy Act Checklist-Flat Rate (LMC Section)	\$1,565.00
SSDP - Shoreline Substantial Development Permit	\$3,000.00
SCUP - Shoreline Conditional Use Permit/Shoreline Variance	\$3,000.00 plus \$2,500.00 hearing examiner deposit plus remaining balance of invoiced hearing cost (1)
Reasonable Use Exception other than residential (RUE)	\$2,300.00
(1) Hearing Examiner Fees	
Where Examiner Review is required for any related use permit, appeal, etc., the applicant is responsible for and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.	

Fee Type		Fee Amount
C. Planning and Development Fees (continued)		
Building & Construction Fees - LMC Title 15		
Building Permit Fees		
Building Permit fees shall be based upon valuation. The valuation shall be determined by the Building Official. For most projects the square footage costs in the most current Building Valuation Data Table published by the International Code Council (ICC) may be employed. For projects not covered by the table construction estimation tools such as Construction Cost Data by R.S. Means or the BNI Construction Costbook may be referenced as a guide.		
Administrative Fee - Includes a technology fee equal to 2% of the total building permit cost.		
Permit fees shall be calculated from valuation in the following manner:		
Valuation	Corresponding Permit Fee	
\$0 - \$500	\$30.00	
\$501 - \$2,000	\$30.00 for the first \$500.00 plus \$4.00 for each additional \$100 or fraction thereof, to and including \$2,000.	
\$2,001 - \$25,000	\$90.00 for the first \$2,000.00 plus \$17.50 for each additional \$1,000 or fraction thereof, to and including \$25,000.	
\$25,001 - \$50,000	\$492.50 for the first \$25,000.00 plus \$12.50 for each additional \$1,000 or fraction thereof, to and including \$50,000.	
\$50,001 - \$100,000	\$805.00 for the first \$50,000.00 plus \$9.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.	
\$100,001 - \$500,000	\$1,255.00 for the first \$100,000.00 plus \$7.25 for each additional \$1,000 or fraction thereof, to and including \$500,000.	
\$500,001 - \$1,000,000	\$4,155.00 for the first \$500,000.00 plus \$6.00 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.	
\$1,000,001 - \$5,000,000	\$7,155.00 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$5,000,000.	
\$5,000,001 and up	\$23,155.00 for the first \$5,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof.	
Plan Review Fees		
Residential & Commercial	Plan review fees shall be 65 percent (65%) of the Building Permit Fee (Min 1 hour)	
Residential Building Permits Flat Fee		Permit Fee
Manufactured Home Setup Permit		\$240.00
Manufactured Home installed in a mobile home park		\$240.00
Demolition Permit-Single Family (including duplex)		\$240.00
Re-Roofing		\$240.00
Spa or Hot Tub		\$240.00
Pool		\$240.00
Commercial Building Flat Fee Permits		Permit Fee
Certificate of Occupancy		\$240.00
Temporary building installation and removal (i.e, job shack/office)		\$240.00
Demolition Permit- Commercial/Multi-Family		\$240.00

Fee Type	Fee Amount
C. Planning and Development Fees (continued)	
Basic Development/Plan Set Fees	Permit Fee
Plan sets approved for construction which may be used multiple times on different lots.	
Setup Fee for Establishing a Basic Plan Set	\$240.00
Establish Basic Plan Set (See Valuation Table for Building Permit fee)	1/2 Residential Permit Fee
Utilization of Basic Plan Set	65% Residential Permit Fee and \$230.00
Revisions of Issued Building Permit (exempt from base application fee)	Permit Fee
Commercial Building Permits	\$720.00
Residential Building Permits	\$360.00
Miscellaneous Fees	Permit Fee
Reinspection Fee-Per occurrence	\$120.00
Whenever an Inspection is requested but the project is not yet ready for inspection, if access to the site is prevented, or if temporary silt and erosion control measures are not in place, a fee shall be paid of an hourly rate beginning with the third inspection for the same issue.	
Investigation Fee	\$120.00
Whenever any work for which a permit is required by this code has commenced without first obtaining such permit, an investigation fee shall be paid in an amount equal to the permit fee for such project, in addition to the required plan review and permit fees	
Expedited Plan Review Building	City will retain the 65% Plans review Fee
Expedited Plan Review LMC Title: 12, 14, 15, 16, 18	30% in addition to the application cost
Washington State Building Code Council - surcharge per building permit. There is imposed a fee of six dollars and fifty cents on each residential building permit and a fee of twenty-five dollars for each commercial building permit issued by a county or a city, plus an additional surcharge of two dollars for each residential unit, but not including the first unit, on each building containing more than one residential unit. (RCW 19.27.085)	Residential: \$6.50 for 1st unit plus \$2.00 for each additional unit Commercial: \$25.00 each

Fee Type		Fee Amount
C. Planning and Development Fees (continued)		
General Comments		
1)	Any person who commences any work on a building, structure, gas, mechanical, or plumbing system before obtaining the necessary permits may be subject to an investigative fee.	
2)	Additional inspection outside of normal business hours or investigative fee rates are calculated at \$120.00 per hour (2 hour minimum).	
3)	A reinspection fee shall be calculated at \$120.00 per occurrence.	
4)	Additional plan review resulting from revisions, resubmittals and other documents shall be calculated at \$120.00 per hour of staff time expended.	
5)	Additional hourly rates for which no specific fee is identified shall be calculated at \$120.00 per hour.	
6)	Expedited plan review by the use of outside consultants for plan checking and/or inspections will be the actual cost calculated by outside consultant. The consultant fees shall be paid directly to the outside consultant. Thereafter, the Building Official will adjust the City's building permit review fees.	
7)	The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees as assessed.	
8)	Any time the use of a building or tenant space is changed, a change of use permit is required. The fee for a change of use permit is \$250.00. If alterations to the space are to be performed, additional permits and fees may be required such as building permit, plumbing permit, mechanical permit, etc. Please note that an electrical permit may be required for changes to the electrical service or wiring.	
9)	Foundation only permit for phased commercial and multifamily projects, 10 percent of the ICC Building Valuation.	
10)	Shell only permits for phased commercial and multifamily building, 80 percent of the ICC Building Valuation per square foot.	
11)	Review of minor additions or revisions to plans before permit issuance, \$92 per hour, minimum, one hour. Major revisions to plans will require a new plan review fee. Revisions submitted in response to plan review comments do not require additional plan review fee. Shell only permits for phased commercial and multifamily buildings, 80 percent of the ICC Building Valuation per square foot.	
12)	Review of minor additions or revisions to plans after permit issuance, \$120.00 per hour, minimum, one hour.	
13)	Review of deferred submittals, \$120.00 per hour, minimum one hour.	
14)	Tenant improvements for shell building, 50 percent of the ICC Building valuation per square foot. Said tenant improvement is limited to nonstructural tenant alterations not included in the building permit for the new shell building. This work is limited to improvements of previously unoccupied space.	
15)	Work without permits; double fees for building permits and plan review fees.	
16)	Building permit extension (after two extensions have been previously authorized by the Building Official. The fee is 0.5 hours at the CED hourly rate (see Staff Review Fees under Other Fees section).	

Mechanical Permit Fees (exempt from base application fee)	
New Single Family Residences and Duplex (per unit) Flat Fee	\$240.00
Residential (Prescriptive Design)	\$240.00
Commercial and Non-Prescriptive Residential	Per Valuation w/ Minimum \$175.00
New Commercial Building and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.	
Project Valuation	Permit Fee
Up to \$5,000	\$85.00
\$5,000 - \$100,000	\$85.00 for the first \$5,000 plus \$17.00 for each additional \$1,000 or fraction thereof, to and including \$100,000.
> \$100,000	\$1,700.00 for the first \$100,000 plus \$12.00 for each additional \$1,000 or fraction thereof.

Fee Type	Fee Amount
C. Planning and Development Fees (continued)	
Mechanical Review Fees	
When plan reviews and/or specifications are required, the plan review fee shall be calculated at 25% of the Permit Fee.	
Small Tenant Improvements (mechanical < \$5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below:	
Equipment Unit Schedule Description	Fee
Permit Issuance	\$34.00
Issuing supplemental permits	\$12.00
Furnaces up to and including 100,000 BTU	\$22.00
Furnaces over 100,000 BTU	\$29.00
Appliance vents	\$12.00
Repair or additions to A/C systems	\$22.00
Boilers, compressors and absorption systems up to and including 3 horsepower	\$29.00
Boilers, compressors and absorption systems over 3 horsepower and including 15 horsepower	\$53.00
Boilers, compressors and absorption systems over 15 horsepower and including 30 horsepower	\$76.00
Boilers, compressors and absorption systems over 30 horsepower and including 50 horsepower	\$100.00
Boilers, compressors and absorption systems over 50 horsepower	\$123.00
Air handlers up to and including 25 tons	\$18.00
Air handlers over 25 tons	\$29.00
Evaporative coolers	\$41.00
Ventilation and exhaust (fans and hoods)	\$18.00
Incinerators, domestic type	\$29.00
Incinerators, international type	\$41.00
Each gas piping from 1 to 5 outlets	\$12.00
- Additional outlets per outlet	\$3.00
Thermostat	\$12.00
Miscellaneous	\$18.00
Plumbing Fees	Permit Fee
New Single Family Residences and Duplex (per unit) flat fee	\$240.00
New Commercial Buildings and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.	
Project Valuation	Fee
Up to \$5,000	\$85.00
\$5,000 - \$100,000	\$85.00 for the first \$5,000 plus \$17.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,000 and up	\$1,700.00 for the first \$100,000 plus \$12.00 for each additional \$1,000 or fraction thereof.

Fee Type	Fee Amount
C. Planning and Development Fees (continued)	
Plumbing Review Fees	Permit Fee
When plans and/or inspections are required, the plan review fee shall be calculated at 25% of the Permit Fee.	
Small Tenant Improvements (mechanical < \$5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below.	
Equipment Unit Schedule	Fixture Fee
Permit Issuance	\$34.00
Issuing supplemental permits	\$12.00
Furnaces up to and including 100,000	\$22.00
Each plumbing fixture with one trap	\$12.00
Each building sewer	\$22.00
Each drain for indoors rainwater system	\$12.00
Each cesspool	\$35.00
Each private sewage disposal system	\$59.00
Each water heater and vent	\$12.00
Each gas piping from 1 to 5 outlets	\$12.00
General	
1) All fees included plan review and two inspections	
2) Additional inspections fee will be calculated at the rate of \$93.50 per hour.	
3) After hour inspection fees will be calculated at the rate of \$140.25 per hour with a minimum of 2 hours.	
4) Work without permit: fees will be doubled for work being conducted without approved permits.	
Fire Permit Fees - LMC Title 15	
Fire Alarm Systems	Permit Fee
Tenant Improvements (1st four zones)	\$215.00 plus \$6.00 (per
- Additional zones	\$54.00 (each)
Residential (one and two-family dwellings)	\$215.00 plus \$6.00 (per
Commercial and Multi-Family (1st four zones)	\$325 plus \$6.00 (per device)
- Additional zones	\$54.00 (each)
- Sprinkler supervision only	\$270.00
Fire Alarm Permit Fee for upgrading of an existing system	50 percent (50%) of the fee
Fire Alarm Plan Review Fee	25 percent (25%) of the
Underground Sprinkler Supply	Permit Fee
Underground Sprinkler Supply	\$280.00
Alternative Suppression Systems	Permit Fee
- 1 to 5 nozzles	\$280.00
- Over 5 nozzles	\$280.00 plus \$20.00 per nozzle over 5
- Bottle(s)	\$30.00 per bottle
Above Ground Fire Sprinkler Systems	Permit Fee
The fee for fire sprinkler systems shall be based on the Building Permit Fee Table. The valuation shall be based on the per square foot figure of sprinkler systems as established by policy in accordance with nationally-recognized standards.	
Plan Review Fee (for the fire sprinkler systems are in addition to the permit fee)	25 percent (25%) of the permit fee, with a minimum of \$125.00.
Tenant Improvements (relocation and addition to existing system)	valuation 20 percent (20%)
Standpipes (includes review, inspection and	Permit Fee
Temporary Standpipe	\$187.00
Class I	\$374.00
Class II	\$187.00
Class III	\$187.00

Fee Type	Fee Amount
C. Planning and Development Fees (continued)	
Other Fire Code Construction permits	Permit Fee
Compressed Gases	\$280.00
Cryogenic Fluids	\$280.00
Emergency Responder Communication Coverage System - Install or Modify	\$280.00
Energy Storage Systems	\$374.00
Fire Pumps	\$280.00
Fuel Cell Power Systems	\$280.00
Gas Detection Systems	\$280.00
High-Piled Combustible Storage	\$280.00
Industrial Ovens	\$280.00
LP Gas	\$187.00
Motor Vehicle Repair Rooms and Booths	\$280.00
Private Fire Hydrants	\$187.00
Smoke Control or Smoke Exhaust Systems	\$280.00
Special Event Structure	\$187.00
Spraying or Dipping	\$280.00
Temporary Membrane Structures or Tents	\$187.00
Flammable and Combustible Liquids	Permit Fee
Commercial Power Generator Installations (includes review, inspection and testing fees)	\$350.00
Installation of Modification of Commercial Tank, Piping or Distribution System	\$250.00
Installation of Modification to Pipeline System	\$125.00
Removal of Abandoned Tank in Place of Residential Tank	No Fee
Removal or Abandoned in Place of Residential Tank	\$55.00
Hazardous Materials	Permit Fee
New facility plan review – up to 2 hours plan review time and inspection	\$374.00
Plan review over 2 hours	\$93.50 per hour
System or facility modifications	\$280.00
Fireworks Fees	
1) Fees for a public display permit	\$280.00
2) A liability insurance policy(ies) is/are required in accordance with the Fireworks Ordinance for both fireworks stands and public displays as follows: - \$500,000 for injuries to any one person in one accident or occurrence; - \$1,000,000 for injuries to two or more persons in any one accident or occurrence; - \$500,000 for damage to property in any one accident or occurrence; and/or - \$1,000,000 combines single limit for any one accident or occurrence	
3) A bond for clean-up is required in accordance with the Fireworks Ordinance for all fireworks stands (in a bond or cashiers check)	\$500.00

Fee Type	Fee Amount
C. Planning and Development Fees (continued)	
False Fire Alarms	
In the event of more than two false alarms in any 12 month period, the Fire chief may charge a fee for fire department response as specified below:	
- First and Second False Alarms	No Fee
- Third False Alarm	\$100.00
- Fourth and Additional False Alarms	\$250.00
EXCEPTION: False alarms resulting from the failure of a fire alarm service technician notifying the central, proprietary or remote monitoring station shall be billed at the rate of \$250.00 for each occurrence.	\$270.00 for each occurrence
Fire Code Permit Fees	
All fire code operational permits required by section 105.5 shall be assessed a fee.	\$110.00
Permit charges may be waived by the Fire Chief or Fire Marshal for the following: Activities of Washington State non- profit corporations and/or civic or fraternal organizations which possess an IRS tax exempt status. Proof of IRS tax exempt shall be presented at the time of permit application. Non-profit organizations may be charged 1/2 of the listed occupancy permit fees. However, any group shall be assessed a full permit fee if the approved conditions of the permit are modified or not adhered to by the applicant.	
Equipment Unit Schedule	Permit Fee
- Additional outlets per outlet	\$3.00
Each waste incinerator	\$12.00
Water piping or water treating system	\$12.00
Repair or alteration of drainage or vent	\$12.00
Backflow device for lawn sprinklers	\$12.00
Vacuum breakers from 1 to 5	\$12.00
- Additional units over 5 per each	\$3.00
Backflow device for other systems over 2 inches in diameters	\$24.00
Cross connection of reclaimed water system	\$47.00
Each graywater system	\$59.00
Medical gas system from 1 to 5 outlets	\$71.00
- Additional outlets over 5 per each	\$12.00

Fee Type	Fee Amount
C. Planning and Development Fees (continued)	
LMC Title 2	
Certificate of Appropriateness Types I & II	\$120.00
Certificate of Appropriateness Type III	\$200.00
Land Use & Subdivision - LMC Titles 17 & 18	
Pre Permit Activity	Permit Fee
Staff Consult (cross-functional mix of review team members help identify potential requirement for developing a single residential parcel (30 minute maximum))	\$240.00
Pre-Application Conference (detailed analysis, department prepares a meeting summary)	\$480.00 - Of this amount, \$240.00 can be applied to related permits filed within 365 days of the preapplication conference
Hourly Rate Meeting (specific to LMC or project conditions, 1 hour minimum)	\$120.00
Administrative Land Subdivision & Land Use Decisions (Type I & II)	Permit Fee
Design Review	\$480.00
Director's Interpretation	\$250.00
Temporary Use	\$200.00
Zoning Certification	\$120.00
Preliminary Short Plat Subdivision or Unit Lot Subdivision	\$3,500.00
Boundary Line Adjustment (BLA)	\$600.00
Preliminary Subdivision	\$3,850.00
Final	\$2,869.00
Plat Alteration	\$1,434.00
Short Term Vacation Rental	\$240.00
Home Occupation	\$240.00
Limited Home Occupation	\$120.00
Preliminary Binding Site Plans (BSP)	\$2,869.00
Type I, II & III Minor Modification	50% of current permit fee
Type I, II, III Major Modification	100% of current permit fee

Hearing Examiner and City Council Decisions (Type III & IV)	
If an application requires a Hearing Examiner decision, a deposit of \$2,500.00 will be required plus remaining balance of invoiced hearing cost.	
Permit Type	Permit Fee
Cottage Development	\$1,000.00
Development Agreement	\$2,500.00
Conditional Use Permits (CUP) ⁽¹⁾	\$2,869.00
Conditional Use Permit-Minor Modification	\$717.00
Conditional Use Permit-Major Modification ⁽¹⁾	\$1,434.00
Conditional Use Permit-Shoreline ⁽¹⁾	\$2,869.00
Plats Preliminary (PPLAT) ⁽¹⁾	\$4,565.00 + \$100.00 per lot
Preliminary Amendment - Minor Type II	\$1,565.00
Preliminary Amendment - Major Type III ⁽¹⁾	\$2,680.00
Final	\$2,869.00
Final Alteration ⁽¹⁾	\$1,565.00
Public Facilities Master Plan	\$2,869.00

Fee Type		Fee Amount
C. Planning and Development Fees (continued)		
Variances If an application requires a Hearing Examiner decision, fees will be assessed ⁽¹⁾		Permit Fee
Critical Area/Engineering/Shoreline/Zoning		
	Variance Type I	\$520.00
	Variance Type II	\$780.00
	Variance Type III ⁽¹⁾	\$1,565.00
Appeals & Reconsiderations		
If an application requires a Hearing Examiner decision, Fees will be assessed ⁽¹⁾		Permit Fee
Reconsideration of a Decision of the Hearing Examiner ⁽¹⁾		\$391.00
Appeal of the Administrative Officer's Decision ⁽¹⁾		\$587.00
Appeal of SEPA Determination ⁽¹⁾		\$587.00
Requests for Amendments to Regulations		
If an application requires a Hearing Examiner decision, Fees will be assessed ⁽¹⁾		Permit Fee
Amendments to the Comprehensive Plan & other related policy documents		\$2,740.00
Amendments to Development Regulations		\$3,391.00
Amendments to the Shoreline Master Program		\$4,173.00
Site-Specific Rezone		\$4,043.00
Small Wireless Facilities Fees		Permit Fee
Small Wireless Franchise Fee Deposit. Requires a deposit with Small Wireless franchise application. The deposit is intended to cover all administrative expenses incurred by the City (including staff/consultant related time) associated with the review of each franchise application and associated franchise negotiations. Additional fees may apply if additional staff/consultant related time is necessary. Any application fee deposit monies not used for administrative expenses associated with the review of each franchise application and franchise negotiation will be returned to the applicant following the approval or denial of the franchise by the City Council. This administrative fee excludes normal permit fees required for work within the City Rights-of-way. City personnel will be tracking all hours expended for each Small Wireless application review and franchise negotiation. This deposit may also be applied to administrative costs associated with negotiate a Master License Agreement for Small Wireless		\$5,200.00 Deposit
Small Wireless Facilities Fees (per facility)		Permit Fee
Small Wireless Facility Annual ROW Access Fee (in lieu of ROW permits)		\$280.00
Small Wireless Facility Pole Attachment Fee ("Rent" per facility on City facilities) - This fee is prorated based on the number of days covered from Rent Commencement Date to December 31.		\$280.00
Small Wireless Facility Pole Replacement Fee (per replaced pole)		\$280.00

Fee Type	Fee Amount
C. Planning and Development Fees (continued)	
Significant Tree Removal Permit	Permit Fee
Note: 1. All fees subject to technology fee surcharge, rounded to the nearest whole number. 2. Tree removal permit is separate from any SEPA application fee and related mitigation. 3. For subarea plans, the tree removal fee is charged based on the underlying zoning.	
Off-Site Tree Replacement Permit, three (3)-inch (when trees are not being replaced onsite)	\$588.00 for each replacement tree.
Removal of trees, all types and species, in association with rights of-way and/or utility easements	No permit required; public agency, and/or utility is required to provide notification to the City.
Permit to Establish a Heritage Tree Designation	Permit required, \$250.00
Permit to Remove Heritage Tree Designation	Permit required, \$250.00
Tree Removal Permit - Single Family & Mixed Residential Zoned Lots	Permit Fee
Zoned lots less than 10,000 square feet in size and: - No Garry oaks located thereon; - Lot not a part of a shoreline setback; and - Lot not located in a critical area. Zoned lots less than 10,000 square feet in size and: - With one (1) or more Garry oaks located thereon; and/or - Lot within a shoreline setback; and/or - Lot located within a critical area. Zoned lots greater than 10,000 square feet in size. Zoned lots greater than 10,000 square feet in size and: - One (1) or more Garry oaks is located thereon; and/or - Lot is located in a shoreline setback; and/or - Lot is located in a critical area.	No permit required. Permit required, \$150.00 Permit required, \$150.00 Permit required, \$150.00
Tree Removal Permit - Other Zones	Permit Fee
• Lots not within critical areas and/or shoreline setback, and/or with no Garry oak trees.	Permit required, \$150.00
• Lots within critical areas, shoreline setback, and/or with Garry oak tree(s).	Permit required, \$250.00
OSR1 zoning district	Permit required, but no fee.
OSR2 zoning district.	Permit required, \$375.00
P/I zoning district.	Permit required, \$150.00
Permit is required because the proposed code may require replacement trees.	Permit required, \$150.00
Tree Emergency Removal Permit	Permit Fee
• Single family zoned lots	Permit required, \$150.00
• All other zoned properties located in the City of Lakewood.	Permit required, \$150.00
Annexation Petitions	Permit Fee
Notice of Intent to Commence Annexation	\$400.00
Petition to Annex	\$3,260.00

Fee Type	Fee Amount
D. PARKS AND RECREATION PROGRAMS (Facility/Use)	
Parks, Recreation & Community Services	
Special Use Permit*	
Events	\$200.00 - \$500.00
Street Festivals and Major events	\$1000.00 - \$5,000.00
Event Deposit	50% of event permit fee
Event and Facility Staff	\$40.00
Additional event fees and services may include permit fee + extra costs associated with event (garbage, staff support, notification, sanitation, security, camping, etc.)	Market rate + 15%
Alcohol Permit Fee ** (must be purchased in addition to a special use permit)	
Small events	\$200.00
Large events	\$500.00
Major events	\$1,000.00
** Special conditions apply	
Facility Use Cancellation/Reschedule/Refund	
Administrative Fee	\$10.00 (non-refundable)
Less than 30 days prior to use	(0%) 100% retained by City
31-60 days prior to use	(50% refunded) 50% retained by City
More than 61 days prior to use	(75% refunded) 25% retained by City
Boat Launch	
Per launch (Credit/Debit Cards Only)	\$15.00
Resident Season Pass	\$125.00 plus tax
Non-Resident Season Pass	\$150.00 plus tax
Overnight Pass	\$50.00
Commercial Pass	\$250.00
Outdoor Market Vendors	
	Daily Rate
Regular Stall 10x10	\$30.00
Regular Stall 10x 20 or Food Trucks	\$60.00
Regular Stall 10x30	\$90.00
Outdoor Market Vendor fees do not apply to other City special events. SummerFEST vendors, miscellaneous contractors, street festivals, specialty activities, food trucks and other event fees may vary based on activity, logistics, location, anticipated guests, number of days or hours of operation, sponsorship, in-kind services, impact to the site and other conditions.	
Neighborhood Parks	
Sport Field Preparation Fees	\$25.00
Neighborhood Field use	\$20.00 per hr (no prep); \$50.00 per game fee (2.5 hrs. and one prep per day)

Fee Type	Fee Amount
D. PARKS AND RECREATION PROGRAMS (Facility/Use) - continued	
Fort Steilacoom Park, American Lake Park and Harry Todd Park	
Large Picnic Shelters-per day, year round	
May require a special use permit.	\$225.00
Small Picnic Shelters - per day, year round	
May require a special use permit.	\$125.00
Pavilion	
Hourly Rate (4 hour minimum)	\$200.00 per hour
Additional Hourly fee if over 8 hours, before/after operational hours or contracted hours.	\$250.00 per hour
Deposit (*refundable)	50% of rental cost
Custodial Charge	\$200.00
*Additional rates may be charged for repairs or additional cleaning based on use of the facility.	
Fort Steilacoom Fields	
Soccer Field Use Fees	
- 1 Field	\$150.00
- 2 Fields	\$200.00
- 3 Fields	\$250.00
- 4 Fields	\$300.00
- 5 Fields	\$350.00
Field preparation (Soccer)	\$50.00 per prep
Single Soccer Field (no preparation)	\$50.00 per 60 minutes
Youth Soccer Fees	
Youth soccer teams not associated with city leagues but use city fields for league play, pay a per team fee. Field availability may vary and field prep fees apply.	
- Age 10 years and under	\$100.00 per team
- Age 11 - 18 years	\$125.00 per team
- Adult, age over 18 years	regular field use rates apply
Baseball Field (Fields 2-4) with turf Infields per field, per day	
- 1 Field	\$300.00
- 2 Fields	\$600.00
- 3 Fields	\$900.00
Turf Field Hourly rate (Monday- Friday) 2 hour minimum	\$50 per hour
Mound Change	\$50.00
Home Baseball Field Complex (Field 1)	
Home Field -per day	\$600.00
Home Field - hourly rate (Monday- Friday) (2 hour minimum)	\$70.00
Lights	\$25 per hour
Scoreboard	\$25 per hour
Facility Staff	\$40 per hour
Batting Cage	\$50 per hour
Tournament Deposit and Cancellation Fees	
- Nonrefundable tournament reservation fee (does not go towards tournament fees)	\$100 per tournament
- Tournament Deposit (will go towards tournament fees)	\$100.00 per field
- Tournament cancelled less than 30 days prior	50% of deposit refunded
- Tournament cancelled 31-60 days prior	75% of deposit refunded
Youth Baseball Fees	
Lakewood Youth baseball teams not associated with city leagues Field availability may vary (Monday- Friday)	\$50.00 per game fee (2.5 hours) Fields 2-4 only

Fee Type		Fee Amount
D. PARKS AND RECREATION PROGRAMS (Facility/Use) - continued		
Other Fees		
Open Space:		
Requires a special use permit.		\$100.00 - \$200.00
Non-Refundable Vendor Application Fee		\$25.00
Advertising Banner		\$100.00 per day
Concessions		\$25.00 - \$50.00 per day
Additional Staff Fee		Hourly rate of staff
Parking, camping and other revenue collected by renter for event		15% of gross revenue
In addition, an hourly rate will be charged for repairs or additional cleaning.		
Neighborhood Shelters (Active, Wards, Springbrook Parks)		
May require a special use permit.		\$80.00 per day
McGavick Center Facility Use/Rental		
Non-profit organizations may rent the entire facility for a flat fee of \$1,500.00. The City's available days for rental/use are limited in number each year.		

Fee Type	Fee Amount
E. ANIMAL CONTROL LICENSING FEES	
Police	
The annual license fees for the ownership, keeping, or having control of dogs and/or cats in the City shall be as follows:	
- Dogs (altered)	\$20.00
- Dogs (unaltered)	\$55.00
- Cats (altered)	\$12.00
- Cats (unaltered)	\$55.00
Reduced rates for physically disabled and senior citizens, 65 years of age or older:	
- Dogs (altered)	\$10.00
- Dogs (unaltered)	\$30.00
- Cats (altered)	\$4.00
- Cats (unaltered)	\$30.00
Animals exempted from payment of fee - Guide Dog or Service Animal (with	No Fee
In order to receive the fee advantage for altered dogs and cats, an individual must provide either proof of alteration from a licensed veterinarian or a written statement from a licensed veterinarian that the spay/neuter procedure would be harmful to the animal.	
F. BURGLAR/SECURITY ALARM PERMIT FEES	
Police	
The fee for burglar/security alarm systems operating within the City of Lakewood as defined in Chapter 9A.13 of the Lakewood Municipal Code are as follows:	
Annual Permit Fee	\$24.00
- for Senior Citizens or Physically	\$12.00
General False Alarm Fee	\$100.00 each incident
Robbery False Alarm Fee	\$200.00 each incident
Supplemental False Alarm Fee for Unregistered	\$100.00 each incident
Late Fee if False Alarm Fee is not paid in 30 days of invoice	\$25.00
Appeal Fee (refundable if fee is overturned)	\$50.00
Alarm Company Fee for Failure to Verify Alarm Signal	\$100.00
Alarm Company Fee for false statements concerning the inspection of an alarm site or alarm performance	\$200.00
Failure to comply and provide customer lists to Alarm Administrator	\$25.00 per working day (after the initial 30-day notice expires, i.e. day 31)
Failure to renew (assessed the Alarm Agreement Holding Company)	\$100.00
Failure to obtain an alarm permit from the Police alarm Administrator	\$10.00 per each registered alarm user in City, with maximum of \$100.00
Reinstatement fee for unregistered alarm installation company or unregistered company	Greater of 100.00 or \$10.00 per alarm user of letters that have been sent

REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: May 5, 2025	TITLE: Halcyon Commons Apartments Multifamily Tax Exemption	TYPE OF ACTION: — ORDINANCE NO.
REVIEW: N/A	ATTACHMENTS: A) Eligibility Letter; B) Agreement; C) Project Details D) Cond. Cert. E) Resolution	<u>X</u> RESOLUTION NO. 2025-08 — MOTION NO. — OTHER

SUBMITTED BY: Becky Newton, Economic Development Manager, Planning & Public Works Department.

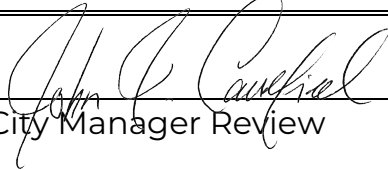
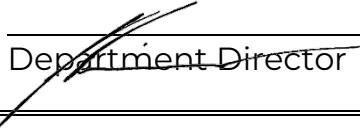
RECOMMENDATION: It is recommended that City Council approve the Resolution and authorize the City Manager to sign the Agreement Regarding Residential Target Area Development and the Conditional Certificate.

DISCUSSION: Halcyon Commons Apartments applied for and received Director eligibility approval for an eight-year multifamily tax exemption.

1. The project is located within the Lakewood Station District Residential Target Area which allows for an eight or 12-year multifamily property tax exemption;
2. The proposed project meets all requirements defined in Lakewood Municipal Code 3.64, Property Tax Exemptions for Multifamily Housing;
3. The project has been designed for workforce housing with efficient studio and one-bedroom apartments focused on functionality and affordability;
4. The project adds 40 new market rate residential units with 47 parking spaces.
5. The client has signed the Agreement Regarding Residential Target Area Development.

ALTERNATIVE(S): Approve the Resolution

FISCAL IMPACT: Property tax collection will increase upon completion of the tax exemption period.

Becky Newton Prepared by	 City Manager Review
 Department Director	



Landon Beyler
5920 100th St SW
Suite 25
Lakewood, WA 98499

DATE: March 24, 2025

Dear Mr. Beyler,

This letter is to inform you that your application for a Conditional Certificate of Tax Exemption for Multifamily Units located at XXX Halcyon Rd SW & 4205 109th St SW, Lakewood, WA 98499 (parcel numbers 6075000070 & 6075000060) has been certified as eligible for approval.

The project is conditionally approved for an eight-year ad valorem property tax exemption based on the following minimum requirements:

1. Location within a Residential Target Area;
2. The project includes at least 15 units of multifamily housing;
3. At least 50% of the space shall be designated for permanent residential occupancy;
4. Proposed completion date is within three years from the date of application approval; and
5. Project complies with City's comprehensive plan, building, housing, and zoning codes, and all other applicable regulations in effect at the time the application is approved.

Please review and sign the attached contract agreement, subject to approval by resolution of the City Council regarding the terms and conditions of the project. Return the original agreement to Lakewood City Hall, 6000 Main Street SW, Attention Becky Newton. Upon Council approval of the contract agreement the Director shall issue a conditional certificate of acceptance of tax exemption.

Respectfully,



Jeff Rimack
Director, Planning and Public Works Department

Attachment: Contract Agreement Regarding Target Area Center Development

Attachment B

AGREEMENT REGARDING RESIDENTIAL TARGET AREA DEVELOPMENT

THIS STIPULATED AGREEMENT is entered into on the date signed below between Landon Beyler, hereinafter referred to as "Applicant," and the City of Lakewood, Washington, a municipal corporation, hereinafter referred to as "City".

PROJECT DESCRIPTION

Halcyon Commons is a proposed 40-unit (24 studio; 16 one-bedroom), for rent, multifamily development project located in the Lakewood Station District Residential Target Area. The project has been designed for workforce housing with efficient studio and one-bedroom apartment units focused on increased functionality and affordability. The square footage of the building will be 22,500 square feet consisting of the apartment units, corridors, and common area amenity space. Improved value estimated at \$4,819,000.

OPEN SPACE

REQUIRED (COMMON) OPEN SPACE = 100 SF/UNIT x 40 UNITS = 4000 SF

PROVIDED (COMMON) OPEN SPACE = 7,837 SF

PARKING

REQUIRED = 1.00 / STUDIO UNIT x 20 UNITS = 20 STALLS

1.25/BED Unit X 20 UNITS = 25 STALLS

45 STALLS

PROVIDED = 47 STALLS

An application for tax exemption was received by the City of Lakewood on March 12, 2025. The application supports the following determinations:

1. The proposed project is located within a designated Residential Target Area;
2. The proposed project meets the definition of multi-family housing pursuant to the Lakewood Municipal Code;
3. At least 50 percent of the space will be designated for multifamily housing offering permanent residential occupancy;
4. The construction is proposed to be completed within 3 years of the date of approval of the application; and
5. The project complies with the City's comprehensive plan. Additional permits including: design review, SEPA, site development and building permits will be required. At the time of application the project must comply with all applicable regulations in effect. The project has currently vested under SEPA and design review, and the master plan has been approved.

CONDITIONS OF TAX EXEMPTION APPROVAL

The applicant may, upon completion of the multifamily housing and upon issuance by the City of a temporary or permanent certificate of occupancy, request a Final Certificate of Tax Exemption. The request shall be in writing directed to the Planning and Public Works Director and be accompanied by the following:

1. A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;
2. The total number and type of units produced;
3. The total monthly rent or total sale amount of each unit produced;
4. A description of completed work and a statement of qualification for the exemption;
5. A statement that the work was completed within the required three-year period or any authorized extension;
6. In order to be issued building permits, the proposed development will require SEPA, design review and the buildings must comply with all local plans and regulations;
7. The City requires that building permits must be submitted for this project within 12 months of the date the conditional certificate is issued;
8. The parties to this agreement acknowledge and agree that at the time of completion of this project, the project shall be constructed in conformity with all local plans and regulations that applied to this project at the time the application was approved.

TAX EXEMPTION

Pursuant to RCW 84.14.020, the value of the new residential construction for the project described above shall be exempt from ad valorem property taxation for a period of eight successive years beginning January 1 of the year immediately following the calendar year of issuance of the final certificate of tax exemption. The exemption does not include the value of land or non-housing-related improvements. This exemption does not apply to increases in assessed valuation made by the assessor on non-qualifying portions of building and value of land nor to increases made by lawful order of a county board of equalization, the department of revenue, or Pierce County to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law. At the conclusion of the exemption period, the new or rehabilitated housing cost shall be considered as new construction for the purposes of chapter 84.55 RCW.

STATEMENT OF ADDITIONAL TAX, INTEREST, AND PENALTY DUE UPON CANCELLATION OF MULTI-FAMILY HOUSING EXEMPTION

If the exemption is canceled for noncompliance, an additional tax shall be imposed as follows:

- a. The difference between the tax actually paid and the tax which would have been due for the pro rata portion of the tax year following cancellation, and for each tax year thereafter, if the improvements had been valued without exemption, (not to exceed 3 years before discovery of the noncompliance); plus
- b. A penalty of 20 percent of the difference; plus
- c. Interest at the statutory rate provided for delinquent property taxes is due within the times provided by RCW 84.40.350-84.40.390.

The additional tax, penalty and interest constitute a lien by the City of Lakewood upon the land which attaches at the time the property is no longer eligible for exemption, and has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the land may become charged or liable.

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the additional tax liability to which the property will be subject if the exemption authorized by Chapter 3.64 (LMC) is cancelled. I declare under penalty of perjury under the laws of the State of Washington that this application and any accompanying documents have been examined by me and that they are true, correct and complete to the best of my knowledge.

AGREEMENT REQUIRES APPROVAL BY RESOLUTION OF CITY COUNCIL

In accordance with Lakewood Muni. Code 3.64.020 (H), this agreement is subject to approval by the Department Director.

Signed at _____, Washington, this _____ day of _____, 20____

Signature(s) of all Owner(s) and Contract Purchaser(s)

By: Landon C. Beyler
Landon Beyler

This agreement of tax exemption is hereby **approved**.

John Caulfield, City Manager
City of Lakewood, Washington

Approved as to form:

Heidi Ann Wachter, City Attorney

Multifamily Tax Exemption Review – Halcyon Commons Apartments
Parcel numbers: 6075000070 & 6075000060

Halcyon Commons is a proposed 40-unit (24 studio; 16 one-bedroom), for rent, multifamily development project located in the Lakewood Station District Residential Target Area. The project has been designed for workforce housing with efficient studio and one-bedroom apartment units focused on increased functionality and affordability. The square footage of the building will be 22,500 square feet consisting of the apartment units, corridors, and common area amenity space. Improved value estimated at \$4,819,000.

OPEN SPACE

REQUIRED (COMMON) OPEN SPACE = 100 SF/UNIT x 40 UNITS = 4000 SF PROVIDED
(COMMON) OPEN SPACE = 7,837 SF

PARKING

REQUIRED = 1.00 / STUDIO UNIT x 20 UNITS = 20 STALLS
1.25/BED Unit X 20 UNITS = 25 STALLS
45 STALLS

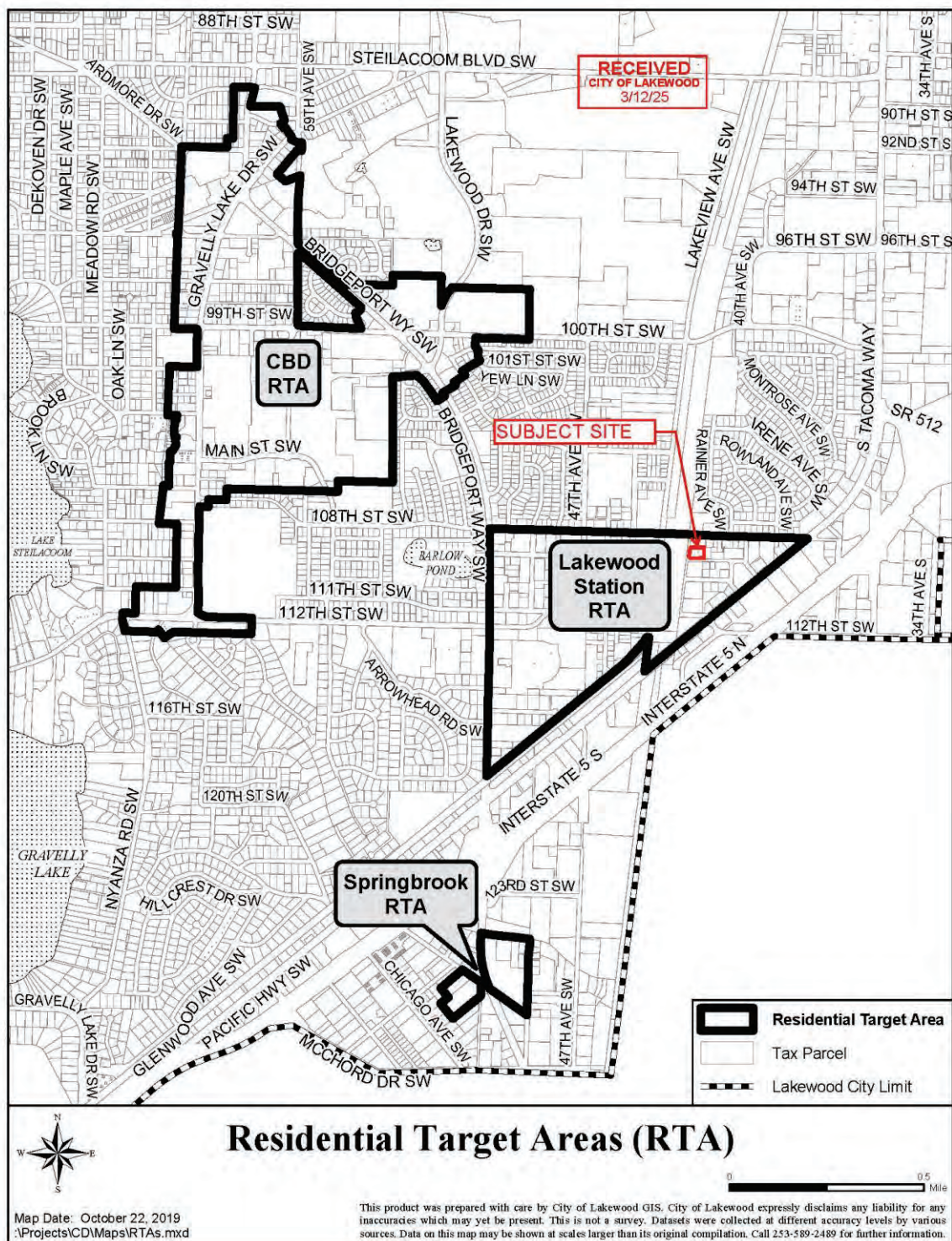
PROVIDED = 47 STALLS

Per LMC 3.64.030 (D), the proposed project meets the following requirements qualifying for the Multifamily Tax Exemption (MFTE):

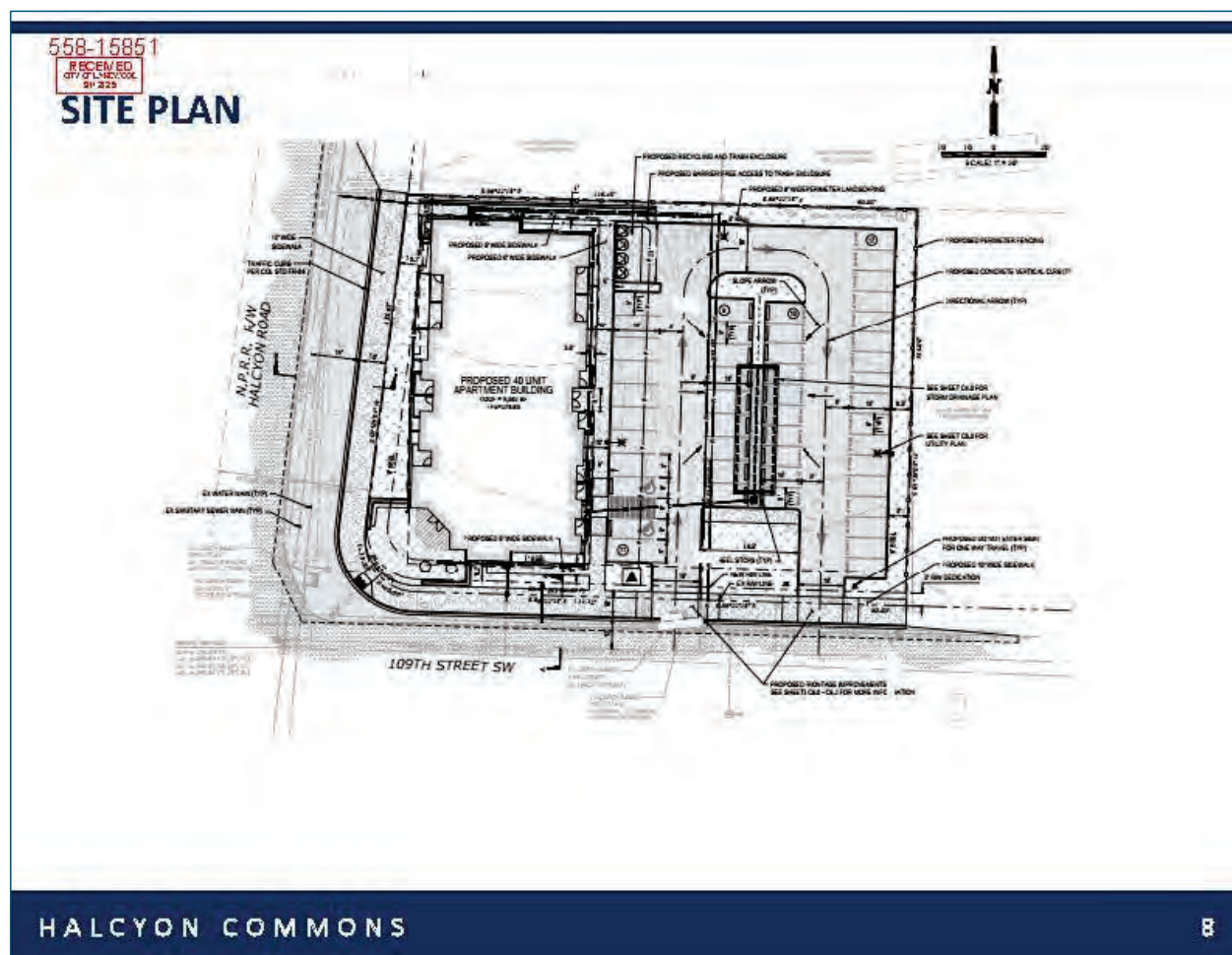
1. Location. The project is located within the Lakewood Station RTA, as designated in LMC 3.64.020 and shown on the included City's RTA map.
2. Size. The project includes 40 units of multifamily housing, above the minimum fifteen (15) units required.
3. Permanent Residential Housing. 100 percent of the space will be designated for multifamily housing, exceeding the requirement for 50 percent of the space designated for multifamily housing.
4. Proposed Completion Date. New construction multifamily housing and rehabilitation improvements must be scheduled to be completed within three years from the date of approval of the application. The project schedule is to start construction this spring and be completed before end of 2025.
5. Compliance with Guidelines and Standards. The project has been designed to comply with the City's comprehensive plan, building, housing, and zoning codes, and any other applicable regulations in effect at the time the application is approved. Project has design review approval and is nearing approvals for building and site development permits meeting the international Building Code and adopted codes by the City of Lakewood.

Multifamily Tax Exemption Review – Halcyon Commons Apartments
Parcel numbers: 6075000070 & 6075000060

There is currently a single family home on the property being used for storage. The structure will be demolished. No residents are living in the home and no persons will be displaced.



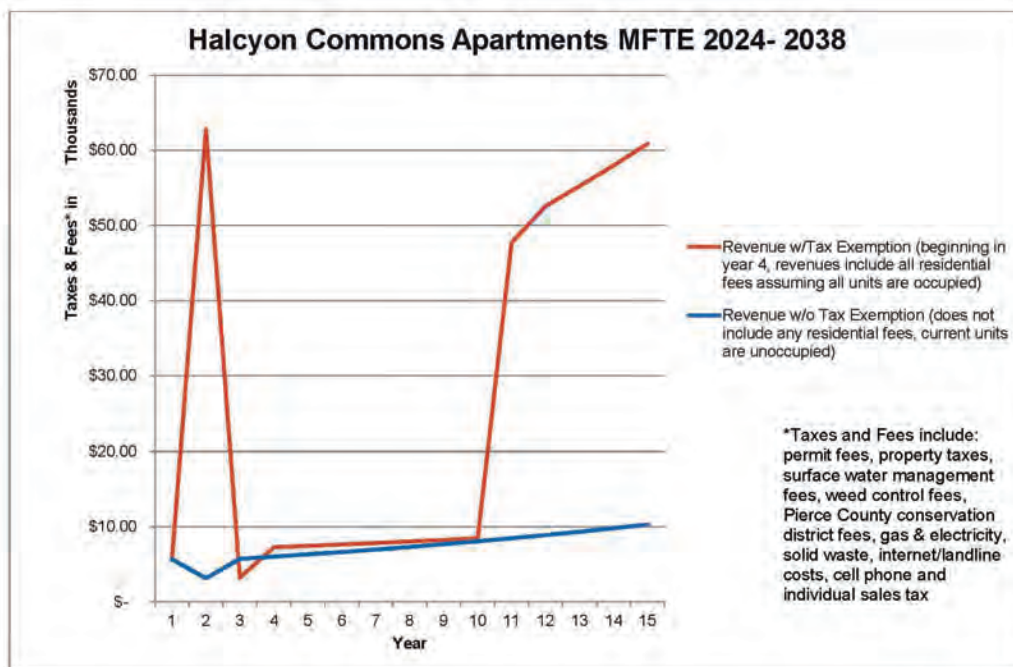
Multifamily Tax Exemption Review – Halcyon Commons Apartments
Parcel numbers: 6075000070 & 6075000060



Multifamily Tax Exemption Review – Halcyon Commons Apartments
Parcel numbers: 6075000070 & 6075000060



Multifamily Tax Exemption Review – Halcyon Commons Apartments
 Parcel numbers: 6075000070 & 6075000060



CONDITIONAL CERTIFICATE OF TAX EXEMPTION

THIS CONTRACT is entered into on the date signed below between Landon Beyler, hereinafter referred to as "Applicant," and the City of Lakewood, Washington, a municipal corporation, hereinafter referred to as "City".

This Conditional Certificate of Acceptance of Tax Exemption is being issued pursuant to Chapter 84.14 RCW, and Chapter 3.64 of the Lakewood Municipal Code, and is based on information provided by the applicant. The Conditional Certificate will be effective for not more than three (3) years from the time of issuance, and may be extended for up to twenty-four (24) additional months pursuant to LMC 3.64.020 (I). The City will issue a Final Certificate of Tax Exemption upon Applicant request upon completion of the project, satisfactory fulfillment of all contract terms, final building inspection approval and issuance of a Certificate of Occupancy.

The Lakewood City Council authorized this limited tax exemption through Resolution No. 2025-08, effective May 5, 2025. For the purposes of vesting of rights under the application, this Conditional Certificate of Tax Exemption shall be considered to have vested under the rules applicable on May 5, 2025. Pursuant to RCW 84.14.020, subject to all other applicable limitations and conditions, this tax exemption shall be of an eight-year duration.

PROJECT DESCRIPTION

Halcyon Commons is a proposed 40-unit (24 studio; 16 one-bedroom), for rent, multifamily development project located in the Lakewood Station District Residential Target Area. The project has been designed for workforce housing with efficient studio and one-bedroom apartment units focused on increased functionality and affordability. The square footage of the building will be 22,500 square feet consisting of the apartment units, corridors, and common area amenity space. Improved value estimated at \$4,819,000.

OPEN SPACE

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PARKING

REQUIRED = 1.00 / STUDIO UNIT x 20 UNITS = 20 STALLS

1.25/BED Unit X 20 UNITS = 25 STALLS

45 STALLS

PROVIDED = 47 STALLS

An application for tax exemption was filed with the City of Lakewood on March 12, 2025. On May 5, 2025, the Lakewood City Council adopted Resolution 2025-08 authorizing the City Manager to enter into an agreement with the applicant certifying an eight-year property tax exemption pursuant to Chapter 84.14 RCW.

In adopting Resolution 2025-08, the Lakewood City Council determined that the project satisfied the requirements for the multi-family tax exemption including:

1. The proposed project is located within a designated Residential Target Area;
2. The proposed project meets the definition of multi-family housing pursuant to the Lakewood Municipal Code;
3. At least 50 percent of the space will be designated for multifamily housing offering permanent residential occupancy;
4. The construction is proposed to be completed within 3 years of the date of approval of the application;
5. The project complies with the City's comprehensive plan. Additional permits including: design review, site development and building permits will be required. At the time of application the project must comply with all applicable regulations in effect. The project has currently vested under SEPA and design review.
6. No individuals will be displaced by this project.

CONDITIONS OF TAX EXEMPTION APPROVAL

The applicant may, upon completion of the multifamily housing and upon issuance by the City of a temporary or permanent certificate of occupancy, request a Final Certificate of Tax Exemption. The request shall be in writing directed to the Planning and Public Works Director and be accompanied by the following.

1. A statement of expenditures made with respect to each multi-family housing unit and the total expenditures made with respect to the entire property;
2. The total number and type of units produced;
3. The total monthly rent or total sale amount of each unit produced;
4. A description of completed work and a statement of qualification for the exemption;
5. A statement that the work was completed within the required three-year period or any authorized extension;
6. In order to be issued building permits, the proposed development will require SEPA, design review and the buildings must comply with all local plans and regulations;
7. The City requires that building permits must be submitted for this project within 12 months of the date the conditional certificate is issued; and
8. The parties to this agreement acknowledge and agree that at the time of completion of this project, the project shall be constructed in conformity with all local plans and regulations that applied to this project at the time the application was approved.

In order to be issued building permits, the proposed development will require SEPA, design review and the buildings must comply with all local plans and regulations.

The City requires that building permits must be submitted for this project within 12 months of the date the conditional certificate is issued.

The parties to this agreement acknowledge and agree that at the time of completion of this project, the project shall be constructed in conformity with all local plans and regulations that applied to this project at the time the application was approved.

Tax Exemption

Pursuant to RCW 84.14.020, the value of the new residential construction for the project described above shall be exempt from ad valorem property taxation for a period of twelve successive years beginning January 1 of the year immediately following the calendar year of issuance of the final certificate of tax exemption. The exemption does not include the value of land or non-housing-related improvements. This exemption does not apply to increases in assessed valuation made by the assessor on non-qualifying portions of building and value of land nor to increases made by lawful order of a county board of equalization, the department of revenue, or Pierce County to a class of property throughout the county or specific area of the county to achieve the uniformity of assessment or appraisal required by law. At the conclusion of the exemption period, the new or rehabilitated housing cost shall be considered as new construction for the purposes of chapter 84.55 RCW.

STATEMENT OF ADDITIONAL TAX, INTEREST, AND PENALTY DUE UPON CANCELLATION OF MULTI-FAMILY HOUSING EXEMPTION

If the exemption is canceled for noncompliance, an additional tax shall be imposed as follows:

- a. The difference between the tax actually paid and the tax which would have been due for the pro rata portion of the tax year following cancellation, and for each tax year thereafter, if the improvements had been valued without exemption, (not to exceed 3 years before discovery of the noncompliance); plus
- b. A penalty of 20 percent of the difference, plus
- c. Interest at the statutory rate provided for delinquent property taxes is due within the times provided by RCW 84.40.350-84.40.390.

The additional tax, penalty and interest constitute a lien by the City of Lakewood upon the land which attaches at the time the property is no longer eligible for exemption, and has priority to and must be fully paid and satisfied before a recognizance, mortgage, judgment, debt, obligation, or responsibility to or with which the land may become charged or liable.

AFFIRMATION

As owner(s) of the land described in this application, I hereby indicate by my signature that I am aware of the additional tax liability to which the property will be subject if the exemption authorized by Chapter 3.64 (LMC) is cancelled. I declare under penalty of perjury under the laws of the State of Washington that this application and any accompanying documents have been examined by me and that they are true, correct and complete to the best of my knowledge.

Signed at _____, Washington, this _____ day of _____, 20____

Signature(s) of all Owner(s) and Contract Purchaser(s)

Landon Beyler

This conditional certificate of tax exemption is hereby approved.

John Caulfield, City Manager
City of Lakewood, Washington

Approved as to form:

Heidi Ann Wachter, City Attorney

Attest:

Briana Schumacher, City Clerk

RESOLUTION NO. 2025-08

A RESOLUTION of the City Council of the City of Lakewood, Washington, conditionally approving the Halcyon Commons Apartments Multifamily Tax Exemption.

WHEREAS, Landon Beyler is proposing to build 40 new multifamily units on parcel numbers 6075000070 & 6075000060; and

WHEREAS, the project is located within the Lakewood Station District Residential Target Area which allows for eight- or 12-year exemptions from ad valorem property taxation; and

WHEREAS, at least 50% of the space shall be designated for permanent residential occupancy; and

WHEREAS, the proposed completion date is within three years from the date of application approval; and

WHEREAS, the project complies with City's comprehensive plan, building, housing, and zoning codes, and all other applicable regulations in effect at the time the application is approved.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, HEREBY RESOLVES, as follows:

Section 1. The project is conditionally approved for property tax exemption per Lakewood Municipal Code Chapter 3.64

Section 2. This Resolution shall be in full force and effect upon passage and signatures hereon.

PASSED by the City Council this 5th day of May, 2025.

CITY OF LAKEWOOD

Jason Whalen, Mayor

Attest:

Briana Schumacher, City Clerk

Approved as to form:

Heidi Ann Wachter, City Attorney