



# City of Lakewood

## 2026 Consolidated Annual Action Plan

July 1, 2026 – June 30, 2027

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Tacoma-Lakewood

HOME Consortium

March 16, 2026

# Executive Summary

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

### 1. Introduction

The FY 2026 Consolidated Plans for the Tacoma-Lakewood Consortium provide a framework for addressing housing and community development needs in these cities. The Plans are developed for the U.S. Department of Housing and Urban Development to define how funding is to be allocated for the following federal programs: Community Development Block Grant Program (CDBG), HOME Investment Partnership Act (HOME), and for the City of Tacoma, Emergency Shelter Grants (ESG).

The FY 2026 Annual Action Plan (July 1, 2026 – June 30, 2027), Lakewood's second under the 5-YR Consolidated Plan (2025-2029), is a one-year plan that addresses local community and economic development needs and the resources necessary to meet the needs of low- and moderate-income households. The Plan identifies unique needs and assets in Lakewood and Tacoma, as well as on a regional basis. Goals and priorities of the Annual Action Plan are to be consistent with national objectives and priorities established by HUD and shall be consistent with the goals and strategies identified in the 5-YR Consolidated Plan.

Strategies identified in this Plan draw upon the collaborative efforts and input of various stakeholders, including local and regional agencies, community organizations, nonprofits, business, and residents. Through this planning process, FY 2026 policies and priorities were developed to be consistent with those long-term goals established as part of the 5-YR Consolidated Plan (2025-2029). Priority needs addressed as part of the FY 2026 Annual Action Plan include housing instability, including homelessness; affordable rental and homeowner opportunities; and the need for accessible, culturally competent services. All needs identified were prioritized as high.

This Plan includes a minor amendment to the City's FY 2025 AAP to include the reprogramming of \$10,000 in funding from IDIS Activity #261 (CDBG Emergency Payments Program) to IDIS Activity #262 (Emergency Assistance for Displaced Residents) as follows:

- Emergency Payments Program Activity 261) – Funding reduced from \$41,341.71 to \$31,341.71.

- Emergency Assistance for Displaced Residents (activity 262) – Funding increased from \$32,154.67 to \$42,154.67.

## **2. Summarize the objectives and outcomes identified in the Plan.**

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

The 2026 Annual Action Plan will focus on the following priority needs identified in the 5-YR Consolidated Plan:

- Housing instability, including homelessness – Programs continue to prioritize housing affordability through rehabilitation of owner-occupied housing units, relocation assistance for low-income households displaced through no fault of their own, and through the provision of emergency payments with a focus on cost-burdened households, elderly, disabled, and at-risk populations.
- Affordable rental and homeowner opportunities – FY 2026 looks to support the development and/ maintenance of affordable housing. Programs include development subsidies and down payment assistance to developers and nonprofit organizations seeking to expand affordable housing opportunities to low-income households.
- Need for accessible, culturally competent services – Services include the provision of emergency assistance payments for basic services such as food, clothing, or housing-related expenses to low-income households, especially for elderly, disabled, and minority populations.

Recommended funding allocations for FY 2026 include:

• *Housing Improvements* – Funding totaling \$412,719.83 (2026 CDBG allocation of \$349,000 and \$75,719.83 in reprogrammed funding) is recommended in support of Major Home Repair; \$12,000 in support of CDBG Administration of HOME housing; and \$25,000 in support of Emergency Assistance for Displaced Residents. A total of \$100,000 in projected program income is to be reallocated as part of this Plan - \$100,000 in revolving loan funds in support of Major Home Repair activities.

A total of \$225,453 in HOME funding is recommended in support of increasing the supply of affordable homeownership and rental opportunities for low-income Lakewood residents. Program income totaling \$121,693 is to be allocated to the affordable housing fund for similar housing activities. HOME funding allocations for Lakewood may be found in Tacoma's 2026 Joint Consolidated Annual Action Plan.

• *Public Services* – \$10,000 is recommended in support of emergency assistance payments for basic services such as food, clothing or housing-related expenses to low-income households, especially for cost-burdened, elderly, disabled, and minority populations disproportionately affected by lower household incomes and rising housing costs. Fair housing counseling services will be funded through prior year funding and program administration. Funding in support of public and human services programs is provided as part of the City's 1% General Fund allocation totaling \$510,000 in 2026.

• *Administrative Activities* – Funding totaling \$96,000 in support of general administrative activities for CDBG.

### **3. Evaluation of past performance.**

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

The 5-YR Consolidated Plan (2025-2029) for Lakewood identified four primary goals: 1) Preventing and reducing homelessness and housing instability; 2) Supporting diverse rental and homeownership opportunities; 3) Improving public infrastructure; and 4) Stabilizing existing residents and neighborhoods.

In the initial year of the Plan, the City is on target to meet its five-year benchmarks identified in the Plan. In the first half of FY 2025, the City of Lakewood assisted a total of 9 households through its housing rehabilitation programs, 3 households were able to purchase a new home through down payment assistance, 18 households were provided relocation assistance to ensure they did not become homeless, and 36 households were provided emergency assistance payments to assist with housing stability. In total, the City has served 115 persons through the first half of FY 2025.

LASA's Gravelly Lake Commons project began construction in mid-2025 and is on track to be completed in late 2026. When completed, this project will provide 26 new rental housing units for low- and moderate-income households. Additionally, Habitat for Humanity was able to complete construction and sale of its final three (3) single-family homes to low-income homebuyers in December 2025.

A complete evaluation of the performance measures, including program expenditures and accomplishments, will be provided as part of the Consolidated Annual Performance Evaluation Report (CAPER) for FY 2025.

#### **4. Summary of Citizen Participation Process and consultation process.**

*Summary from citizen participation section of plan.*

The FY 2026 Annual Action Plan was developed in coordination with the City of Tacoma as well as local organizations, agencies, and stakeholders. The Plan was developed in accordance with requirements established by the U.S. Department of Housing and Urban Development and the Citizen Participation Plan as adopted by the City of Lakewood. Citizen activities included notification in the Tacoma News Tribune on February 6, 2026, of a February 24, 2026 public hearing concerning the FY 2026 Plan (July 1, 2026 – June 30, 2027) for Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) program funding. Additional public input was solicited by posting notices on the City's website, other social media sites, and by email solicitation of housing and services providers throughout Lakewood and Pierce County.

Notification of the Draft FY 2026 Annual Action Plan will be published in the Tacoma News Tribune indicating where the document will be available for review during the 30-day citizen comment period (April 1, 2026 – April 30, 2026). A public hearing will be held by the Lakewood City Council on April 20, 2026 to solicit comments from the public on the draft document. Copies of the Plan will be posted on the City's website and available to those requesting copies. Records on the proposed housing and community development projects will be made accessible to the general public. Comments received at these public hearings will be summarized later in this report.

#### **5. Summary of public comments.**

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

The following comments were received as part of the FY 2026 citizen participation process. They include testimony provided at the March 19, 2026 Community Services Advisory Board Meeting, February 24, 2026 general public hearing, written comments received, and the Lakewood City Council public hearing on April 20, 2026:

##### *General Public Hearing – February 24, 2026*

Comments included the need to develop and maintain affordable housing and the provision of assistance to stabilize existing households to prevent homelessness. Commentors noted assisting households to maintain existing housing was more cost effective than assisting through homelessness. Housing instability for kids in

schools, housing affordability for servicemembers, and assistance to elderly households was also discussed. The need for homeless services was identified as a growing concern and need. There was a discussion of the Tillicum Community Center's (TCC) pending grant application to the Washington State Department of Commerce for \$250,000 - \$400,000 in grant funding to rehabilitate the community center facility. The Center received a \$50,000 grant from the Milgard Foundation but needs another \$10,000 to fund a financial audit and building a facilities audit as a precondition of Commerce to apply for the funding.

Community Services Advisory Board Meeting – March 19, 2026

(Insert comments here)

City's website, other social media sites, email solicitation, and other written comments:

(Insert comments here)

30-Day Public Comment Period (April 1, 2026 – April 30, 2026) and City Council Public Hearing on Approval of the FY 2026 Annual Action Plan (April 20, 2026)

(Insert comments here)

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

General Public Hearing – February 24, 2026

(Insert comments here)

Community Services Advisory Board Meeting – March 19, 2026

(Insert comments here)

City's website, other social media sites, email solicitation, and other written comments:

(Insert comments here)

30-Day Public Comment Period (April 1, 2026 – April 30, 2026) and City Council Public Hearing on Approval of the FY 2026 Annual Action Plan (April 20, 2026)

(Insert comments here)

## 7. Summary

Section 108 – Principal repayment for 2026 includes \$40,000 in principal repayment by Curbside Motors and \$20,000 in principal repayment by LASA for the Client Service Center project. The table below summarizes the City's Section 108 outstanding balances and scheduled principal repayments:

<b>PROJECT</b>	<b>SECTION 108 BALANCE</b>	<b>ANTICIPATED INCOME - 2026</b>	<b>PRINCIPAL REPAYMENT - 2026</b>
Curbside Motors	\$335,000	\$52,550	\$40,000
LASA Client Service Center	\$188,000	\$27,129.50	\$20,000

**Table 1 - Section 108 Loan Program - 2026**

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

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

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

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	Lakewood, WA	Planning & Public Works
CDBG Administrator	Lakewood, WA	Planning & Public Works

**Table 1 – Responsible Agencies**

### **Narrative**

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

### **Consolidated Plan Public Contact Information**

City of Lakewood  
Planning & Public Works Department  
Attn: Mr. Jeff Gumm, Housing Division Manager  
6000 Main Street SW.  
Lakewood, WA 98499  
(253) 589-2489  
jgumm@cityoflakewood.us

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

The FY 2026 Annual Action Plan was developed to provide a general framework for addressing housing and community development needs in the City of Lakewood. In a larger sense, the plan involves a regional element to coordinate and address economic development, transportation, public services, special needs, housing, and homelessness throughout Pierce County. Coordination included consultation with the City of Tacoma, Pierce County, Pierce County Continuum of Care, Pierce County Housing Authority, Living Access Support Alliance (LASA), Tacoma/Pierce County Habitat for Humanity, South Sound Housing Affordability Partners, Tacoma/Pierce County Affordable Housing Consortium, and other stakeholders as provided in the Plan.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(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. During development of the Plan, the City solicited input through interviews, meetings, and public hearings to determine community need, priorities, and approaches to meeting those needs.

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

As part of the City's human services funding process, monthly coalition meetings are held at the City to bring together non-profits, service providers and governmental agencies to help determine and better understand the need for housing and human services in Lakewood and throughout Pierce County. Coordination through the South Sound Military and Communities Partnership (SSMCP) continues an ongoing

partnership with Joint Base Lewis McChord to better understand what level of assistance military personnel and veterans are experiencing in terms of housing need, health and human services, and mental health care assistance.

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-Pierce County Habitat for Humanity, Living Access Support Alliance (LASA), South Sound Housing Affordability Partners, Tacoma/Pierce County Affordable Housing Consortium, Lakewood Community Services Advisory Board, Tacoma/Lakewood/Pierce County Continuum of Care, local school districts, police and fire departments, and the State of Washington, to better understand the needs of at risk populations such as homeless families with children, single parent households, victims of domestic violence, individuals with disabilities, ethnic minorities, and the elderly.

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

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

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

In recent years, the Continuum has moved from a single point of access, or centralized intake, to that of a coordinated entry system providing many points of entry. This system, when coupled with an active diversion program, known as Housing Solutions Conversations, aims to keep those in housing crisis from entering the system by supporting their own identification of a solution and prioritizes them for a specific housing referral based on their vulnerabilities and the severity of their barriers to secure housing. Through this partnership and implementation of the Five-Year Plan to Address Homelessness, stands a countywide commitment to

ensure all persons facing homelessness have access to shelter and support, no matter their social or economic circumstances or where they live within Pierce County.

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

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

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

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	City of Tacoma
	<b>Agency/Group/Organization Type</b>	Other government - Local

<p><b>What section of the Plan was addressed by Consultation?</b></p>	<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  Market Analysis  Economic Development  Anti-poverty Strategy  Lead-based Paint Strategy</p>
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	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<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 identified in this Plan. Lakewood and Tacoma will continue to coordinate their efforts to ensure the goals and outcomes identified in the 5-YR Consolidated Plan (2025-2029) are satisfied.</p>
2	<p><b>Agency/Group/Organization</b></p>	<p>Pierce County Community Connections</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Other government - Local</p>

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

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

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></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, the housing authority was consulted to provide information on the need for public housing in Lakewood and in greater-Pierce County.</p>
5	<p><b>Agency/Group/Organization</b></p>	<p>Tacoma/Pierce County Habitat for Humanity</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment  Homeless Needs - Families with children  Homelessness Needs - Veterans  Non-Homeless Special Needs  Market Analysis  Anti-poverty Strategy</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></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 minority and low-income households. Consultation with the agency focused on housing need, market analysis, anti-poverty strategy, veteran housing opportunities, and special needs housing. Lakewood looks forward to ongoing and continued coordination with Habitat as it seeks to expand affordable housing options for low-income families and make much needed improvements to distressed communities through redevelopment activities focused on replacing older blighted homes with newly constructed affordable single-family homes.</p>
6	<p><b>Agency/Group/Organization</b></p>	<p>LASA</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Housing Services - Housing Services-homeless</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>LASA continues to be an ongoing partner as the City looks to better define and understand the scope and type of homeless need in Pierce County. With LASA's ongoing partnerships with Pierce County and Tacoma Housing Authorities, and operation of housing and services facilities for the homeless located in Lakewood, LASA is uniquely positioned to understand and assist the homeless population in Lakewood and Pierce County. Partnership and coordination with LASA allows Lakewood a clearer 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.</p>
7	<p><b>Agency/Group/Organization</b></p>	<p>South Sound Housing Affordability Partners</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Regional organization Housing</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy</p>

	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>South Sound Housing Affordability Partners (SSHAP) 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. SSHAP has valued insight into market trends, analysis of housing affordability, and means of advocacy to generate dedicated revenue streams in support of affordable housing development throughout Pierce County.</p>
8.	<p><b>Agency/Group/Organization</b></p>	<p>Tacoma/Pierce County Affordable Housing Consortium</p>
	<p><b>Agency/Group/Organization Type</b></p>	<p>Regional organization Housing</p>
	<p><b>What section of the Plan was addressed by Consultation?</b></p>	<p>Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy</p>
	<p><b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>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.</p>

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

N/A

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Pierce County	The mission of the Road Home Continuum of Care is to promote community wide commitment to ending homelessness through policy and resource alignment by implementing activities to achieve the goals and objectives of the Plan to End Homelessness.
City of Lakewood Comprehensive Plan	City of Lakewood	Plan updated September 2024 and approved by Puget Sound Regional Council in February 2025. The plan encourages infill housing, cottage-style development, middle housing and ADUs, 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.

**Table 3 - Other local / regional / federal planning efforts**

**Narrative**

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

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

Citizen input for the FY 2026 Annual Action Plan was conducted in accordance with the requirements established by the U.S. Department of Housing and Urban Development and the City of Lakewood Citizen Participation Plan. Citizen participation was encouraged throughout the process culminating in the development of this FY 2026 Annual Action Plan.

The process included:

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

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

- February 24, 2026 – Public hearing on consolidated planning process, including housing and community development needs.
- March 16, 2026 – Council review of FY 2026 AAP and consolidated planning process.
- March 18, 2026 – Planning Commission review of 2026 AAP consolidated planning process.
- March 19, 2026 – Community Services Advisory Board input and review of 2026 AAP consolidated planning process.
- April 1 - April 30, 2026 – Public Comment Period.
- April 20, 2026 – Public hearing on FY 2026 Annual Action Plan.
- Public outreach through the City’s website, other social media sites, and by email solicitation

A draft of the FY 2026 Annual Action Plan will be made available to the public for review beginning April 1, 2026. Comments received through the citizen participation process will be incorporated into the Plan. Formal approval of the final Plan will be made by City Council on May 4, 2026.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
1	Newspaper Ad	Non-targeted/broad community	Notification of February 24, 2026 public hearing on housing and community development needs for CDBG and HOME.	Comments detailing the public hearing are summarized in item #2.		

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	Public Meeting	Non-targeted/broad community	February 24, 2026 public hearing on FY 2026 Annual Action Plan.	Need for affordable housing; stabilization assistance and services; deposit assistance; housing stabilization assistance for youth and students; housing assistance for elderly and servicemember households; and funding to assist the Tillicum Community Center with financial audit requirement of Commerce grant application.	All comments accepted.	

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (If applicable)</b>
3	Public Meeting	Non-targeted/broad community	March 18, 2026 Planning Commission review of FY 2026 Annual Action Plan.			
4	Public Meeting	Non-targeted/broad community	March 19, 2026 Community Services Advisory Board review of FY 2026 consolidated planning process.			
5	Newspaper Ad	Non-targeted/broad community	Notification of April 20, 2026 public hearing, and April 1 – April 30, 2026 public comment period.	Comments detailing public hearing and 30-day comment period are summarized in items #5 and #6.		
6	Public Hearing	Non-targeted/broad community	Public hearing held before Lakewood City Council on April 20, 2026.			

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
7	30-Day Public Comment Period	Non-targeted/broad community	April 1 - April 30, 2026, 30-day public comment period.			
8	Internet Outreach	Non-targeted/broad community; Housing and services providers, local organizations, agencies, and stakeholders	General comment notification to housing and services providers, as well as local organizations, agencies, and stakeholders.			

**Table 4 – Citizen Participation Outreach**

## **Expected Resources**

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

#### **Introduction**

Funding for FY 2026 is provided by the U.S. Department of Housing and Urban Development through the Community Development Block Grant (CDBG) Program. Additional programmatic funding is being generated through program income received through revolving loan fund activities. All funds received, and otherwise reprogrammed, will be allocated to activities in support of the goals and objectives identified in the 5-YR Consolidated Plan. Additional funding for public service activities will be supported with General Fund in accordance with a City Council-adopted strategic plan for human services. Local funds in support of affordable housing will be made available through State SHB-1406 affordable housing sales tax credit to assist households with income at or below 60% of the area median income.

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

## 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	480,000	100,000	75,719.83	555,719.83	1,440,000	Anticipated program income of \$100,000 is composed of RLF activities for Major Home Repair. Section 108 income of \$79,679.50 is not included in this total.

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	Admin and Planning Housing	100,000	0		100,000	300,000	The City's SHB 1406 Home Repair Program utilizes state tax revenues raised pursuant to RCW 82.14.540 to support affordable housing. The program seeks to foster and maintain affordable housing for the citizens of Lakewood by providing affordable housing opportunities, eliminating slum and blight, and conditions which are detrimental to the health and safety of the public welfare. Program assists households at or below 60% of area median income. Annual tax revenue totaling approximately \$100,000.

**Table 5 - Expected Resources – Priority Table**

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

The City of Lakewood matches CDBG and HOME funds with grants, nonprofit organizational funding, and general fund dollars to increase the benefit and success of projects using federal CDBG and HOME funding. In 2026, the City will provide \$510,000 through the City's 1% General Fund allocation in support of public and human services programs.

Additional leveraging will come in the way of conventional financing, secured by low-income homebuyers through private-sector banking and lending institutions, as part of the City's efforts to construct new homeownership opportunities through partnership with Habitat for Humanity. The City anticipates leverage ratios of between 3:1 and 4:1 for homebuyer activities.

In Lakewood, as in Tacoma, CDBG expenditures leverage funding from multiple sources on nearly all projects. In 2026, the City will leverage its homeowner rehabilitation/repair programs with approximately \$100,000 in SHB-1406 sales tax program revenue to be used to assist households at or below 60% area median income. In 2025-26 LASA's development of 26 units of affordable rental housing will leverage over \$10 million of the project's \$13 million dollar 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 Tacoma-Lakewood HOME Consortium and is reported in Tacoma's portion of the Plan.

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

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

**Discussion**

## Annual Goals and Objectives

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

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Prevent/reduce homelessness & housing instability	2025	2029	Affordable Housing Homeless		Housing instability, including homelessness  Affordable rental and homeowner opportunities	CDBG: \$447,719.83  SHB-1406: \$100,000	►Homeowner Housing Rehabilitated: 7 Household Housing Unit. ►Homelessness Prevention: 30 Persons. ►Public service activities other than Low/Moderate Income Housing Benefit: 16 Persons.
2	Support diverse rental & homeowner opportunities	2025	2029	Affordable Housing		Affordable rental and homeowner opportunities	CDBG: \$12,000	►Homeowner Housing Added: 4 Household Housing Unit.

**Table 6 – Goals Summary**

**Goal Description**

<b>1</b>	<b>Goal Name</b>	Prevent/reduce homelessness & housing instability
	<b>Goal Description</b>	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).
<b>2</b>	<b>Goal Name</b>	Support diverse rental & homeowner opportunities
	<b>Goal Description</b>	Activities include the expansion of affordable housing through the construction of new homeowner and/or rental units.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The City of Lakewood will aim to implement its federal funds in 2026 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; and emergency assistance payments to low-income households.
- **Support diverse rental & homeowner opportunities** – Through funds for the creation of new rental and homeownership opportunities using the Affordable Housing Fund administered by TCRA.

The projects listed and described in this plan represent the proposed use of funds for the FY 2026 CDBG program.

#	Project Name
1	Administration
2	CDBG Administration of HOME Housing Services
3	Major Home Repair Program
4	CDBG Emergency Assistance Payments
5	Emergency Assistance for Displaced Residents

**Table 7 – Project Information**

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

Funding in FY 2026 will focus on the following goals: 1) the need to prevent/reduce homelessness & housing instability; and 2) the need to support diverse rental & homeowner opportunities. Funding priorities were established as part of the City's 5-YR 2025-2029 Consolidated Plan and continue to be evaluated with each subsequent Annual Action Plan to ensure established goals and benchmarks are met. Allocation priorities identified in this plan are identified through input from community partners and neighboring entitlement communities, elected leaders, advisory board members, and public input. When allocating CDBG and HOME funds, the City evaluates community need, the ability of a project to leverage partnerships and other non-federal funding streams, project impact, and the ability to complete a project within the requirements of the 5-YR Consolidated Plan goals, objectives, and timelines.

Activities carried out in FY 2026 will focus on housing affordability and stability

through the City's housing rehabilitation programs, whose aim is to assist low- and moderate-income households with housing repairs and renovations, or to make accessibility improvements and upgrades they may not otherwise be able to afford through conventional financing options. Ultimately, these programs ensure low-income and elderly householders can remain in their homes and safely age in place. Additional funding will be provided in support of homelessness prevention through emergency assistance payments to low- and moderate-income households, with a focus on cost-burdened, elderly, disabled, and minority populations, and through relocation assistance for families displaced through no fault of their own. HOME funds received through the Tacoma-Lakewood Home Consortium will focus on the need to support diverse rental & homeowner opportunities for low-income renters and homebuyers.

# AP-38 Project Summary

## Project Summary Information

1	<b>Project Name</b>	Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent/reduce homelessness & housing instability
	<b>Needs Addressed</b>	Need for safe, accessible homes and facilities Need for accessible, culturally competent services
	<b>Funding</b>	CDBG: \$96,000
	<b>Description</b>	Administration to implement and manage the Consolidated Plan funds. Activities include providing fair housing and landlord tenant outreach and education.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Administration funds are anticipated to be expended in support of general administration activities to administer the 2026 Annual Action Plan, including funding for fair housing activities. 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 as text only in the Consolidated Annual Performance Evaluation Report (CAPER).
	<b>Location Description</b>	
	<b>Planned Activities</b>	Administration funds are anticipated to be expended in support of general administration activities to administer the 2026 Annual Action Plan, including funding for fair housing activities.
2	<b>Project Name</b>	CDBG Administration of HOME Housing Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent/reduce homelessness & housing instability
	<b>Needs Addressed</b>	Affordable rental and homeowner opportunities
	<b>Funding</b>	CDBG: \$12,000
	<b>Description</b>	Program administration and housing services in support of HOME Program.
	<b>Target Date</b>	6/30/2027

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 4 low- and moderate-income households will be assisted with HOME-funded activities, through the construction of new homeownership opportunities and down payment assistance to low-income homebuyers.
	<b>Location Description</b>	
	<b>Planned Activities</b>	Program administration and housing services in support of HOME Program.
<b>3</b>	<b>Project Name</b>	Major Home Repair Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent/reduce homelessness & housing instability
	<b>Needs Addressed</b>	Housing instability, including homelessness Need for safe, accessible homes and facilities
	<b>Funding</b>	CDBG: \$412,719.83 Other - SHB-1406: \$100,000
	<b>Description</b>	Program provides home repair and/or sewer connection loans to eligible low-income homeowners. Funding for program provided through FY 2026 entitlement funding and revolving loan funds. Additional funding provided through SHB-1406 sales tax revenue will be used to assist households at or below 60% area median income.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 7 low- and moderate-income households will be assisted with owner-occupied, housing rehabilitation activities.
	<b>Location Description</b>	City-wide
<b>Planned Activities</b>	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.	

4	<b>Project Name</b>	CDBG Emergency Assistance Payments
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent/reduce homelessness & housing instability Stabilize existing residents
	<b>Needs Addressed</b>	Housing instability, including homelessness Need for safe, accessible homes and facilities
	<b>Funding</b>	CDBG: \$10,000
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2027
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 16 individuals will be assisted.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	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	<b>Project Name</b>	Emergency Assistance for Displaced Residents
	<b>Target Area</b>	
	<b>Goals Supported</b>	Prevent/reduce homelessness & housing instability Stabilize existing residents
	<b>Needs Addressed</b>	Housing instability, including homelessness Need for safe, accessible homes and facilities
	<b>Funding</b>	CDBG: \$25,000

<b>Description</b>	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.
<b>Target Date</b>	6/30/2027
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of 30 individuals will be assisted.
<b>Location Description</b>	City-wide
<b>Planned Activities</b>	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.

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

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

In 2026, CDBG funding prioritization will focus on increasing and preserving affordable housing stock through owner-occupied housing rehabilitation; the prevention and reduction of homelessness through emergency assistance payments to low- and moderate-income households; and through relocation assistance for households displaced through no fault of their own. HOME funding will continue to support ongoing homeownership and rental activities through the City's Affordable Housing Fund.

The City intends to target block groups with at least 51% low- and moderate-income populations, including Census Tracts 718.05, 718.06, 718.07, 718.08 and 720.00 for its Major Home Repair and Affordable Housing Fund programs. CDBG Emergency Assistance Payments and Emergency Assistance for Displaced Residents programs are open and available to low-income households citywide to ensure these populations can be quickly assisted to avoid becoming homeless.

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**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically.**

N/A

### **Discussion**

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

### **Introduction**

Likely the greatest barrier to affordable housing units in Lakewood stems from the general lack of housing to meet community need – for low-income and non-low-income, alike. As identified in the 5-YR Consolidated Plan (2025-2029), 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.

Additional barriers include various gaps in affordable housing available to low-income households. Feedback received during the development of the 5-YR Consolidated Plan included a gap in the availability of larger units (2-3 bedrooms), units designed with accessibility improvements already in place, supportive and transitional housing units, and units with rents designed to support extremely low-income households, particularly for households earning less than \$35,000 annually.

Housing affordability continues to be a common issue for many of Lakewood’s households as measured through cost burdens. Renters continue to face more acute cost burdens than homeowners, with 49% of Lakewood’s rental households considered cost-burdened compared to 24% of owner households. Those households facing extreme cost burden, or where at least 50% of total household income is used for housing expenses, again show renters disproportionately impacted with 24% considered extremely cost-burdened compared to just 8% of owner households. Renter-occupied households in Lakewood are more than twice as likely to be cost-burdened and three times more likely to be extremely cost-burdened than owner-occupied households. In all, 37% of Lakewood households are considered cost-burdened and 17% are considered extremely cost-burdened (2020-2024 American Community Survey).

Although household incomes have seen increases in recent years, Lakewood's median income of \$74,720 remains significantly lower than that of the county (\$100,529) and Washington (\$99,389). Of additional concern is Lakewood's apparent concentration of households living at or below the poverty rate (currently 13.2% of households) which is much higher than that of either the county at 9.4% or Washington at 9.9% (2020-2024 American Community Survey). Renter households in Lakewood are more than four times more likely to be living in poverty than owner occupied households – 13.9% of renters live in poverty vs. 3.1% of owner-occupied households.

The disparate impacts of households living in poverty comes into focus when looking at Black, Indigenous, and People of Color (BIPOC), elderly, and disabled households. In Lakewood, Black or African American households experience poverty at a rate of 15%, Hispanic or Latino households 14.6%, and American Indian and Alaskan Native households 10.1%, compared to 13.3% for White households. Disabled households experience poverty at an elevated rate of 25.1%. Elderly households and those on fixed incomes also remain a concern as 39.2% of households 55-64 years old, 19.7% of households 65-74 years old, and 23.6% of households 75+ years old live in poverty. Additionally, 10.7% of veterans have been identified as living in poverty in the last 12 months (2020-2024 American Community Survey).

Upward pressure on median home prices and rents remain an ongoing issue, especially for low- and moderate-income households. Median house values rose 9.7% year-over-year to \$461,200 and median rents increased 4.5% over the same period to \$1,525. While these increases have slowed significantly, even a small increase in monthly housing costs can seem insurmountable, especially for those already cost-burdened households.

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

The City of Lakewood is addressing barriers to affordable housing through a comprehensive strategy focused on increasing supply, preserving existing housing, and improving access through the Comprehensive Plan. The Plan addresses future housing needs for current and future residents of all incomes. Policies offer density bonuses to developers of affordable housing, encourage infill housing, cottage-style development, changes in zoning to permit higher densities, supports the development of ADUs and middle housing, and incentivizes the construction of

affordable housing. 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.

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

## **Discussion**

Of additional concern for the future of affordable housing development are the outdated and lagging regulatory policies of the HOME and CDBG programs. The very programs originally designed to foster and support affordable housing development are now 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, federal prevailing wage requirements, 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 updated to keep pace with the changing economic times.

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

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs.**

In 2026, Lakewood will prioritize the prevention/reduction of homelessness & housing instability through various rehabilitation programs, and the support of diverse rental & homeowner opportunities through the construction of new homeownership opportunities and down payment assistance to low-income homebuyers. 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 minority and low-income households.

Additional actions to address the needs of Lakewood's underserved population are addressed through the ongoing 1% allocation from the City's general fund; strategic priorities include emotional supports and youth programs, housing assistance and homelessness services, crisis stabilization and advocacy, access to health & behavioral health, and access to food. For 2026, 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 2026, LASA will complete its construction of 26 units of new affordable rental housing and begin lease-up of the new development to low-income households. The City will also look to continue its partnership with Habitat for Humanity through the provision of down payment assistance to four low-income families seeking to purchase new homes developed by Habitat in the Tillicum neighborhood. 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.

Support for existing affordable owner-occupied housing will continue through Major Home Repair and HOME Housing Rehabilitation, while single-family and multifamily housing development is supported and encouraged through Lakewood's HOME

Affordable Housing Fund and zoning density bonuses offered to developers of affordable housing.

Rental habitability and affordability remain a priority for the City. With approximately 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. Since substandard housing disproportionately affects the poor, minorities, working class families, seniors, the disabled, and persons who suffer from chronic illness, it is the aim of the RHSP to eliminate all substandard rental housing in Lakewood and improve the quality of life for all Lakewood residents.

### **Actions planned to reduce lead-based paint hazards.**

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

In addition to the above, homes with repairs in excess of \$5,000 in federally funded rehabilitation assistance are assessed for risk (completed by a certified Lead Based Paint firm) or are presumed to have lead. If surfaces to be disturbed are determined to contain lead, interim controls are exercised, occupants notified, and clearance testing performed by an EPA-certified firm. Properties constructed prior to 1978 and acquired with federal funds are inspected for hazards and acquired rental properties are inspected periodically.

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

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

### **Actions planned to reduce the number of poverty-level families.**

The goals in the Strategic Plan have the capacity to reduce the number of households living in poverty. The 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 and emergency payments to low-income households will focus on stabilizing those most at risk of becoming homelessness – elderly, disabled, and very low-income households.

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

In 2026, the City will continue to support homelessness prevention through emergency assistance payments to low- and moderate-income households, with a focus on the elderly, disabled, and minority populations, and through relocation assistance for households displaced through no fault of their own.

Additional efforts to reduce the number of poverty-level families include funding through the 1% human services allocation which provides a broad spectrum of services including, supportive and emergency services, human services programs targeting basic human needs, homelessness intervention and prevention, fair housing assistance, crisis stabilization and advocacy, youth programs, access to

health and behavioral services, access to food, and activities to increase self-sufficiency (e.g., workforce training, employment readiness, and education). For 2026, the City has allocated \$510,000 in general fund dollars in support of these programs.

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

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

Lakewood, as member of the Tacoma-Lakewood HOME consortium, coordinates its HOME funding through the Tacoma Community Redevelopment Authority (TCRA), a City of Tacoma public corporation organized and dedicated to the administration of federal grants and programs such as the Community Development Block Grant and

HOME Investment Partnerships Program. The TCRA is responsible for administering the HOME Program, including the review of all housing programs for both Tacoma and Lakewood. The Board is staffed by ten Board members and is supported by City of Tacoma staff.

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

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

City of Lakewood staff routinely coordinate with City of Tacoma, as part of the HOME Consortium, and participate in regional efforts coordinating planning efforts and service delivery. The Cities participate in the Tacoma/Lakewood/Pierce County Continuum of Care and are active in the Tacoma Pierce County Affordable Housing Consortium, the Economic Development Board for Tacoma-Pierce County, the Pierce County Human Services Coalition, and other public entities and associations that set priorities for use of resources in the region, set goals, and measure progress in meeting those goals. Lakewood staff participate in monthly meetings with service providers and coordinate 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.

Additional coordination efforts with housing and social service agencies involve funding through the City's 1% human services allocation. This fund targets programs that provide low-income housing and homelessness assistance, crisis stabilization and advocacy, emotional supports & youth programs, access to health and behavioral services, and access to food.

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**

# Program Specific Requirements

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

### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	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.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>100,000</b>

#### Other CDBG Requirements

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

### Discussion

The City of Lakewood anticipates it will receive \$100,000 in CDBG program income in FY 2026.

**Attachments – SF-424, 424-B & Certifications**

(Insert SF-424/ 424-B/ Certifications here)