

CITY OF LAKEWOOD

DRAFT CONSOLIDATED ANNUAL PERFORMANCE EVALUATION REPORT

**FISCAL YEAR 2013
July 1, 2013 – June 30, 2014**



September 2014

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The Lakewood CDBG Citizens Advisory Board and Lakewood City staffs wish to acknowledge those individuals who participated and contributed their valuable assistance in the preparation and production of this document.

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CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

For Program Year FY 2013 (July 1, 2013 – June 30, 2014)

INTRODUCTION

The Consolidated Annual Performance and Evaluation Report (CAPER) summarizes progress made during the Fiscal Year 2013 program year in carrying out Lakewood's Consolidated Plan for housing and community development. The purpose of the report is to describe the projects and activities that were recommended by the Lakewood Community Development Block Grant Citizens Advisory Board and approved by the City Council. It compares each project with the strategies set forth in the 2010-2014 Five Year Joint Tacoma and Lakewood Consolidated Plan (July 1, 2010 through June 30, 2015).

The CAPER addresses progress for two grant programs funded by the U.S. Department of Housing and Urban Development - the Community Development Block Grant (CDBG) program and Lakewood's portion of the HOME Investment Partnership Act (HOME) grant with the Tacoma/Lakewood Consortium program. This evaluation report addresses the following: (1) progress on the goals, objectives, performance measurements and outcomes of the Consolidated Plan during the past year and their funding sources; (2) issues that are required for the CDBG entitlement fund; and (3) the public participation requirements.

The three primary goals of Lakewood's Consolidated Plan are to: (1) provide decent and affordable housing for residents of Lakewood; (2) provide a suitable living environment by improving existing neighborhoods; and (3) provide for and expand economic opportunities for low and moderate-income citizens.

Citizens interested in learning more about the FY 2013 Consolidated Plan for housing and community development and the Consolidated Annual Performance and Evaluation Report may view them on the City's website at www.cityoflakewood.us or at:

- Lakewood Library
6300 Wildaire Road SW
Lakewood, WA 98499
- Tillicum Library
14916 Washington Avenue SW
Lakewood, WA 98498
- City of Lakewood Community Development Department
6000 Main Street SW
Lakewood, WA 98499-5027

Limited copies can be obtained by calling the Community Development Department at (253) 589-2489.

PROGRESS IN FISCAL YEAR 2013

ASSESSMENT OF THE FIVE YEAR GOALS AND OBJECTIVES

Lakewood's 2010-2014 Consolidated Plan and 2013 Annual Action Plan describe goals and objectives to address housing and community development needs. The three major goals are: (1) provide decent affordable housing; (2) provide a suitable living environment; and (3) expand economic opportunities. The goals, their strategies, and the activities funded for program year 2013 that support each strategy, the amount and source of funding for each activity, and the units of measurement and their assessments, are defined in this report.

AFFORDABLE HOUSING

Goal 1 – Provide Decent Affordable Housing

The Consolidated Plan primarily focuses on housing activities that maintain and improve the housing stock of the community while expanding opportunities for affordable housing and providing housing stability to persons who are homeless or at risk of homelessness. Six overall approaches for providing decent housing were identified through community input and consideration of the existing housing stock. In the City of Lakewood these strategies include:

1. Preserve existing owner occupied housing stock.
2. Expand/sustain affordable homeownership opportunities.
3. Provide assistance to preserve the quality and habitability of rental housing.
4. Provide assistance for a continuum of housing for persons with special needs, homeless persons and people at risk of homelessness.
5. Reduce barriers to affordable housing.
6. Develop new affordable housing.

Objective A: Preserve Existing Owner-Occupied Housing Stock

Outcome Indicator: Number of households that have sustainable affordable housing brought to code by major rehabilitation for the purpose of providing decent affordable housing.

Expected Units (5-YR Plan 2010-2014): 25 households will have their homes rehabilitated.

- Lakewood City staff conducts a comprehensive marketing program to encourage citizen participation in its housing programs consisting of Major Home Repair, Housing Rehabilitation, and Down Payment Assistance. Program brochures are regularly mailed out to targeted neighborhood areas to advertise Lakewood's housing programs. Informational articles are published annually in the City's newsletter reaching over 40,000 households. Information about the programs is posted on the City's website and provided to Lakewood's six (6) neighborhood associations the Tillicum/Woodbrook Neighborhood Association, Lakeview Neighborhood Association, Lake City Neighborhood Association, Pacific Neighborhood Association, Northeast Neighborhood Association, and Oakbrook Neighborhood Association. Housing brochures are placed at community centers, senior centers, libraries, City Hall and are distributed to human services providers throughout the community. City staff continues to serve on speaking panels for housing seminars to provide information and to market Lakewood's programs. Lakewood's housing programs include:

1. Home Repair/Sewer Loan Program (CDBG). This program assists low-income homeowners, up to 80% of Area Median Income (AMI), make necessary repairs to their homes: such as addressing code violations, health/safety issues, whole systems replacement, accessibility upgrades, deferred maintenance issues, energy upgrades, and sewer main connections. Loans are provided up to \$25,000 with no interest and payments as low as \$25 per month to qualifying homeowners. Loans for extremely low income homeowners may be deferred for up to 20 years.
 2. Housing Rehabilitation Program (HOME). This program assists low-income homeowners up to 80% of AMI with the rehabilitation of their homes, including bringing their homes up to current building codes and housing quality standards. Loans up to \$65,000 are provided at no interest with payments as low as \$25 per month to qualifying homeowners. Loans for extremely low income homeowners may be deferred for up to 20 years.
- Rebuilding Together South Sound (RTSS) administers a volunteer-based housing repair program that assists low-income seniors, disabled persons or families with children maintain their homes and make necessary repairs due to deferred maintenance, make accessibility improvements, emergency repairs and general rehabilitation.
 - Associated Ministries administers the volunteer-based Paint Tacoma-Pierce Beautiful program. The program offers exterior painting services for elderly and physically challenged individuals with household incomes at or below 50% of the area median.

Table: Summary FY 2013 Program Assistance

Program	Number of Units- FY 2013	Amount Expended*	Project Status
Major Home Repair	7 houses	\$97,811.90	7 Completed
Housing Rehabilitation Program	3 houses	\$117,417.93	3 Completed
Rebuilding Together South Sound	12 houses	\$16,000.00	12 Completed
Paint Tacoma-Pierce Beautiful	10 houses	\$20,000.00	10 Completed
TOTALS	32 houses	\$251,229.83	

*Note: Project funding may include previous year's allocations.

- Reduce hazards of lead-based paint: In Fiscal Year 2013 all homes tested which contained lead hazards were brought into compliance with Title X of the Housing and Community Development Act of 1992. The City's Down Payment Assistance, Major Home Repair and Housing Rehabilitation programs ensure that all homes built prior to 1978, with construction costs over \$5,000, are inspected and analyzed for the presence of lead-based paint. CDBG and HOME funds were provided as part of the home repair loan for testing, risk assessment and clearances for eligible loan applicants. In FY 2013, four (6) homes were completed, stabilized and made free of lead hazards - 4 Major (CDBG) and 2 Housing Rehabilitation (HOME).

All properties acquired or improved with federal funds are inspected for lead-based paint hazards when the subject property was constructed prior to 1978.

Objective B: Expand/Sustain Affordable Homeownership Opportunities

Outcome Indicator: Number of households acquiring affordable housing through assistance programs for the purpose of providing decent affordable housing.

Expected Units (5-YR Plan 2010-2014): 7 households will become new homeowners.

- Lakewood administers a Down Payment Assistance (DPA) program to assist low-income first-time homebuyers up to 80% AMI with down payment and closing costs. Loans up to \$10,000 are provided with no interest and payments as low as \$25 per month to qualifying homebuyers. Loans for extremely

low income homebuyers may be deferred for up to 20 years. Four (4) household were assisted with DPA in 2013.

- Pierce County Coalition for Developmental Disabilities (PC2) administers a HOME-funded down payment assistance program which assists individuals with developmental disabilities or families that include an individual with a developmental disability with the purchase of a home Lakewood. One (1) household was assisted with this program in 2013.
- Homeownership counseling is a pre-requisite for homebuyers receiving down payment assistance through City of Lakewood programs. All qualifying homebuyers are required to attend homeownership counseling classes to assist homebuyers with evaluating financing options, establishing or repairing credit histories, and learning basic home maintenance. Fair housing education is also a part of the curriculum of the homebuyer’s classes.

Table: Summary FY 2013 Homeownership Opportunities

Program	Number of Units- FY 2013	Amount Expended*	Project Status
Down Payment Assistance- HOME	4 houses	\$14,984.47	4 completed
PC2 Down Payment Assistance- HOME	1 house	\$10,186.11	1 Completed
TOTALS	5 houses	\$25,170.58	

*Note: Project funding may include previous year’s allocations. See the City of Tacoma CAPER for additional Tacoma-Lakewood HOME Consortium information.

Objective C: Provide Assistance to Preserve Quality and Habitability of Rental Housing.

Outcome Indicator: Number of households that have access to affordable housing through a collaborative effort to develop and implement strategies to preserve affordable housing for the purpose of providing decent affordable housing.

Expected Units (5-YR Plan 2010-2014): 70 renter households will obtain assistance to occupy affordable housing.

- The City of Lakewood Police Department, funded with General Fund dollars, administers the crime free rental-housing program. This program offers training for rental property owners and managers in screening tenants, increasing security and crime prevention. In addition, police inspect these units for security weaknesses and identify cost-effective strategies for increasing security. Education on fair housing and landlord/tenant rights are taught as part of the program curriculum. When property managers complete the training and correct the security problems, the property is certified as “crime free” and is listed in a national database of properties designated as a “crime free” certified unit.
- The City of Lakewood funded the Pierce County Housing Authority (PCHA) a total of \$90,500.00 (\$60,625.00 in FY 2012 and \$29,875.00 in FY 2013) to provide for the construction and installation of a sanitary mainline extension at the Brookridge Apartments, a 69-unit public housing apartment community located at 7330 146th St. SW. Construction on this project began at the end of August 2013 and was completed in December 2013.

Table: Summary FY 2013 Preservation of Rental Housing

Program	Number of Units- FY 2013	Amount Expended*	Project Status
PCHA Brookridge Apartments Sewer Main Installation	69	\$90,735.35	Completed
TOTALS	69	\$90,735.35	

*Note: Project funding may include previous year’s allocations.

Objective D: Provide Assistance for a Continuum of Housing for Persons with Special Needs, Homeless Persons and People at Risk of Homelessness.

Outcome Indicator: Number of families and individuals that have affordable housing through development of partnerships with housing providers and human services agencies in providing emergency shelters, transitional housing and affordable permanent housing.

Expected Units (5-YR Plan 2010-2014): 5 homeless or special needs households will receive affordable housing assistance.

- Pierce County Coalition for Developmental Disabilities (PC2) administers an emergency rental and utility assistance program that seeks to provide short-term emergency assistance, not exceeding 3 months, to assist persons with developmental disabilities or families with a developmentally disabled individual who are at risk of homelessness. One (1) household was assisted with this program in 2013. Additionally, PC2 offers a HOME-funded down payment assistance program which assists individuals with developmental disabilities or families that include an individual with a developmental disability move from a status of rental occupancy to one of homeownership.

Table: Summary FY 2013 Shelter/Transitional/Permanent Housing Assistance

Program	Number of Units- FY 2013	CDBG Funds Expended	Project Status
PC2 Emergency Assistance- CDBG	1 household	\$2,313.14	1 Completed
TOTALS	1 household	\$2,313.14	

- The City of Lakewood is a partner with the Pierce County Continuum of Care Committee, which coordinates services to provide an adequate supply of affordable permanent housing in the Pierce County area. The City continues to take an active role in providing assistance to community-wide organizations that help foster and maintain affordable housing to reduce the number of persons living in poverty. Funded organizations include the Aids Housing Association of Tacoma, Catholic Community Services, Catholic Housing Services, Exodus Housing, Greater Lakes Mental Health, Helping Hand House, LASA, Metropolitan Development Council, Mercy Housing, Network Services, Pierce County Community Services, Share and Care House, Step by Step Family Support Center, Tacoma Housing Authority, and the The Rescue Mission. In addition to the Pierce County Continuum of Care, the City actively participates in programs such as the Substitute House Bill 2060 and 2163 Steering Committee, the Homeless Coalition and the Human Services Outcome Based Evaluation Committee. A description of programs funded by the Continuum of Care Committee can be found under the Continuum Care section of this report.
- The City of Lakewood provides CDBG and General Fund dollars for human services programs. In calendar year 2013 \$310,500 of General Fund monies were awarded for human services activities. See Appendix A for a list of Public Service programs. General Fund dollars were allocated to homelessness prevention programs such as The Rescue Mission Family Shelter; Catholic Community Services Phoenix Housing Network; LASA Housing for Homeless and Emergency Outreach; and South Sound Outreach Services.
- The City of Lakewood, a member of the Pierce County Homeless Coalition Committee collaborates on finding ways to alleviate homelessness in Pierce County, as well as providing a true continuum of services delivery. The Lakewood City Council, Pierce County and the City of Tacoma adopted a ten year plan to end chronic homelessness. The City’s role on these committees is to assist in the planning process and develop a regional approach to the problem of homelessness. This approach

has helped the Continuum of Care Committee to review, prioritize, and recommend funding projects to help fill the gaps in Lakewood, Tacoma, and Pierce County’s continuum of care system.

- The City of Lakewood is a partner with Pierce County and the City of Tacoma in supporting the efforts of the Ten-Year Regional Plan to end chronic homelessness in Pierce County. In January 2014 Lakewood participated in a homeless count with Pierce County revealing that there were 1,464 homeless women, men and children throughout Pierce County, an overall increase of 12.4% from 2013. The survey represents a total of 1,034 households.

Objective E: Reduce Barriers to Affordable Housing.

Outcome Indicator: Number of households having access to affordable housing through fair housing activities for the purpose of providing decent affordable housing.

Expected Units (5-YR Plan 2010-2014): 500 households will have increased access to affordable housing.

- The City of Lakewood administers the Emergency Assistance for Displaced Residents program (EADR) for tenants who are displaced through no fault of their own during building and code enforcement closures, fires, drug closures, and other incidences that create homelessness. The program offers relocation and related assistance up to \$2,000 per family to pay costs such as emergency overnight housing vouchers, screening fees and non-refundable deposits, moving and storage fees, and reasonable case management fees.

In 2013, the City received \$12,056 from the Nisqually Indian Tribe to supplement EADR program funding. Funding through the Nisqually Indian Tribe will allow the city to budget for emergency food, clothing and general hygiene assistance and to assist moderate income households with incomes between 80% and 120% of area median income; activities that are otherwise ineligible under current Community Development Block Grant program rules.

- South Sound Outreach Services administers a Financial and Housing Counseling program offering assistance to Lakewood seniors and individuals with disabilities; allowing them to regain and maintain financial and housing stability through targeted workshops and HUD-approved foreclosure intervention and financial counseling.
- Lakewood staff continues to provide education and counseling referrals for fair housing and landlord/tenant rights. Referrals are made to the Fair Housing Center of Washington, South Sound Outreach Services, Pierce County Housing Authority, Pierce County Health Department, and local police and fire authorities.

Additional information in support of fair housing is discussed on page 14 of this report.

Table: Summary FY 2013 Reduction of Barriers through Fair Housing Activities

Program	Benefit	CDBG Funds Expended
City of Lakewood EADR Program-CDBG	Provided housing relocation assistance to <u>3</u> households	\$24,506.17
SSOS Financial and Housing Counseling	Provided housing counseling assistance to <u>17</u> households	\$3,545.40

Program	Benefit	Nisqually Indian Tribal Funds Expended
City of Lakewood EADR Program-Nisqually Indian Tribe	Provided housing relocation assistance to <u>2</u> households	\$620.00

Objective F: Develop New Affordable Housing.

Outcome Indicator: Number of households acquiring affordable housing through programs providing new affordable housing options.

Expected Units (5-YR Plan 2010-2014): 5 households will acquire affordable housing.

- In FY 2013, the City allocated \$250,000 in HOME, \$260,000 in CDBG, and \$310,000 in Section 108 (pending loan approval) funding for the construction of Prairie Oaks, a 15 unit permanent affordable housing project for homeless families. The housing project is part of a joint partnership between the Tacoma Housing Authority and LASA which will see the construction of an approximately \$5.8 million dollar housing and client services center facility located on Gravelly Lake Drive SW.
- Habitat for Humanity (HfH) uses federal funds to acquire underutilized or vacant properties to construct single family housing for low-income households at or below 60% of area median income. Projects currently underway are as follows:
 1. Home Investment Partnership Act (HOME).
 - 8901 Commercial Street SW. HfH acquired this property in July 2011 for the purpose of constructing nine (9) housing units. Relocation of existing tenants was completed in the summer of 2012; demolition of existing units was completed in November 2012. General site work is underway with construction expected to begin in late 2014 to early 2015.
 - 15407 Grant Avenue SW. Construction of two (2) single family residences have been completed and ownership has been transferred to qualifying low-income families; sale of the third and final home is expected to be completed by November 2014.
 - 15209 Portland Avenue SW. Two (2) single family residences have been completed and ownership has been transferred to qualifying low-income families. Project complete; no additional units are to be constructed on this site.
 - 14814 – 14906 Portland Ave SW. HfH acquired these properties in the summer/fall of 2011 with funding provided through the Washington State Department of Commerce and the NSP3 Program. An additional \$49,739.00 in HOME funding was awarded in August 2013 for the construction of seven (7) single family residences. Funding will provide various on-site infrastructure improvements associated with the project. Construction of two (2) single family residences have been completed and sold to qualifying low-income families; three (3) homes are completed and will be reported in FY 2014; and the remaining two (2) homes are currently under construction with an expected completion date of early-spring of 2015.
 - 14610 W. Thorne Lane SW. In June 2014, HfH acquired 14610 W. Thorne Lane SW and is in the process of acquiring one additional property in the Tillicum neighborhood. The acquisition of this property will yield two additional single family residences for qualifying low-income families.
 2. Neighborhood Stabilization Program 1 (NSP1). In 2009 Lakewood received \$626,793 in NSP1 funding from the State of Washington Department of Commerce to acquire and redevelop or abate foreclosed, vacant or abandoned properties. An additional \$164,080 was awarded to the City in August 2013 to augment the construction budgets of projects located at 14427 and 14514 Washington Avenue. In 2013, the City expended \$172,440.93 in NSP1 funds to continue the development new affordable housing in the Tillicum neighborhood. No program income was received in FY 2013.
 - 14427 Washington Avenue SW. Construction of one (1) single family residence has been completed and transferred to a qualifying low-income family; one (1) unit is

currently under construction; the final two (2) homes are scheduled to be completed in late 2015.

- 14514 Washington Avenue SW. Construction of two (2) single family residences have been completed and transferred to qualifying low-income families. No additional units are currently scheduled for construction at this site.
3. Neighborhood Stabilization Program 3 (NSP3). In 2011 Lakewood received \$640,000 in NSP3 funding from the State of Washington Department of Commerce to help promote neighborhood stabilization and revitalization through the acquisition and redevelopment of foreclosed, abandoned or vacant properties. An additional \$82,887.48 was awarded to the City in March 2014 to augment HfH's total project construction budget. A total of eleven (11) new single family residences are scheduled to be constructed by Habitat for Humanity as part of this program. In 2013 the City expended \$124,619.22 in NSP3 funds to develop new affordable housing. No program income was received in FY 2013.
- 14820, 14826, 14906 Portland Avenue SW, and parcel # 2200002800. Parcels were combined in 2012 to create seven distinct parcels for the purpose of constructing seven (7) single family residences. Construction of two (2) single family residences have been completed and sold to qualifying low-income families; three (3) homes are completed and will be reported in FY 2014; and the remaining two (2) homes are currently under construction with an expected completion date of March 2015.
 - 15107 Portland Avenue SW. Construction of two (2) single family residences is currently underway with an expected completion date of April 2015.
 - 15223 Portland Avenue SW. Construction of two (2) single family residences is currently underway with an expected completion date of June 2015.

The table below lists Lakewood's newly developed affordable housing projects for the program year. Projects reported as completed are those where construction is completed and sale to a qualified low-income homebuyer has occurred; homes currently under construction or where the sale has not been recorded within the program year are not reported in this table. Project funding may include previous year's allocations.

Table: Summary FY 2013 Newly Developed Affordable Housing

Program	Number of Units- FY 2013*	Amount Expended	Project Status
THA/LASA Prairie Oaks 15-units Permanent Housing Project	0	\$19,363.47	15 Underway
Habitat for Humanity- HOME	2	\$132,536.14	2 Completed/ 5 Underway
Habitat for Humanity- NSP1	1	\$172,440.93	1 Completed/ 1 Underway/
Habitat for Humanity- NSP3	2	\$124,619.22	2 Completed/ 9 Underway
TOTALS	5	\$448,959.76	

*Note: Units not reported as completed until the project has completed construction and sale to a qualified low-income homebuyer has occurred; homes currently under construction or where the sale has not been recorded within the program year are not reported in this table. Project funding may include previous year's allocations.

SUITABLE LIVING ENVIRONMENT

GOAL 2 – Provide a Suitable Living Environment.

Strategies seeking to create a suitable living environment focus on neighborhood revitalization through targeted infrastructure investment, the expansion or improvement of recreational opportunities, the provision of

public services to underserved communities, support of code enforcement activities, and the expansion of housing opportunities. Four overall approaches were identified in the Five Year Consolidated Plan for addressing this goal. They are:

1. Revitalize targeted neighborhoods.
2. Maintain/improve community facilities and public infrastructure.
3. Support delivery of human services to target low-income clientele.
4. Develop and improve parks and open space in low-income residential neighborhoods.

Objective A: Revitalize Targeted Neighborhoods.

Outcome Indicator: Number of households having access to new infrastructure service including sewer connections for single family owner-occupied units in targeted areas for the purpose of providing a suitable living environment.

Expected Units (5-YR Plan 2010-2014): 15 households will have an improved living environment as a result of neighborhood improvements.

- Lakewood administers a sewer loan program as part of its CDBG-funded Major Home Repair program. The program assists low-income homeowners up to 80% AMI with side-sewer design, permitting and construction costs. Loans are provided up to \$25,000 with no interest and payments as low as \$25 per month to qualifying homeowners. Loans for extremely low income homeowners may be deferred for up to 20 years. Assistance is offered to residents in census tract 072000 to make connections to the recently constructed sewer mainline. Program usage is expected to increase substantially in the coming years as the initial date for mandatory sewer connections for the low-income neighborhoods of Tillicum and Woodbrook approaches in 2016.

Table: Summary FY 2013 Sewer Infrastructure Connection Projects

Program	Number of Units-FY 2013	CDBG Funds Expended	Project Status
No activities funded in FY 2013			

- Efforts to support community revitalization through targeted code enforcement activities and crime prevention include the following activities:
 1. Crime Free Rental Housing Program. With funding through the City’s General Fund, the Lakewood Police Department continues to administer a crime free rental-housing program. This program offers training for rental property owners and managers in screening tenants, increasing security and crime prevention. In addition, police inspect these units for security weaknesses and identify cost-effective strategies for increasing security. Education on fair housing and landlord/tenant rights are provided as part of this curriculum. When property managers complete the training and correct any security issues, the property is certified as “crime free” and listed on a national database of properties designated as a “crime free” certified unit.
 2. Community Safety Resource Team. The City of Lakewood’s Community Safety Resource Team, a coordinated effort between Code Enforcement and Community Service Officers, assists citizens with information on the proper tools to reduce and prevent victimization and vulnerability of their property. They also assist neighborhood groups with crime prevention education and assistance in forming block watches, Safe Streets programs and similar activities to help establish and maintain secure neighborhoods.

- Lakewood continues to suffer from an increased number of blighted, vacant and abandoned homes particularly in Lakewood’s low-income census tracts and along major thoroughfares. In an effort to ease the number of vacant and blighted residences in Lakewood, the City continues to operate an abatement program funded with \$192,930 in NSP1 revolving loan funds that specifically targets neighborhood blight through the removal of dangerous blighted properties.

Objective B: Maintain/Improve Community Facilities and Public Infrastructure.

Outcome Indicator: Number of people having access to a new infrastructure service, including street related improvements, park improvements, and other small public capital improvements for the purpose of providing a suitable living environment.

Expected Units (5-YR Plan 2010-2014): 5,300 people will have an improved living environment as a result of neighborhood improvements.

- Funding is being provided to LASA for the construction of a new 4,000 SF client services center located on the 5900 block of Gravelly Lake Dr. SW. The project will provide essential services and amenities, including healthcare facilities, laundry facilities, access to phones and computers, and an essential needs closet equipped with toiletries, diapers and miscellaneous personal hygiene to low-income individuals with a focus on serving the homeless or those at risk of homelessness. Construction on the Center began in June 2014 and is expected to be completed in March 2015.
- The renovation and expansion of kitchen facilities at the CenterForce Client Services Center was completed in June 2014. The project consisted of modernization of kitchen facilities for the Center’s training, education, and employment assistance program for developmentally disabled individuals.

Table: Summary FY 2013 Community Facilities and Infrastructure Activities

Program	Benefit	CDBG Funds Expended	Project Status
LASA – Prairie Oaks Client Services Center	0 individuals with access to new community facilities	\$5,000.00	Underway
CenterForce – Kitchen Renovation	41 individuals with access to new community facilities	\$20,000.00	Completed

Objective C: Support Delivery of Human Services to Target Low-Income Clientele.

Outcome Indicator: Number of households having access to services for the purpose of providing a suitable living environment.

Expected Units (5-YR Plan 2010-2014): 250 households will access supporting services.

- Human services activities were funded with City General Fund dollars in the amount of \$310,500 (see Appendix A). These funds are used to provide: youth services, to help elderly and disabled persons live independently, provide access to shelter, food and healthcare, and provide access to emergency assistance and basic needs.
- In 2013, funding was provided to support the operations of the Tillicum Community Center. The Center provides a senior meal site, food bank, medical clinic, clothing exchange, Women-Infant-Children (WIC) program, and other public service activities for residents in Lakewood’s lowest income Census Tract - 072000 (80.6% low/mod).

Table: Summary FY 2013 Human Services Activities

Program	Benefit	CDBG Funds Expended*	Project Status
Tillicum Community Center Operations	Area benefit activity provided <u>3,922</u> individuals with access to a service or benefit	\$37,368.24	Completed

*Note: FY 2013 activity expenditures part of FY 2012 Tillicum Community Center funding in the amount of \$65,194.79.

Objective D: Develop and Improve Parks and Open Space in Low-Income Residential Neighborhoods.

Outcome Indicator: Number of people with access to improved parks and open space for the purpose of providing a suitable living environment.

Expected Units (5-YR Plan 2010-2014): 2,500 people will have an improved living environment as a result of new or improved community facilities.

Table: Summary FY 2012 Development of Parks and Open Space

Program	Benefit	Amount Expended	Project Status
No activities funded in FY 2013			

ECONOMIC OPPORTUNITIES

Goal 3 – Expand Economic Opportunities

Economic Development in the City of Lakewood focuses around supporting the plan to redevelop selected areas through a coordinated approach directed at business development, infrastructure and housing. The overall approach identified in the Five Year Consolidated Plan consists of three strategies:

1. Support economic development activities which provide or retain livable wage jobs for low and moderate income persons.
2. Support the City’s redevelopment activities.
3. Focus investment on housing development and infrastructure improvements in support of economic development in targeted neighborhoods.

Objective A: Support Economic Development Activities that Provide or Retain Livable Wage Jobs for Low and Moderate Income Persons.

Outcome Indicator: Number of low and moderate income individuals who have jobs created or retained.

Expected Units (5-YR Plan 2010-2014): 15 low and moderate income individuals will obtain or retain employment.

- In FY 2013, the City continued its partnership with National Development Council (NDC) to provide local businesses with improved financing options and development assistance. NDC’s financial toolkit includes funding sources such as New Markets Tax Credits, Grow America Fund, Renewable Energy Financing Program, and Small Business Administration 7A and 504 Programs. Through this partnership the City is able to expand its capacity in community and economic development assistance by providing wrap around services from project development and underwriting, to project financing and management.

- Section 108 Loan Guarantee Assistance Fund. In 2012, the City was awarded a Section 108 Loan Fund in the amount of \$2,888,000 for the creation of a loan pool to assist with eligible economic development, public facilities, housing, and large-scale development projects throughout the City of Lakewood, generally in support of the creation or retention of jobs for low and moderate income individuals. The City is currently in the process of completing loans for its first two projects- a \$310,000 loan for the Prairie Oaks Client Services Center located on Gravelly Lake Drive SW, and a \$700,000 loan for Curbside Motors for property acquisition and the construction of a pre-owned automotive dealership on South Tacoma Way.
- Business Loan Program (CDBG). This program provides low-interest loans, up to \$35,000, to microenterprise businesses currently located within, or those looking to relocate to Lakewood, for the purpose of creating and/or retaining jobs for low-income persons. Activities must qualify under the national objective of LMI job creation (24 CFR 570.208(a) (4)) or limited clientele (24 CFR 570.208(a) (2)). For the purpose of this program “microenterprise business” means a commercial enterprise that has five or fewer employees, one or more of whom owns the enterprise.

In 2013, the City refinanced an existing microenterprise loan and provided the operator with additional capital, a lower interest rate, and a longer loan term in an effort to provide the business with additional cash flow to fund expanded operations.

By offering these additional funding resources to Lakewood businesses, the City is able to support economic opportunities for small businesses that may otherwise be unable to secure affordable financing.

Table: Summary FY 2013 Support of Economic Development

Program	Benefit	CDBG Amount Expended	Project Status
Section 108 – LASA Prairie Oaks Client Services Center		\$0	Underway
Section 108 – Curbside Motors		\$0	Underway
5 Star Property Management- #EDBL-002	Created 1 job for low and moderate income individuals	\$13,229.84	Completed

Objective B: Support the City’s Redevelopment Activities.

Outcome Indicator: Number of businesses or commercial entities improving their properties to improve access by low and moderate income individuals to needed services.

Expected Units (5-YR Plan 2010-2014): 2 businesses will improve their properties.

- With the approval of the Section 108 Business Loan Program, the City intends to target areas of the community where economic decline and disinvestment have had the greatest impact. Future targeting for business improvement and investment may focus on census tract 072000 (Lakewood’s most economically distressed census tract) in addition to tracts along South Tacoma Way and Pacific Highway SW.

Table: Summary FY 2013 Support of the City’s Redevelopment Activities

Program	Benefit	Amount Expended	Project Status
No activities funded in FY 2013			

Objective C: Focus Investment on Housing Development and Infrastructure Improvements in Support of Economic Development in Targeted Neighborhoods.

- Community revitalization efforts continue in the Tillicum neighborhood with focused investment in housing redevelopment activities. Recent efforts include additional HOME investments of \$49,739.00 to fund various on-site infrastructure improvements associated with Habitat for Humanity's construction of 7 single family residences on Portland Ave. SW, and \$129,725 to fund Habitat's acquisition and redevelopment of 14610 W. Thorne Lane SW. These additional investments will increase Habitat's single family home construction in Tillicum from 16 to 18 new, HOME-funded single family residences. Additionally, the City applied for and was awarded an additional \$82,887.48 in NSP3 funding to offset unforeseen site work and construction related expenses incurred by Habitat on their various NSP 3 project sites. In all, the City has allocated a total of \$2,452,109 (\$1,281,199 in NSP1 and NSP3 and \$1,170,910 in HOME funds) for redevelopment activities, including the stabilization of foreclosed, abandoned or vacant properties in the Tillicum neighborhood. A total of twenty-three (23) new single family residences for low income homebuyers are scheduled to be completed in Tillicum over the next three years, bringing Habitat's construction total to thirty-four (34) new single family residences.

FAIR HOUSING

Affirmatively Furthering Fair Housing

The City of Lakewood's goal is to achieve for Lakewood residents (regardless of their age, sex, national origin, race or color, religion, marital status, familial status or disability) the opportunity to live in safe, healthful and affordable housing within a suitable environment. The City of Lakewood's Analysis of Impediments to Fair Housing (May 2010) analyzed and documented demographic data, income, employment and housing profiles to determine existing trends in population. Strategies for affirmatively furthering fair housing are:

1. Support efforts for education on fair housing practices and responsibilities, expand the awareness of fair housing issues in the community, and provide information on fair housing resources.
2. Develop partnerships between non-profit, public, private organizations and consumers to reduce impediments to fair housing.
3. Support regional efforts to monitor lending and promote fair housing in lending practices.
4. Monitor impediments to fair housing and develop solutions to mitigate such barriers and maintain records of actions taken and progress made to further fair housing.

In 2013, efforts to promote fair housing consisted of the following activities:

- In 2013, the City continued to provide education and counseling referrals for fair housing and landlord/tenant rights to individuals requesting assistance.
- The City participated in the annual Fair Housing Conference (held in Tacoma) for realtors, property owners, management companies, landlords, housing advocates and other members of the housing industry to promote fair housing in Lakewood. Education presentations on fair housing and landlord/tenant rights are made by request.
- The City of Lakewood Police Department administers a Crime-Free Rental Housing Program. Through this program education on crime prevention, fair housing and landlord/tenant rights are taught to property owners and managers.

- Information on fair housing and landlord/tenant rights, along with information about Lakewood’s housing assistance programs is made available to Lakewood citizens and at local libraries, the Chamber of Commerce, the YMCA, community centers, senior centers, and human services providers. Fair housing brochures are translated into 6 languages and are distributed to service and housing providers, and are made available to citizens visiting City Hall. Fair housing information is also provided to realtors, lenders and mortgage companies when marketing the City’s housing assistance programs.
- Efforts to preserve and extend safe, decent and affordable housing opportunities to minority and low-income households (including the prevention of homelessness) are listed below:
 1. Emergency Assistance for Displaced Residents. The program offers relocation and related assistance up to \$2,000 per family to pay costs such as emergency overnight housing vouchers, screening fees, etc., for tenants displaced through no fault of their own during building and code enforcement closures, fires, drug closures, and other incidences that create homelessness.
 2. SSOS Financial and Housing Counseling. This program offers assistance to low income individuals, including seniors and individuals with disabilities, allowing them to regain and maintain financial and housing stability through targeted workshops and HUD-approved foreclosure intervention and financial counseling.
 3. Down Payment Assistance. DPA offers assistance to individuals who may otherwise find themselves priced out of homeownership by offering loans up to \$10,000 with no interest and payments as low as \$25 per month to encourage affordability. Loans for extremely low income homebuyers may be deferred for up to 20 years. A similar program is offered in partnership with Pierce County Coalition for Developmental Disabilities to assist individuals with developmental disabilities or families that include an individual with a developmental disability with the purchase of a home Lakewood.
 4. Pierce County Coalition for Developmental Disabilities – Project Home. This program seeks to provide housing stability to persons with developmental disabilities or families with a developmentally disabled family member who are at risk of becoming homeless through emergency rental and utility assistance.

Note: Information on these programs is provided earlier in this report.

CONTINUUM OF CARE

In response to the U.S. Department of Housing and Urban Development (HUD) a New Continuum of Care (CoC) Initiative was established in 1995. The entitlement jurisdictions of Pierce County and the City of Tacoma invited local homeless housing and services providers in the community to develop a plan for addressing the problems experienced by homeless persons throughout Pierce County.

The mission statement of the CoC Committee is: to collaborate to end homelessness and promote human dignity for homeless people and those at risk of homelessness by developing and promoting a continuum of services and providing safe, decent, and affordable housing.

The coalition holds monthly meetings to organize and implement the annual count of the homeless, and continue efforts to develop and refine the strategic plan to implement a true continuum of care service delivery system. The City’s role is to assist in the planning process and develop a regional approach to the problem of homelessness. This approach has helped the CoC Committee to review, prioritize, and recommend funding projects which help fill gaps in Tacoma, Lakewood, and Pierce County’s Continuum of Care system.

Continuum of Care funding for 2013 was implemented as follows:

2013 Continuum of Care Fund Projects

Program	Amount Funded	Award Years	Type of Housing	Use of Funds	# of Units
AIDS Housing Assoc. – Project Open Door	\$105,099	1 year	Permanent Supportive Housing	Operation & Supportive Services	8 units for chronic homeless with HIV/AIDS in Tacoma and Fircrest.
Catholic Community Services – Bridges Village	\$35,197	1 year	Permanent Supportive Housing	Support Services	10 units for disabled families with children in Tacoma
Catholic Community Services SW – Nativity House Apartments	\$177,665	1 year	Permanent Supportive Housing	Acquisition Support Services	50 units for chronically homeless disabled persons in Tacoma
Catholic Community Services – Manresa Apartments	\$37,429	1 year	Transitional Housing	Operations and Support Services	4 units for homeless families with children in Tacoma
Exodus Housing – East PC DV Recovery & Housing Project	\$134,749	1 year	Transitional Housing	Real property leasing, operations & services	10 units for homeless families with children, DV survivors in Sumner
GLMH – Collaborative Housing	\$358,528	1 year	Permanent Supportive Housing	Real property leasing	57 units for homeless with chronic mental health, dual diagnosis and substance abuse
GLMH – Spanaway Commons	\$93,837	1 Year	Permanent Supportive Housing	Operations	8 units for chronically homeless disabled seniors in Spanaway
GLMH – Hope & Recovery Project	\$157,875	1 year	Permanent Supportive Housing	Real property leasing, operations & services	22 units for homeless with chronic mental health, dual diagnosis and substance abuse
GLMH-Sponsor-Based Rental Assistance Shelter Plus Care Project	\$161,045	1 year	Permanent Supportive Housing	Real Property leasing	21 units for homeless persons with chronic mental health or dual diagnosis.
Helping Hand House – Bright Futures Project	\$154,281	1 year	Transitional Housing	Leasing, operations & services	13 units for homeless families with children in East Pierce County
Helping Hand House – Rural Bright Futures Project	\$51,515	1 year	Transitional Housing	Supportive services	8 units for homeless families with children in East Pierce County
LASA – Alaska Project	\$25,094	1 year	Transitional Housing	Operations and support services	3 units for homeless families with children in Tacoma
LASA – CHANGES	\$85,207	1 year	Transitional Housing	Real property leasing & services	8 units for homeless families with children in University Place
LASA – CHOICES Project	\$24,609	1 year	Transitional Housing	Operations and support services	4 units for homeless families with children in Lakewood & Pierce County
LASA Flett Meadows	\$32,908	1 Year	Transitional Housing	Operations	13 units for homeless families with children in Lakewood
MDC - A Place for Us Too	\$160,491	1 year	Permanent Supportive Housing	Real property leasing, operations & services	13 units for 20 homeless persons and three homeless families with children in University Place
MDC – Avenue Apartments Project	\$67,173	1 year	Transitional Housing	Operations & support services	15 units for homeless single persons with chronic substance abuse issues in Tacoma
MDC - Housing First	\$510,978	1 year	Permanent Supportive Housing	Real property leasing, operations & services	42 units for chronic homeless persons in Tacoma and Lakewood
MDC - Pacific Courtyard Project	\$58,856	1 year	Transitional Housing	Support Services	18 units for homeless families with children in Tacoma.

MDC- Randall Townsend	\$375,341	1 year	Permanent supportive Housing	Acquisition Support Services	35 units for chronic homeless persons in Tacoma
Mercy Housing – New Tacoma 2 Senior Housing	\$37,010	1 Year	Permanent Supportive Housing	Support Services	8 units for chronically homeless disabled seniors in Tacoma
Network Services – One Family at a Time Housing Project	\$24, 671	1 year	Transitional Housing	Operations and Support Services	8 units for homeless families with children in Tacoma
Pierce County– HMIS Project	\$45,795	1 year	Operations	Management/ and Administration of HMIS	Supports PC Homeless Management Information System (HMIS)
Pierce County HMIS Project Expansion	\$17,466	1 Year	Operations	Management/ and Administration of HMIS	Supports PC Homeless Management Information System (HMIS)
Pierce County Planning Project Application FY2012	\$37,172	1 Year	Operations	Management/ and Administration of Continuum of Care	Supports Continuum of Care
Share and Care House - Independent Housing	\$42,327	1 year	Permanent Supportive housing	Operations and support services	10 units for chronic homeless persons with disabilities
Step by Step Family Support Center – Homes Transitional Housing Project	\$86,846	1 year	Transitional Housing	Real property leasing, operations & services	11 units for homeless families with children in Tacoma and Puyallup
THA Campbell Court Shelter Plus Care Project	\$60,496	1 year	Permanent Supportive Housing	Real property leasing	10 units for homeless persons with chronic mental health or dual diagnosis in Tacoma
TRM - Tyler Square I Project	\$34,593	1 year	Transitional Housing	Operations and Support Services	12 units for homeless families with children in Tacoma
TRM – Tyler Square II Project	\$60,741	1 year	Transitional Housing	Support Services	14 units for homeless families with children in Tacoma

LEVERAGING RESOURCES

The following funds are for FY 2013 Consolidated Plan activities with the exception of homeowner rehabilitation/repair programs (Major Home Repair). The leveraged funding amounts listed are as they appear in the FY 2013 Consolidated Annual Action Plan; final leveraged funding may vary as not all projects have reached a state of completion. Lakewood’s portion of HOME match continues to be provided by the HOME Consortium and addressed in the City of Tacoma’s CAPER report.

FY 2013 Federally Funded Projects Leveraged Funds (CDBG)

Program/Activity	Funded Amount	Leveraged Funding Source	Leveraged Amount
LASA – Prairie Oaks Client Services Center	\$260,000	Donations, Tacoma Housing Authority, LASA equity, Pierce County SHB 2163	\$850,000
South Sound Outreach Services – Financial and Housing Counseling	\$10,000	HUD, WSFHC, United Way, Pierce County, Donations	\$225,326
Pierce County Coalition for Developmental Disabilities – Project Home	\$8,500		\$0
CenterForce – Kitchen Renovation	\$20,000	Corporate & Private Donations, CenterForce	\$106,528
Tillicum Community Center Operations	\$13,667.23	Donations, UW, SeaMar, In-Kind, WIC, PC Library	\$337,713
Associated Ministries – Paint Tacoma-Pierce Beautiful	\$20,000	Donations, Foundations, In-Kind, Pierce County, Tacoma	\$186,812

City of Lakewood Emergency Assistance for Displaced Residents	\$13,000	Nisqually Indian Tribe	\$12,056
Pierce County Housing Authority – Brookridge Apartments Sewer Main Installation	\$31,275	Pierce County Housing Authority	\$283,376
Rebuilding Together South Sound	\$20,000	Corporate Donations, Foundations, Private Donations, City of Lakewood GF	\$665,833
TOTALS	\$396,442.23		\$2,667,644

CITIZEN COMMENTS

During the reporting and implementation period covered by the FY 2013 Consolidated Annual Action Plan, twelve (12) citizen comments were provided at public hearings held by the Community Development Block Grant Citizens Advisory Board and the Lakewood City Council. These comments can be found in the FY 2013 Annual Action Plan.

CDBG Citizens Advisory Board Public Hearing on the Consolidated Annual Performance Evaluation Report – September 24, 2014

Insert citizen comments on the FY 2013 Consolidated Annual Performance Evaluation Report here.

SELF EVALUATION

The City of Lakewood’s Five Year Consolidated Plan for Housing and Community Development and the Annual Action Plan for FY 2013 has three primary goals: (1) provide decent housing for all residents of the city through support of a continuum of housing opportunities; (2) provide a suitable living environment through infrastructure and building improvements of existing neighborhoods, addressing service deficiencies and complementing the City’s Comprehensive Plan land uses; and (3) expand economic opportunities for its residents through the creation and retention of employment opportunities for low and moderate income persons.

Community and economic development needs continue to exceed the amount of available resources. Therefore, the City Council adopted the Five Year Consolidated Plan to focus its CDBG dollars on maintaining and improving community facilities, public infrastructure, and parks and neighborhood open space, supporting public services targeting low income persons, developing housing programs to preserve and expand existing affordable housing, and to expand economic opportunities for low and moderate income persons, in that order. The Council set aside \$310,500 in General Fund dollars to augment public service funding.

Economic Conditions

In 2013, Lakewood continued to struggle with disproportionately high unemployment rates, low median incomes, and a high percentage of families living in poverty. Lakewood’s median household income of \$42,241 remains 29% below that of the State and greater Pierce County (2008-2012 American Community Survey). Nearly 29% of Lakewood households have incomes below \$25,000 a year with over 19% of households receiving food stamps or SNAP assistance in the previous 12 months, compared to Washington State with 19% of households with incomes below 25% and approximately 12% of households receiving food stamps or SNAP assistance in the previous 12 months. Additionally, the 2008-2012 American Community Survey found 13.6% of Lakewood families living in poverty during the previous 12 months, as compared to

8.5% in Pierce County and 8.7% in the State. Lakewood's unemployment rate of 12.9% also exceeds that of the State at 8.9% (2008-2012 American Community Survey).

Housing Conditions

Home valuations have continued to edge slightly higher over the recent year; however, valuations continue to remain well below pre-recession levels with Lakewood's median home price of \$234,800 remaining below the statewide average of \$272,900. While home valuations remain low, many low income families remain priced out of the homeownership market due to a combination of insufficient savings required for a down payment and continued unwillingness on the part of many commercial banking institutions to extend credit to lower income families. This inability of low income families to purchase their own home is reflected in Lakewood's relatively high percentage of renter-occupied housing units (56.9% of total units) as compared to the State (36.2% of total units).

Program Assistance

The City's efforts to offer housing assistance through the Down Payment Assistance program, Major Home Repair and Housing Rehabilitation programs, Rebuilding Together South Sound, and the Paint-Tacoma Pierce Beautiful program continue to offer many low-income homeowners/homebuyers assistance maintaining home affordability. Similarly, economic development assistance by way of the Microenterprise Business Loan program and Section 108 Loan Guarantee program afford the City an opportunity to provide low-cost capital in support of the City's commitment to promote and expand economic opportunities for low and moderate income individuals through targeted investment.

In addition to addressing the needs for homeownership and the preservation of existing housing/rental opportunities for low-income Lakewood residents, the City continues to be a source of funding for emergency and transitional housing services as well as assisting persons with special needs. In 2013, the City provided funding for the LASA Prairie Oaks Client Services Center and 15-unit permanent housing project. This project will provide long-term housing for homeless individuals and families and an approximately 4,000 square foot client services center that will serve the needs of low income individuals throughout Lakewood. Construction is expected to be completed in the spring of 2015. Additional efforts to preserve housing affordability and stability include the funding of Pierce County Coalition for Developmental Disabilities' Project Home program. This program provides short-term emergency assistance, not exceeding 3 months, to persons with developmental disabilities or families with a developmentally disabled individual who are at risk of homelessness.

Pierce County Housing Authority (PCHA) continues to be a participant in providing affordable rental housing in Lakewood, although at a reduced rate from previous years. Just five years ago, PCHA operated 407 units in 7 complexes in Lakewood; today they manage just 285 units in 5 complexes. With the continued decline in federal and state assistance for affordable housing, an additional strain is being placed upon low income families struggling to maintain their homes and is placing an additional unfunded mandate upon local jurisdictions.

Public services and job training opportunities supported by the City include the Tillicum Community Center and CenterForce's Kitchen Renovation program. Once completed, the CenterForce kitchen will house a food service education, training, and job assistance program for individuals with developmental disabilities interested in working in the foodservice industry. Funding for the Tillicum Community Center provides vital services, including a medical clinic, library, and food bank to Lakewood's most isolated low income communities of Tillicum and Woodbrook (Census Tract 072000; 80.6% LMI).

During this reporting period the City provided support that included:

- A. CDBG and HOME funds totaling \$718,597 (\$481,598 CDBG and \$236,999 HOME) to support a variety of physical improvements, housing, public service, economic development, and fair housing needs.
- B. NSP 1 and NSP 3 funds totaling \$297,060.15 (\$172,440.93 in NSP1 and \$124,619.22 in NSP3) to help stabilize and redevelop foreclosed, abandoned or vacant properties that have fallen into a state of disrepair or blight.
- C. General Fund monies of \$310,500 for public service needs.
- D. Approximately 68% of the City of Lakewood's General Fund is allocated to public safety. Without the help of the City's General Fund, coupled with HUD funding, there would be a dramatic reduction in the quality of living environment which could be provided for Lakewood residents.

The City's performance over the last year has met the objectives described in the FY 2013 Annual Action Plan and the Five Year Consolidated Plan for Housing and Community Development. Progress on these projects is being made and funds are being expended. During FY 2013 the City has made substantial progress initiating the goals and objectives set forth in the Five Year Consolidated Plan. In its fourth year of the Plan, the City has addressed 12 of 13 primary objectives and is on task to meet the performance measures identified in the Plan.

The City will continue to coordinate efforts with the HOME Consortium involving the City of Tacoma, Pierce County, the Pierce County Housing Authority, Habitat for Humanity, local non-profits, HUD, the State of Washington and other organizations to plan, implement and monitor the Consolidated Plan activities.

MONITORING STANDARDS AND PROCEDURES

To ensure that subrecipients are carrying out their programs in accordance with applicable laws and regulations of the program and subrecipient agreements, standards and procedures for monitoring and controlling CDBG projects and housing programs that are authorized for funding were developed. Wherever possible, problems are corrected through discussions or negotiations with the subrecipient. As individual situations dictate, desk monitoring, on-site monitoring and/or the provision of technical assistance may be required.

In an effort to address potential problem areas, an assessment process in determining the timing and frequency of monitoring visits required for individual activities was developed. Each funded activity is assessed to determine the degree to which an activity or subrecipient is at risk of noncompliance with program requirements. The extent of monitoring activities is directly related to whether the activities have been assessed as being low, medium, or high risk. The purpose and intent of monitoring visits is to identify any potential areas of noncompliance and assist the subrecipient in making the necessary changes to allow for successful completion of the activity.

FY 2013 Monitoring Activity

In FY 2013 the City of Lakewood executed subrecipient agreements with seven organizations- LASA, South Sound Outreach Services, Pierce County Coalition for Developmental Disabilities, CenterForce, Associated Ministries, the Pierce County Housing Authority, and Rebuilding Together South Sound. Many of these organizations were funded to conduct programs or projects that were either the same as the previous year or were similar in nature; these were rated as low risk. For 2013, all subrecipients rated as low risk received desk monitoring and continuing technical assistance to ensure the programs continued to be compliant with CDBG regulations. The organizations operating new or different programs (LASA, Pierce County Coalition for Developmental Disabilities (PC2), and CenterForce) were all rated as medium risk. Monitoring of PC2

involved a meeting with PC2 to review program requirements and program documentation prior to PC2's initiation of project activities; ongoing technical assistance has been provided. CenterForce's kitchen renovation project and LASA's client services center project are both Davis-Bacon projects and typically require extensive monitoring and staff review of bid/contract documents and construction monitoring. Staff conducted multiple reviews of the CenterForce project and is in the process of closing out project documentation. The Prairie Oaks project began construction in mid-June so monitoring will be conducted and reported in FY 2014. No deficiencies were noted for FY 2013 subrecipients.

ADDITIONAL NARRATIVE FOR CDBG RECIPIENTS

A. Assess the relationship of the use of the CDBG funds to the priorities, needs, goals and the specific objectives identified in the Consolidated Plan

All of the FY 2013 CDBG funded projects address priorities and goals set forth in the Five Year Consolidated Plan. In FY 2013, CDBG funds totaling \$3,050.32 were allocated for economic development; \$260,000 was allocated for physical improvements; \$52,167.23 was allocated for public service; and \$286,174.76 was allocated for housing activities.

B. Changes in Program Objectives

There have been no changes in the Consolidated Plan program objectives.

C. Efforts in carrying out the planned actions described in the City's Action Plan as part of the Grantee's certification

The City of Lakewood has funded, implemented and monitored the projects stated in the FY 2013 Action Plan of the Consolidated Plan. The City has complied with all the specific CDBG certifications. Approved programs for the CDBG funding were implemented by the City of Lakewood or private non-profits to serve low to moderate income Lakewood residents described during this reporting period. The City attests its commitment to support affordable housing programs, public improvements, and service programs that benefit low-income Lakewood residents.

D. Were Grantee Funds Used Exclusively for the Three National Objectives for CDBG Program?

Yes, activities funded by CDBG have benefited low to moderate income Lakewood residents.

E. Were There Any CDBG Funded Projects that Displaced People or Businesses that Required Relocation Services?

There were no CDBG funded projects that displaced persons or businesses in FY 2013.

F. Other Required CDBG Information

1. During this reporting period, were economic development activities undertaken where jobs were made available to low-moderate income persons but not taken by them?

No.

2. Are any CDBG activities funded during the program year serving a Limited Clientele that does not fall into a Presumed Limited Clientele category?

Several housing programs funded with CDBG serve a clientele that cannot be presumed as low-income. For these programs, additional documentation and income certification is required to verify eligibility and ensure that low and moderate income individuals are served.

3. Do any programs generate program income to revolving funds?

Down Payment Assistance, Major Home Repair, Economic Development Business Loan Program, Neighborhood Stabilization Program 1, and HOME Housing Rehabilitation, and HOME Affordable Housing Fund (HOME reported in Tacoma’s CAPER report).

4. Describe each completed multi-housing project during this reporting period and their number of units completed and funding sources.

Pierce County Housing Authority – Brookridge Apartments Sewer Main Installation.

Project consisted of the construction and installation of a sanitary mainline extension at the Brookridge Apartments, a 69-unit public housing apartment community located at 7330 146th St. SW. Construction on this project began at the end of August 2013 and was completed in December 2013. CDBG funding in the amount of \$90,500.00 (allocations of \$60,625.00 in FY 2012 and \$29,875.00 in FY 2013) was expended on this project.

Multi-Housing Projects Completed- FY 2013

Program	Number of Units- FY 2013	Amount Expended	Project Status
PCHA Brookridge Apartments Sewer Main Installation	69	\$90,735.35	Completed



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PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	481,598.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	14,276.38
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	495,874.38

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	412,592.76
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	412,592.76
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	83,060.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	495,652.76
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	221.62

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	73,134.30
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	322,115.43
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	395,249.73
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	95.80%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

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

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	40,559.59
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	6,186.86
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	46,746.45
32 ENTITLEMENT GRANT	481,598.00
33 PRIOR YEAR PROGRAM INCOME	35,630.00
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	517,228.00
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	9.04%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	83,060.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	15,821.36
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	98,881.36
42 ENTITLEMENT GRANT	481,598.00
43 CURRENT YEAR PROGRAM INCOME	14,276.38
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	495,874.38
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.94%



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

Report returned no data.

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

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2012	5	157	Brookridge Apartments Sewer Main Installation	14D	LMH	\$59,479.21
2013	6	165	Brookridge Apartments Sewer Main Installation	14D	LMH	\$30,998.12
Total						\$90,477.33

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2012	2	154	5604440	Major Home Repair	14A	LMH	\$11,475.52
2012	2	154	5604441	Major Home Repair	14A	LMH	\$26,014.07
2012	2	154	5615744	Major Home Repair	14A	LMH	\$13,604.92
2012	2	154	5625063	Major Home Repair	14A	LMH	\$17,625.88
2012	2	154	5635195	Major Home Repair	14A	LMH	\$11,146.18
2012	2	154	5644720	Major Home Repair	14A	LMH	\$13,982.83
2012	2	154	5654711	Major Home Repair	14A	LMH	\$5,889.57
2012	2	154	5658187	Major Home Repair	14A	LMH	\$4,564.90
2012	2	154	5679373	Major Home Repair	14A	LMH	\$20,417.68
2012	2	154	5687405	Major Home Repair	14A	LMH	\$5,497.56
2012	2	154	5706280	Major Home Repair	14A	LMH	\$7,920.36
2012	4	156	5604431	Emergency Assistance for Displaced Residents	08	LMC	\$4,929.82
2012	4	156	5604437	Emergency Assistance for Displaced Residents	08	LMC	\$8,070.18
2012	8	168	5654718	Tillicum Community Center Operations	05	LMA	\$34,584.20
2012	8	168	5658195	Tillicum Community Center Operations	05	LMA	\$116.85
2013	2	161	5617245	Major Home Repair	14A	LMH	\$1,503.42
2013	2	161	5629699	Major Home Repair	14A	LMH	\$64.34
2013	2	161	5636701	Major Home Repair	14A	LMH	\$504.34
2013	2	161	5646861	Major Home Repair	14A	LMH	\$186.34
2013	2	161	5656012	Major Home Repair	14A	LMH	\$2,667.23
2013	2	161	5659805	Major Home Repair	14A	LMH	\$390.92
2013	2	161	5680019	Major Home Repair	14A	LMH	\$289.48
2013	2	161	5687410	Major Home Repair	14A	LMH	\$350.74
2013	2	161	5706282	Major Home Repair	14A	LMH	\$32,780.09
2013	2	161	5707316	Major Home Repair	14A	LMH	\$144.74
2013	2	161	5708011	Major Home Repair	14A	LMH	\$6,128.89
2013	2	161	5708017	Major Home Repair	14A	LMH	\$944.34
2013	3	162	5621441	Emergency Assistance for Displaced Residents	08	LMC	\$2,842.53
2013	3	162	5625061	Emergency Assistance for Displaced Residents	08	LMC	\$119.90
2013	3	162	5635204	Emergency Assistance for Displaced Residents	08	LMC	\$1,633.60
2013	3	162	5644719	Emergency Assistance for Displaced Residents	08	LMC	\$1,355.24
2013	3	162	5654709	Emergency Assistance for Displaced Residents	08	LMC	\$1,677.00
2013	3	162	5679397	Emergency Assistance for Displaced Residents	08	LMC	\$1,633.32
2013	3	162	5687398	Emergency Assistance for Displaced Residents	08	LMC	\$837.83
2013	3	162	5708019	Emergency Assistance for Displaced Residents	08	LMC	\$132.24
2013	4	163	5623534	5 Star Property Management- Business Loan Refinance	18C	LMC	\$3,050.32
2013	4	163	5623535	5 Star Property Management- Business Loan Refinance	18C	LMC	\$10,179.52
2013	5	164	5621443	CenterForce Kitchen Renovation	03B	LMC	\$138.03
2013	5	164	5625062	CenterForce Kitchen Renovation	03B	LMC	\$356.25
2013	5	164	5635208	CenterForce Kitchen Renovation	03B	LMC	\$695.76
2013	5	164	5644718	CenterForce Kitchen Renovation	03B	LMC	\$550.89
2013	5	164	5654713	CenterForce Kitchen Renovation	03B	LMC	\$7,968.21
2013	5	164	5658185	CenterForce Kitchen Renovation	03B	LMC	\$432.59



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	5	164	5679396	CenterForce Kitchen Renovation	03B	LMC	\$7,331.70
2013	5	164	5687399	CenterForce Kitchen Renovation	03B	LMC	\$2,526.57
2013	7	166	5658192	Rebuilding Together South Sound	14A	LMH	\$315.59
2013	7	166	5679393	Rebuilding Together South Sound	14A	LMH	\$7,711.64
2013	7	166	5687400	Rebuilding Together South Sound	14A	LMH	\$46.55
2013	7	166	5708014	Rebuilding Together South Sound	14A	LMH	\$154.88
2013	7	166	5715550	Rebuilding Together South Sound	14A	LMH	\$7,771.34
2013	8	167	5679402	SSOS Financial and Housing Counseling Program	05U	LMC	\$2,509.89
2013	8	167	5715546	SSOS Financial and Housing Counseling Program	05U	LMC	\$1,035.51
2013	9	169	5654716	Paint Tacoma-Pierce Beautiful	14H	LMH	\$11,498.21
2013	9	169	5679387	Paint Tacoma-Pierce Beautiful	14H	LMH	\$499.75
2013	9	169	5687401	Paint Tacoma-Pierce Beautiful	14H	LMH	\$803.51
2013	9	169	5706273	Paint Tacoma-Pierce Beautiful	14H	LMH	\$1,933.20
2013	9	169	5708015	Paint Tacoma-Pierce Beautiful	14H	LMH	\$3,364.98
2013	9	169	5715545	Paint Tacoma-Pierce Beautiful	14H	LMH	\$1,900.35
2013	10	170	5644709	PC2 - Project Home	05Q	LMC	\$104.79
2013	10	170	5658235	PC2 - Project Home	05Q	LMC	\$70.60
2013	10	170	5687402	PC2 - Project Home	05Q	LMC	\$308.39
2013	10	170	5706275	PC2 - Project Home	05Q	LMC	\$1,829.36
2013	11	171	5718036	Prairie Oaks Client Services Center	03	LMC	\$5,000.00
Total							\$322,115.43

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2012	8	168	5654718	Tillicum Community Center Operations	05	LMA	\$34,584.20
2012	8	168	5658195	Tillicum Community Center Operations	05	LMA	\$116.85
2013	8	167	5679402	SSOS Financial and Housing Counseling Program	05U	LMC	\$2,509.89
2013	8	167	5715546	SSOS Financial and Housing Counseling Program	05U	LMC	\$1,035.51
2013	10	170	5644709	PC2 - Project Home	05Q	LMC	\$104.79
2013	10	170	5658235	PC2 - Project Home	05Q	LMC	\$70.60
2013	10	170	5687402	PC2 - Project Home	05Q	LMC	\$308.39
2013	10	170	5706275	PC2 - Project Home	05Q	LMC	\$1,829.36
Total							\$40,559.59

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2013	1	160	5613513	Administration	21A		\$8,534.69
2013	1	160	5613518	Administration	21A		\$4,240.22
2013	1	160	5613519	Administration	21A		\$327.60
2013	1	160	5613521	Administration	21A		\$248.24
2013	1	160	5615740	Administration	21A		\$6,406.08
2013	1	160	5625064	Administration	21A		\$4,726.30
2013	1	160	5626142	Administration	21A		\$116.08
2013	1	160	5627172	Administration	21A		\$197.63
2013	1	160	5635202	Administration	21A		\$4,820.78
2013	1	160	5636699	Administration	21A		\$247.27
2013	1	160	5644716	Administration	21A		\$9,336.86
2013	1	160	5646859	Administration	21A		\$167.78
2013	1	160	5654715	Administration	21A		\$311.11
2013	1	160	5658193	Administration	21A		\$9,437.69
2013	1	160	5658238	Administration	21A		\$218.91
2013	1	160	5679382	Administration	21A		\$14,512.10

**City of Lakewood
FY 2013 Consolidated Annual Performance and Evaluation Report (CAPER)**

Notice is hereby given that the CAPER, which describes the status of the City of Lakewood's Fiscal Year 2013 (July 1, 2013 – June 30, 2014) Community Development Block Grant and HOME Investment Partnership Act programs is available for public review at:

Lakewood City Hall, 6000 Main Street SW, Lakewood, WA
Lakewood Library, 6300 Wildaire Road, Lakewood, WA
Tillicum Library, 14916 Washington Avenue SW, Lakewood, WA
and the City of Lakewood's website at www.cityoflakewood.us

Limited copies may be obtained by calling the Community Development Department at 253-589-2489.

Any citizen wishing to provide oral and/or written comments about the report may do so at a Public Meeting held by the CDBG Citizens Advisory Board on Wednesday, September 24, 2014 @ 5:30 p.m. in Conference Room 3A of the Lakewood City Hall. Written comments regarding the Report must be received by 5:00 pm, September 23, 2014 at:

City of Lakewood, Community Development Department,
Attention: David Bugher, Assistant City Manager for Development
6000 Main Street SW, Lakewood, WA 98499
253-589-3774 (Fax)

Persons requiring special accommodations during the public meeting are requested to call 253-589-2489 before 5:00 p.m., September 17, 2014.

Ad published in the News Tribune on September 8, 2014

APPENDIX A

2013 HUMAN SERVICES FUNDING

2013 HUMAN SERVICES FUNDING

Agency	Program	Strategic Priority	Funded Amount	# of Lakewood Residents Expected to Serve
The Rescue Mission	Family Shelter	Basic Needs	\$20,000.00	65
Fish Food Banks	Food Banks Program	Basic Needs	\$15,000.00	8,000
Catholic Community Services	Phoenix Housing Network	Basic Needs	\$20,000.00	40 families
St. Leo's Food Connection	Springbrook Mobile Food Bank	Basic Needs	\$12,400.00	1,800
Emergency Food Network	Food Distribution Program	Basic Needs	\$20,000.00	8,000
LASA	Housing for Homeless	Basic Needs	\$15,000.00	30 Families
Rebuilding Together South Sound	Rebuilding Together Program	Basic Needs	\$8,000.00	12
St. Leo's Food Connection	Lakewood Summer Meals	Basic Needs	\$2,000.00	350
South Sound Outreach Services	Outreach	Basic Needs	\$10,000.00	40
St. Leo's Food Connection	Backpack Program	Basic Needs	\$2,500.00	240
Caring for Kids	Ready to Learn Fair	Basic Needs	\$10,000.00	3000
WWEE	ReachPlus	Basic Needs	\$7,500.00	10
LASA	Emergency Outreach	Basic Needs	\$8,500.00	180
Communities in Schools	Champions Mentor Program	Education	\$13,000.00	70 matches
Pierce College	Lakewood Computer Clubhouse	Education	\$20,000.00	150
Communities in Schools	After School Program	Education	\$15,000.00	300
Clover Park School District	Lakewood Early Learning	Education	\$15,000.00	200
Boys and Girls Club	After School Program	Education	\$10,000.00	1500
Pierce County Aids Foundation	Oasis Youth Center	Education	\$8,000.00	19
Pierce County Community Connections	ChildReach	Education	\$7,500.00	24
Franciscan Foundation of Washington	Children's Immunizations	Health	\$14,700.00	300
Pierce County Aids Foundation	Medical Case Management	Health	\$12,000.00	30
Community Healthcare	Primary Medical Care	Health	\$7,500.00	38
Lindquist Dental Clinic for Children	Dental	Health	\$10,000.00	100
Good Samaritan Outreach	Emergency Respite	Health	\$9,500.00	10
YWCA	DV Shelter Program	Safety	\$3,700.00	20
YWCA	Legal Services	Safety	\$8,700.00	50
Korean Women's Association	We Are Family Home	Safety	\$5,000.00	5
TOTAL FUNDING			\$310,500.00	

APPENDIX B

CDBG ACTIVITY SUMMARY REPORT FOR FY 2013



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PGM Year: 2011
Project: 0001 - Tillicum Community Center Operations
IDIS Activity: 143 - Tillicum Community Center Operations

Status: Completed 9/4/2013 12:00:00 AM **Objective:** Create suitable living environments
Location: 14916 Washington Ave SW Lakewood, WA 98498-2271 **Outcome:** Availability/accessibility
Matrix Code: Public Services (General) (05) **National Objective:** LMA

Initial Funding Date: 08/15/2011

Description:
 Provides for 1,920 hours of a neighborhood community center located in a low-income residential neighborhood at 14916 Washington Avenue SW, Lakewood for a senior meal site, food bank, clothing exchange, medical clinic, Women, Infant, Children (WIC) program, and library.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$70,526.72	\$0.00	\$70,526.72
		PI	\$5,621.45	\$0.00	\$5,621.45
Total			\$76,148.17	\$0.00	\$76,148.17

Proposed Accomplishments
 People (General) : 3,922
 Total Population in Service Area: 4,865
 Census Tract Percent Low / Mod: 80.60

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2011	The Community Center provided services and social activities for low-and moderate-income residents by providing access to a food bank, clothing exchange, medical clinic, library, Women, Infants and Children program, and community gathering place for the Tillicum and Woodbrook neighborhoods.	



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PGM Year: 2011
Project: 0007 - Major Home Repair
IDIS Activity: 147 - Major Home Repair

Status: Completed 10/1/2013 12:00:00 AM
Location: 9221 117th St SW Lakewood, WA 98498-2724

Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Rehab; Single-Unit Residential (14A) **National Objective:** LMH

Initial Funding Date: 08/23/2011

Description:
 Provides major home repairs sewer connection loans which may include connection of side-sewers to sewer main, decommissioning of septic systems, roofing, architectural barrier removal, plumbing, electrical, weatherization, major systems replacement upgrade, etc, for low-income homeowners.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$143,970.67	\$0.00	\$143,970.67
		PI	\$27,571.35	\$0.00	\$27,571.35
		RL	\$23,332.59	\$0.00	\$23,332.59
Total			\$194,874.61	\$0.00	\$194,874.61

Proposed Accomplishments

Housing Units : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	6	0	0	0	6	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	6	0	0	0	6	0	0	0



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Female-headed Households: 2 0 2

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	5	0	5	0
Non Low Moderate	0	0	0	0
Total	6	0	6	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2011	Completed 6 Major Home Repair projects for low-income homeowners.	



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	10	0	10	0
Low Mod	1	0	1	0
Moderate	2	0	2	0
Non Low Moderate	0	0	0	0
Total	13	0	13	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2011	Assisted 8 low and moderate income individuals and families relocate as a result of fires, code enforcement issues, or for other reasons that were not the fault of the individual/family being forced to relocate.	
2012	Assisted 5 low and moderate income individuals and families relocate as a result of fires, code enforcement issues, or for other reasons that were not the fault of the individual/family being forced to relocate.	



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PGM Year: 2012
Project: 0001 - Administration
IDIS Activity: 153 - Administration

Status: Completed 8/30/2013 12:00:00 AM
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Initial Funding Date: 11/01/2012

Description:
 Administration cost to support overall program management, coordination, monitoring and evaluation, as managed by the Community Development Department.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$94,179.00	\$0.00	\$94,179.00
		PI	\$6,692.31	\$0.00	\$6,692.31
Total			\$100,871.31	\$0.00	\$100,871.31

Proposed Accomplishments

Actual Accomplishments

<i>Number assisted:</i>	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0
Female-headed Households:					0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

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



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PGM Year: 2012
Project: 0002 - Major Home Repair
IDIS Activity: 154 - Major Home Repair

Status: Completed 8/4/2014 12:00:00 AM
Location: 10502 Hill Ter SW Lakewood, WA 98498-4336

Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Rehab; Single-Unit Residential (14A) **National Objective:** LMH

Initial Funding Date: 11/14/2012

Description:
 Provides major home repairsewer connection loans which may include connection of side-sewers to sewer main, decommissioning of septic systems, roofing, architectural barrier removal, plumbing, electrical, weatherization, major systems replacementupgrade, general rehabilitation, etc, for low-income homeowners.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$172,428.65	\$138,139.47	\$172,428.65
		RL	\$2,551.22	\$0.00	\$2,551.22
Total			\$174,979.87	\$138,139.47	\$174,979.87

Proposed Accomplishments

Housing Units : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	9	0	0	0	9	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	9	0	0	0	9	0	0	0



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	2	0	2	0
Low Mod	2	0	2	0
Moderate	5	0	5	0
Non Low Moderate	0	0	0	0
Total	9	0	9	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2012	Completed 9 Major Home Repair/Sewer Loan projects for low-income homeowners in FY 2012.	



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PGM Year: 2012
Project: 0003 - Paint Tacoma-Pierce Beautiful
IDIS Activity: 155 - Paint Tacoma-Pierce Beautiful

Status: Completed 9/13/2013 12:00:00 AM **Objective:** Provide decent affordable housing
Location: 7109 146th St SW Trlr 4 Lakewood, WA 98439-1940 **Outcome:** Sustainability
Matrix Code: Rehabilitation Administration (14H) **National Objective:** LMH

Initial Funding Date: 11/14/2012

Description:
 Provides for administrative services to organize a volunteer program for exterior painting for 10 Lakewood low-income elderly and/or disabled homeowners.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$10,000.00	\$0.00	\$10,000.00
Total			\$10,000.00	\$0.00	\$10,000.00

Proposed Accomplishments

Housing Units : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	6	0	0	0	6	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	1	0	0	0	1	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	1	0	0	0	1	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	1	0	0	0	1	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	9	0	0	0	9	0	0	0
Female-headed Households:	5		0		5			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	4	0	4	0
Low Mod	2	0	2	0
Moderate	3	0	3	0
Non Low Moderate	0	0	0	0
Total	9	0	9	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2012	Completed the painting of nine residences occupied by low income elderly or disabled individuals.	



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	3	0	3	0
Low Mod	3	0	3	0
Moderate	3	0	3	0
Non Low Moderate	0	0	0	0
Total	9	0	9	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2012	No clients served in 2012. Funding for FY 2011 Emergency Assistance for Displaced Residents remains to be expended before FY 2012 funding is to be used.	
2013	9/12/13- Have assisted Assisted 9 low and moderate income households relocate as a result of fires, code enforcement issues, or for other reasons that were not the fault of the individual/family being forced to relocate.	



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PGM Year: 2012
Project: 0005 - Brookridge Apartments Sewer Main Installation
IDIS Activity: 157 - Brookridge Apartments Sewer Main Installation

Status: Open
Location: 7330 146th St SW Lakewood, WA 98439-1238

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Rehab; Other Publicly-Owned Residential Buildings (14D) **National Objective:** LMH

Initial Funding Date: 11/14/2012

Description:

Provides for the construction and installation of a sanitary mainline extension at the Brookridge Apartment complex located at 7330 146th St. SW.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$60,625.00	\$59,479.21	\$60,625.00
Total			\$60,625.00	\$59,479.21	\$60,625.00

Proposed Accomplishments

Housing Units : 69

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	0	0
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2012	Project in process and will likely begin sometime after July 1, 2013. Location and water table require construction to be completed in driest part of the year to allow water table to drop for installation of sewer mainline. Activity accomplishment reporting to be completed in FY 2013.	
2013	7/25/13- Bid awarded to A Advanced 8/26/13- Construction began on sewer main line installation 10/17/13- Project is anticipated to be completed on 11/7/13 12/18/13 Substantial completion. System is flowing. 5/14/14 Back-up documentation review is underway. 6/30/14 Additional back-up docs received. 8/8/14 Back up documentation completed. Final invoice submitted for payment.	



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PGM Year: 2012
Project: 0006 - Rebuilding Together South Sound
IDIS Activity: 158 - Rebuilding Together South Sound

Status: Completed 8/30/2013 12:00:00 AM
Location: 8519 31st Avenue Ct S Lakewood, WA 98499-5092

Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Rehab; Single-Unit Residential (14A) **National Objective:** LMH

Initial Funding Date: 11/14/2012

Description:
 Program will assist low-income seniors, disable persons or families with children maintain their homes and make necessary repairs due to deferred maintenance, make accessibility improvements, emergency repairs and general rehabilitation.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$20,000.00	\$0.00	\$20,000.00
Total			\$20,000.00	\$0.00	\$20,000.00

Proposed Accomplishments

Housing Units : 7

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	7	1	0	0	7	1	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	1	0	0	0	1	0	0	0
American Indian/Alaskan Native:	2	0	0	0	2	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	1	0	0	0	1	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	12	1	0	0	12	1	0	0
Female-headed Households:	7		0		7			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	7	0	7	0
Low Mod	4	0	4	0
Moderate	1	0	1	0
Non Low Moderate	0	0	0	0
Total	12	0	12	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2012	Provided housing repairs for 12 low-income Lakewood homeowners.	



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PGM Year: 2012
Project: 0007 - Down Payment Assistance
IDIS Activity: 159 - Down Payment Assistance

Status: Completed 9/13/2013 12:00:00 AM
Location: 3233 85th St S Lakewood, WA 98499-8813

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Direct Homeownership Assistance (13)
National Objective: LMH

Initial Funding Date: 12/27/2012

Description:
 Program provides down payment assistance, including housing counseling services, to low-income home buyers for the purpose of providing affordable homeownership opportunities. Funding will be provided through repayments to the down payment assistance revolving loan fund.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		RL	\$2,250.00	\$0.00	\$2,250.00
Total			\$2,250.00	\$0.00	\$2,250.00

Proposed Accomplishments

Households (General) : 3

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	1	0	0	0	1	0	0	0
Female-headed Households:	1		0		1			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	1	0	1	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2012	1/2/13- Completed one down payment assistance loan to P. Schaff.	



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PGM Year: 2013
Project: 0001 - Administration
IDIS Activity: 160 - Administration

Status: Open
Location: ,

Objective:
Outcome:
Matrix Code: General Program Administration (21A) **National Objective:**

Initial Funding Date: 09/25/2013

Description:
 Administration cost to support overall program management, coordination, monitoring and evaluation, as managed by the Community Development Department.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$96,319.60	\$80,498.24	\$80,498.24
		PI	\$2,561.76	\$2,561.76	\$2,561.76
Total			\$98,881.36	\$83,060.00	\$83,060.00

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:					0	0		
Black/African American:					0	0		
Asian:					0	0		
American Indian/Alaskan Native:					0	0		
Native Hawaiian/Other Pacific Islander:					0	0		
American Indian/Alaskan Native & White:					0	0		
Asian White:					0	0		
Black/African American & White:					0	0		
American Indian/Alaskan Native & Black/African American:					0	0		
Other multi-racial:					0	0		
Asian/Pacific Islander:					0	0		
Hispanic:					0	0		
Total:	0	0	0	0	0	0	0	0
Female-headed Households:					0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low			0	
Low Mod			0	
Moderate			0	
Non Low Moderate			0	
Total	0	0	0	0
Percent Low/Mod				

Annual Accomplishments

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



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PGM Year: 2013
Project: 0002 - Major Home Repair
IDIS Activity: 161 - Major Home Repair

Status: Open
Location: 10301 Villa Ln SW Lakewood, WA 98499-2315

Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Rehab; Single-Unit Residential (14A) **National Objective:** LMH

Initial Funding Date: 09/25/2013

Description:
 Provides major home repairs sewer connection loans which may include connection of side-sewers to sewer main, decommissioning of septic systems, roofing, architectural barrier removal, plumbing, electrical, weatherization, major systems replacement upgrade, general rehabilitation, etc, for low-income homeowners.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$198,899.76	\$38,908.98	\$38,908.98
		PI	\$2,667.23	\$2,667.23	\$2,667.23
		RL	\$4,378.66	\$4,378.66	\$4,378.66
Total			\$205,945.65	\$45,954.87	\$45,954.87

Proposed Accomplishments

Housing Units : 6

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	4	0	0	0	4	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	2	0	0	0	2	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	7	0	0	0	7	0	0	0



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Female-headed Households:

0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	2	0	2	0
Low Mod	2	0	2	0
Moderate	3	0	3	0
Non Low Moderate	0	0	0	0
Total	7	0	7	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2013	Completed 7 Major Home Repair projects for low-income homeowners in FY 2013.	
2014		



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PGM Year: 2013
Project: 0003 - Emergency Assistance For Displaced Residents
IDIS Activity: 162 - Emergency Assistance for Displaced Residents

Status: Open
Location: 6000 Main St SW Lakewood, WA 98499-5027

Objective: Provide decent affordable housing
Outcome: Availability/accessibility
Matrix Code: Relocation (08) **National Objective:** LMC

Initial Funding Date: 09/25/2013

Description:
 Provides emergency assistance and permanent housing for Lakewood households displaced through no fault of their own during building and code enforcement closures, fires and other incidences creating homelessness.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$20,000.00	\$10,231.66	\$10,231.66
Total			\$20,000.00	\$10,231.66	\$10,231.66

Proposed Accomplishments

People (General) : 6

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	1	0
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	3	0
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	2
Low Mod	0	0	0	0
Moderate	0	0	0	1
Non Low Moderate	0	0	0	0
Total	0	0	0	3
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2013	2/5/14- To date, the program has assisted 2 low and moderate income households relocate as a result of fires, code enforcement issues, or for other reasons that were not the fault of the individual/family being forced to relocate. 3/18/14- Assisted 3rd individual with relocation assistance after house fire.	



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PGM Year: 2013
Project: 0004 - Economic Development Business Loan Program
IDIS Activity: 163 - 5 Star Property Management- Business Loan Refinance

Status: Completed 3/18/2014 12:00:00 AM **Objective:** Create economic opportunities
Location: 10025 Lakewood Dr SW Ste F Lakewood, WA 98499-3878 **Outcome:** Sustainability
Matrix Code: Micro-Enterprise Assistance (18C) **National Objective:** LMC

Initial Funding Date: 10/24/2013

Description:
 Micro-Enterprise business loan assistance to refinance 5 Star Property Management for the purpose of creating or expanding economic opportunities for low-income individuals.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$3,050.32	\$3,050.32	\$3,050.32
		RL	\$10,179.52	\$10,179.52	\$10,179.52
Total			\$13,229.84	\$13,229.84	\$13,229.84

Proposed Accomplishments

People (General) : 1

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	1	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	1	0
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	1
Non Low Moderate	0	0	0	0
Total	0	0	0	1
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2013	8/26/13- Refinanced 5 Star Micro-Enterprise business loan in the amount of \$32,110.19. (\$19,112.11 refiananced; \$12,998.08 disbursed to borrower).	



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PGM Year: 2013
Project: 0005 - CenterForce Kitchen Renovation
IDIS Activity: 164 - CenterForce Kitchen Renovation

Status: Open
Location: 5204 Solberg Dr SW Lakewood, WA 98499-3368

Objective: Create economic opportunities
Outcome: Availability/accessibility
Matrix Code: Handicapped Centers (03B) **National Objective:** LMC

Initial Funding Date: 10/24/2013

Description:
 Provides for the renovation and expansion of kitchen facilities at the CenterForce Client Services Center in order to create training, education, and employment opportunities for developmentally disabled clientele.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$20,000.00	\$20,000.00	\$20,000.00
Total			\$20,000.00	\$20,000.00	\$20,000.00

Proposed Accomplishments

Public Facilities : 54

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	36	0
Black/African American:	0	0	0	0	0	0	4	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	1	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	0	0	0	0	41	0
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	41
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	41
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2013	3/4/14- Project advertised for bid iin the Tacoma News Tribune 4/1/14- Bid Opening 4/11/14- Bid awarded to Lincoln Construction 5/28/14 - Notice to Proceed issued. 8/8/2014 Beginning close-out	



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PGM Year: 2013
Project: 0006 - Brookridge Apartments Sewer Main Installation
IDIS Activity: 165 - Brookridge Apartments Sewer Main Installation

Status: Open
Location: 7330 146th St SW Lakewood, WA 98439-1238

Objective: Provide decent affordable housing
Outcome: Affordability
Matrix Code: Rehab; Other Publicly-Owned Residential Buildings (14D) **National Objective:** LMH

Initial Funding Date: 10/24/2013

Description:

Provides for the construction and installation of a sanitary mainline extension at the Brookridge Apartment complex located at 7330 146th St. SW.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$31,275.00	\$30,998.12	\$30,998.12
Total			\$31,275.00	\$30,998.12	\$30,998.12

Proposed Accomplishments

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	30	0	30	0	0	0
Black/African American:	0	0	14	0	14	0	0	0
Asian:	0	0	2	0	2	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	12	0	12	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	1	0	1	0	0	0
Black/African American & White:	0	0	2	0	2	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	11	0	11	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0	0	72	0	72	0	0	0
Female-headed Households:	0		18		18			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	22	22	0
Low Mod	0	19	19	0
Moderate	0	17	17	0
Non Low Moderate	0	14	14	0
Total	0	72	72	0
Percent Low/Mod		80.6%	80.6%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2013	Reported in Activity #157	



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PGM Year: 2013
Project: 0007 - Rebuilding Together South Sound
IDIS Activity: 166 - Rebuilding Together South Sound

Status: Completed 8/4/2014 12:00:00 AM **Objective:** Provide decent affordable housing
Location: 9203 28th Ave S Lakewood, WA 98499-9367 **Outcome:** Sustainability
Matrix Code: Rehab; Single-Unit Residential (14A) **National Objective:** LMH

Initial Funding Date: 10/24/2013

Description:
 Program will assist low-income seniors, disable persons or families with children maintain their homes and make necessary repairs due to deferred maintenance, make accessibility improvements, emergency repairs and general rehabilitation.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$16,000.00	\$16,000.00	\$16,000.00
Total			\$16,000.00	\$16,000.00	\$16,000.00

Proposed Accomplishments

Housing Units : 7

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	11	3	0	0	11	3	0	0
Black/African American:	1	0	0	0	1	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	12	3	0	0	12	3	0	0
Female-headed Households:	4		0		4			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	6	0	6	0
Low Mod	6	0	6	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	12	0	12	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2013	Provided housing repairs for 12 low-income Lakewood homeowners.	



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PGM Year: 2013
Project: 0008 - SSOS Financial and Housing Counseling Program
IDIS Activity: 167 - SSOS Financial and Housing Counseling Program

Status: Completed 8/4/2014 12:00:00 AM **Objective:** Provide decent affordable housing
Location: 1106 Martin Luther King Jr Way Tacoma, WA 98405-4152 **Outcome:** Availability/accessibility
Matrix Code: Housing Counseling (05U) **National Objective:** LMC

Initial Funding Date: 10/24/2013

Description:
 Provides for housing counseling assistance to low and moderate income persons, including seniors and individuals with disabilities, allowing them to regain and maintain financial and housing stability through targeted workshops and HUD-approved foreclosure intervention and financial counseling.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$3,545.40	\$3,545.40	\$3,545.40
Total			\$3,545.40	\$3,545.40	\$3,545.40

Proposed Accomplishments

Households (General) : 40

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	9	0	0	0	9	0	0	0
Black/African American:	6	0	0	0	6	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	2	0	0	0	2	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	17	0	0	0	17	0	0	0
Female-headed Households:	6		0		6			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	11	0	11	0
Low Mod	4	0	4	0
Moderate	2	0	2	0
Non Low Moderate	0	0	0	0
Total	17	0	17	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2013	Provided housing counseling assistance, including foreclosure intervention and financial counseling to 17 Lakewood households.	



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PGM Year: 2012
Project: 0008 - Tillicum Community Center Operations
IDIS Activity: 168 - Tillicum Community Center Operations

Status: Completed 5/6/2014 12:00:00 AM
Location: 14916 Washington Ave SW Lakewood, WA 98498-2271

Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Services (General) (05) **National Objective:** LMA

Initial Funding Date: 10/24/2013

Description:
 Provides for 1,920 hours of a neighborhood community center located in a low-income residential neighborhood at 14916 Washington Avenue SW, Lakewood for a senior meal site, food bank, clothing exchange, medical clinic, Women, Infant, Children (WIC) program, and library.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$34,701.05	\$34,701.05	\$34,701.05
Total			\$34,701.05	\$34,701.05	\$34,701.05

Proposed Accomplishments
 People (General) : 7,844
 Total Population in Service Area: 4,865
 Census Tract Percent Low / Mod: 80.60

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2012	The Community Center provided services and social activities for low-and moderate-income residents by providing access to a food bank, clothing exchange, medical clinic, library, Women, Infants and Children program, and community gathering place for the Tillicum and Woodbrook neighborhoods.	
2013	The Community Center provided services and social activities for low-and moderate-income residents by providing access to a food bank, clothing exchange, medical clinic, library, Women, Infants and Children program, and community gathering place for the Tillicum and Woodbrook neighborhoods.	



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PGM Year: 2013
Project: 0009 - Paint Tacoma-Pierce Beautiful
IDIS Activity: 169 - Paint Tacoma-Pierce Beautiful

Status: Completed 8/4/2014 12:00:00 AM
Location: 9226 29th Avenue Ct S Lakewood, WA 98499-9370

Objective: Provide decent affordable housing
Outcome: Sustainability
Matrix Code: Rehabilitation Administration (14H) **National Objective:** LMH

Initial Funding Date: 12/10/2013

Description:

Provides for administrative services to organize a volunteer program for exterior painting for 10 Lakewood low-income elderly and/or disabled homeowners.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$20,000.00	\$20,000.00	\$20,000.00
Total			\$20,000.00	\$20,000.00	\$20,000.00

Proposed Accomplishments

Housing Units : 10

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	8	0	0	0	8	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	1	1	0	0	1	1	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	1	1	0	0	1	1	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	10	2	0	0	10	2	0	0
Female-headed Households:	0		0		0			



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	3	0	3	0
Low Mod	4	0	4	0
Moderate	3	0	3	0
Non Low Moderate	0	0	0	0
Total	10	0	10	0
Percent Low/Mod	100.0%		100.0%	

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2013	Completed the painting of ten residences occupied by low income families, including elderly or disabled individuals.	



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Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	1
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	1
Percent Low/Mod				100.0%

Annual Accomplishments

Years	Accomplishment Narrative	# Benefiting
2013	April 2014- Assisted a homeless, low income family in securing safe rental housing. The family included an individual with a developmental disability.	



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PGM Year: 2013
Project: 0011 - Prairie Oaks Client Services Center
IDIS Activity: 171 - Prairie Oaks Client Services Center

Status: Open
Location: 8954 Gravelly Lake Dr SW Lakewood, WA 98499-3110
Objective: Create suitable living environments
Outcome: Availability/accessibility
Matrix Code: Public Facilities and Improvement (General) (03)
National Objective: LMC

Initial Funding Date: 07/10/2014

Description:
 Provides construction funding for the LASA Prairie Oaks Client Services Center on Gravelly Lake Dr. SW.
 The Center will provide essential services to aid in the prevention of homelessness, including, general client services, toiletry facilities, access to phone and computer, and an essential needs closet.

Financing

Grant Year	Grant	Fund Type	Funded Amount	Drawn In Program Year	Drawn Thru Program Year
Pre-2015		EN	\$260,000.00	\$5,000.00	\$5,000.00
Total			\$260,000.00	\$5,000.00	\$5,000.00

Proposed Accomplishments

People (General) : 752

Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0		0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
Total:	0							



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Female-headed Households: 0 0 0

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0

Percent Low/Mod

Annual Accomplishments

Years	Accomplishment Narrative	# Benefitting
2013	June 2013- Contract awarded to Pavillion Construction. June 9, 2014 - Notice to Proceed issued to Pavillion Construction. June 12, 2014- Commencement of site work. August 11, 2014 - Clearing and demo complete. Footing and foundations being poured.	



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Total Funded Amount:	\$1,703,670.26
Total Drawn Thru Program Year:	\$1,256,626.04
Total Drawn In Program Year:	\$495,652.76