

# City of Lakewood

DRAFT  
FY 2014 Consolidated Annual  
Action Plan Fifth Amendment



Tacoma-Lakewood  
HOME Consortium

June 1, 2016

This document was prepared in accordance with the requirements established by the Department of Housing and Urban Development for local jurisdictions requesting federal housing assistance through provision of the National Affordable Housing Act of 1990, as amended.

**Tacoma City Council**

Marilyn Strickland, Mayor  
Ryan Mello, Deputy Mayor  
Anders Ibsen  
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Keith Blocker  
Marty Campbell  
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Conor McCarthy  
Victoria Woodards

T.C. Broadnax, City Manager

**Lakewood City Council**

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Jason Whalen, Deputy Mayor  
Mary Moss  
Michael D. Brandstetter  
Marie Barth  
Paul Bocchi  
John Simpson

John J. Caulfield, City Manager

**Tacoma Community Redevelopment Authority**

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Steve Snider, Vice President  
Tess Colby, Secretary  
Jason Kors, Treasurer  
Dan Montopoli  
Helen Tran  
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Laurie Maus  
Sharon Taylor  
Kathleen Kind  
Mumbi Ngari-Turner

**Tacoma Community & Economic  
Development Department**

Ricardo Noguera, Director  
Carey Jenkins, Housing Division Manager  
Cathy Morton, Management Analyst  
Shannon Johnson, Contract & Program Auditor

**Lakewood Community Development Department**

Dave Bugher, Assistant City Manager for Development  
Jeff Gumm, Program Manager  
Martha Larkin, Program Coordinator

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# I. FY 2014 ANNUAL ACTION PLAN FIFTH AMENDMENT

## INTRODUCTION

The FY 2014 Consolidated Annual Action Plan Fifth Amendment was prepared in accordance with requirements established by the Department of Housing and Urban Development for local jurisdictions receiving Community Development Block Grant funding through the provisions of the National Affordable Housing Act of 1990, as amended.

## PURPOSE

The purpose of this Chapter is to describe the amendment to the FY 2014 Consolidated Annual Action Plan for Housing and Community Development.

## CITIZEN PARTICIPATION PROCESS

The amendment as proposed does not constitute a substantial amendment as defined in Lakewood's Citizen Participation Plan, as adopted November 1, 1999. As such, a citizen comment period of 30 days is not required.

Notification of the proposed amendment was published in THE NEWS TRIBUNE, a paper of general circulation, on June 3, 2016.

## FY 2014 PROJECT ACTIVITIES AMENDMENT

Amendment to the FY 2014 Consolidated Annual Action Plan proposes to reprogram \$8,000.00 from FY 2014 Major Home Repair/Sewer Loan Program to FY 2014 Emergency Assistance for Displaced Residents as described in the following charts:

<b>REPROGRAMMED FROM: FY 2014 Activities</b>	<b>Amount</b>	<b>REPROGRAM TO: FY 2014 Activities</b>	<b>Amount</b>
FY 2014 Major Home Repair/Sewer Loan Program (Activity #174)	<u>\$8,000.00</u>	FY 2014 Emergency Assistance for Displaced Residents (Activity #175)	<u>\$8,000.00</u>
<b>Total</b>	<b>\$8,000.00</b>	<b>Total</b>	<b>\$8,000.00</b>

# U.S. Department of Housing and Urban Development

## Consolidated Plan Listing of Projects

**Subrecipient or Agency Name** – City of Lakewood

**Priority Need** – Benefit Low/moderate income persons

**Activity Title** – Major Home Repair/Sewer Loan Program

Major Home Repair Program

**Outcome Measure:** Sustainability for the purpose of providing decent affordable housing.

**Outcome Indicator:** Number of households that have sustainable affordable housing brought to code by major rehabilitation, including access to sewer connections, for the purpose of providing decent affordable housing.

Sewer Loan Program

**Outcome Measure:** Accessibility for the purpose of creating suitable living environments.

**Outcome Indicator:** Number of households having access to a 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:** FY 2014 – 7 Major Home Repair/Sewer Loan Program Housing Units

**Project Description** – Provides 7 major home repairs/sewer connection loans which 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.

**Location** - City-wide. Locations to be determined.

<b>Objective Number</b>	<b>Project ID</b> FY 2014-07
<b>HUD Matrix Code</b> 14A Rehab Single Unit Residential	<b>CDBG Citation</b> 570.202 Housing Rehab & Preservation
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> 570.208(a)(3) Housing Activities
<b>Start Date</b> 7/1/2014	<b>Completion Date</b> 6/30/2015
<b>Performance Indicator</b> 10 Housing Units	<b>Annual Units</b> 7
<b>Local ID</b> FY 2014-07	<b>Units Upon Completion</b>

<b>Funding Sources:</b>	<b>Amount</b>
CDBG	\$69,479.24
	\$61,479.24
ESG	
HOME	
HOPWA	
Total Formula	
CDBG Prior Year Funds	
CDBG - 2014 Contingency (see page 31)	\$6,343.30
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>\$75,822.54</b>
	\$67,822.54

# U.S. Department of Housing and Urban Development

## Consolidated Plan Listing of Projects

**Subrecipient or Agency Name** – City of Lakewood

**Priority Need** – Benefit Low/moderate income persons

**Activity Title** – Emergency Assistance for Displaced Residents

**Outcome Measure:** Accessibility for the purpose of providing decent 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:** FY 2014- 6 Households

**Project Description** – Program provides emergency and permanent housing for 6 Lakewood households displaced through no fault of their own during building and code enforcement closures, fires, redevelopment and other incidences creating homelessness.

**Location** – City-wide

<b>Objective Number</b>	<b>Project ID</b> FY 2014-08
<b>HUD Matrix Code</b> 08 Relocation	<b>CDBG Citation</b> 570.201(i) Relocation
<b>Type of Recipient</b> Local Government	<b>CDBG National Objective</b> 570.208(a)(2) Limited Clientele
<b>Start Date</b> 7/1/2014	<b>Completion Date</b> 6/30/2015
<b>Performance Indicator</b> 04 Households	<b>Annual Units</b> 6
<b>Local ID</b> FY 2014-08	<b>Units Upon Completion</b>

<b>Funding Sources:</b>	<b>Amount</b>
CDBG	\$12,000.00
	\$20,000.00
ESG	
HOME	
HOPWA	
Total Formula	
CDBG Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
<b>Total</b>	<b>\$12,000.00</b>
	<b>\$20,000.00</b>

## II. NOTICE OF PUBLICATION

**City of Lakewood**  
**Amending FY 2014 Consolidated Annual Action Plan for**  
**Housing and Community Development**

The City of Lakewood is proposing to amend its FY 2014 Consolidated Annual Action Plan (AAP) for Community Development. The action provides for the fifth amendment to its FY 2014 AAP which includes the reprogramming of \$8,000.00 in funding awarded by the U.S. Department of Housing and Urban Development as follows:

**FY 2014 Major Home Repair/Sewer Loan Program – (\$8,000.00)**  
**FY 2014 Emergency Assistance for Displaced Residents – \$8,000.00**

If you would like additional information regarding these amendments, contact Dave Bugher at (253) 589-2489 or e-mail him at [dbugher@cityoflakewood.us](mailto:dbugher@cityoflakewood.us). Copies of the amendments are also available for review at the City of Lakewood Community Development Department, 6000 Main St. SW, or on the City's website at [www.cityoflakewood.us](http://www.cityoflakewood.us).

Ad published in the News Tribune on June 6, 2016

### **III. CERTIFICATIONS**

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-L.L.L., "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**Specific CDBG Certifications**

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2016, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

**Compliance with Laws** -- It will comply with applicable laws.

\_\_\_\_\_  
Signature/Authorized Official

\_\_\_\_\_  
Date

\_\_\_\_\_  
Title

**APPENDIX TO CERTIFICATIONS**

**INSTRUCTIONS CONCERNING LOBBYING:**

**A. Lobbying Certification**

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.