

FIRST YEAR ACTION PLAN

Introduction (AP15)

Funds in the first year of the plan are FY 2015 allocations. The amounts assumed to be available in the remaining four years of the plan are based on a combination of strategies. The City of Lakewood used a more conservative approach and used a percentage of allocations and program income.

EXPECTED RESOURCES

Table 1: Expected Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Amount Available Remainder of Plan
			Annual Allocation	Program Income	Prior Year Resources	Total	
CDBG	Federal	Admin & planning, Economic development Housing, Public improvements	\$467,748	\$53,000	\$0	\$520,748	\$2,068,678
HOME*	Federal	Acquisition, Homebuyer assistance, Homeowner rehab, Multifamily rental new construction, Multifamily rental rehab, New construction for ownership	\$197,270	\$30,000	\$0	\$227,270	\$730,569
Sect. 108**	Federal	Acquisition, Housing, Economic development, Public improvements	\$0	\$0	\$441,500	\$441,500	\$1,436,500
NSP**	Federal	Public improvements	\$0	\$0	\$30,000	\$30,000	\$154,365

*HOME funds are included in Tacoma

** Funds are not shown in IDIS

Leveraging Funds and Matching Requirements (AP15)

The City of Tacoma matches CDBG and HOME funds with grants, local funds, nonprofit organizations, Low-Income Housing Tax Credits, corporate grants, and donations (among other sources) to increase the benefit and success of projects using federal CDBG, HOME, and ESG dollars. In fiscal year 2013, CDBG funds in the amount of about \$1.8 million and HOME funds (Consortium) of about \$1.2 million leveraged over \$37.5 million. The Affordable Housing Fund, under the oversight of the Tacoma Community Redevelopment Authority, increases the ability of partners to provide affordable housing by providing a stable source of funding to leverage additional resources. Tacoma has committed federal CDBG and HOME funds to affordable projects early. Up-front local government support has been critical in anchoring projects and obtaining additional funding. Without that early commitment, competition would take funding elsewhere.

In Lakewood, as in Tacoma, CDBG expenditures leverage funding from multiple sources on nearly all projects, with the exception of homeowner rehabilitation/repair program (Major Home Repair and HOME Housing Rehabilitation). In fiscal year 2013, for example, CDBG funds in the amount of approximately \$400,000 leveraged non-CDBG funds nearly seven times that amount. A loan pool was established with a Section 108 loan for the purpose of economic development and job creation. Revolving loan funds from program income support housing development, infrastructure, economic development and public facilities. A joint-venture between the City of Lakewood, the Tacoma Housing Authority and LASA (Living Access Support Alliance) will provide housing and services for homeless individuals and families. A successful partnership between the City of Lakewood and Tacoma-Pierce County Habitat for Humanity will continue to provide new affordable housing opportunities in the Tillicum neighborhood.

HOME match requirements for the Consortium are met through multiple sources, including sources such as private grants and donations, Attorney General Funds, and the State Housing Trust Fund. In Tacoma, ESG match requirements are met through various sources, depending on the project. Sources in 2014-2015 included the Washington State, Pierce County, foundations and corporate grants, private donations and City of Tacoma General Fund dollars.

Use of Publicly-owned Land or Property (AP15)

Use of publicly-owned land or property is not anticipated in projects currently planned or underway although if those opportunities arise, such land and property will be included.

ANNUAL GOALS AND OBJECTIVES

Table 2: Goals Summary

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Increase and preserve affordable housing choice	2015	2019	Affordable housing	N/A	Affordable housing choice		Homeowner housing rehabilitated 5 Households housing units; Direct financial assistance to homebuyers 1 Households housing units
Reduce homelessness and increase stability	2015	2019	Homeless Non-homeless special need	N/A	Basic services and homeless prevention/intervention		
Improve infrastructure, facilities and economic development	2015	2019	non-housing community development	N/A	Community and economic development		Public facility or infrastructure activities other than low/moderate-income housing benefit 12,753 persons assisted; Jobs created/ retained 1 Jobs, Buildings demolished 3 Buildings

PROJECTS (AP35)

Introduction

The 2015 Annual Action Plan provides general project descriptions and funding details in support of the goals and priorities as identified in the Consolidated Plan. Funding is to be focused primarily on infrastructure improvements in support of economic development opportunities throughout Lakewood. Homelessness and public services needs are to be targeted with General Fund allocations in FY 2015.

Table 3: Project Information

Project #	Project Name
1	Administration
2	108 th Street Roadway Improvements
3	Major Home Repair/Sewer Loan Program
4	CDBG Down Payment Assistance
5	Economic Development Business Loan Program
6	CDBG Funding of HOME Housing Services
7	NSP 1 Abatement Program
8	*HOME Administration – Tacoma (10%)
9	*HOME Down Payment Assistance
10	*HOME Affordable Housing Fund
11	*HOME Housing Rehabilitation Program

*Projects funded with HOME funds are included under the City of Tacoma in IDIS.

Table 4: Project Summary Information (AP38)

1	Project name	Administration
	Target area	N/A
	Goals supported	Increase and preserve affordable housing choice Infrastructure, facilities and economic development
	Needs addressed	Affordable housing choice Community and economic development
	Funding	CDBG: \$93,549.60
	Description	Administration to implement and manage the Consolidated Plan funds.
	Location description	
	Planned activity	Administration, management, coordination, monitoring, evaluation, environmental review, and labor standards enforcement as managed by the City of Lakewood Community Development Department.
	Target date	July 1, 2015 – June 30, 2016
	Indicator/outcome	
2	Project name	108th Street Roadway Improvements
	Target area	N/A
	Goals supported	Infrastructure, facilities and economic development
	Needs addressed	Community and economic development
	Funding	CDBG: \$320,000 ; Section 108 \$441,500
	Description	Provides for the construction of roadway, sidewalk, and signal upgrades to make necessary ADA improvements to 108 th St. SW.
	Location description	108 th St. SW from Bridgeport Way to Main St. SW
	Planned activity	Project will provide accessibility improvements, including sidewalk, signalization, ramps, and roadway improvements necessary to meet current ADA requirements along 108 th St. SW.
	Target date	
	Indicator/outcome	Public facility or infrastructure activities other than low/moderate-income housing benefit 12,753 persons assisted
3	Project name	Major Home Repair/Sewer Loan Program
	Target area	N/A
	Goals supported	Increase and preserve affordable housing choice
	Needs addressed	Affordable housing choice
	Funding	CDBG: \$36,198.40; CDBG Program Income: \$35,000
	Description	Program provides home repair and/or sewer connection loans to eligible low income homeowners.
	Location description	
	Planned activity	Includes side sewer connection to sewer main, decommissioning of septic systems, roofing, architectural barrier removal, plumbing, electrical, weatherization, major systems replacement/upgrade, and general home repairs for eligible low income homeowners.
	Target date	
	Indicator/outcome	Homeowner housing rehabilitated 3 Households housing units
4	Project name	CDBG Down Payment Assistance
	Target area	N/A
	Goals supported	Increase and preserve affordable housing choice

	Needs addressed	Affordable housing choice
	Funding	CDBG Program Income: \$10,000
	Description	Program provides down payment assistance to eligible low income homebuyers.
	Location description	
	Planned activity	Down payment assistance and related costs, including housing counseling services.
	Target date	
	Indicator/outcome	Direct financial assistance to homebuyers 1 Households housing units
5	Project name	Economic Development Business Loan Program
	Target area	N/A
	Goals supported	Improve infrastructure, facilities and economic development
	Needs addressed	Community and economic development
	Funding	CDBG Program Income: \$8,000
	Description	Provides low-interest business loans and technical assistance to qualifying businesses.
	Location description	
	Planned activity	Financial and technical assistance to qualifying microenterprise businesses.
	Target date	
	Indicator/outcome	Jobs created/retained 1 Jobs
6	Project name	CDBG Funding of HOME Housing Services
	Target area	N/A
	Goals supported	Increase and preserve affordable housing choice
	Needs addressed	Affordable housing choice
	Funding	CDBG: \$18,000
	Description	Housing services in support of the HOME Program.
	Location description	
	Planned activity	Program administration and housing services in support of HOME Program.
	Target date	
	Indicator/outcome	
7	Project name	NSP 1 Abatement Program
	Target area	N/A
	Goals supported	Improve infrastructure, facilities and economic development
	Needs addressed	Community and economic development
	Funding	NSP1 Prior Year: \$30,000
	Description	Provides funding for abatement of dangerous buildings that have been foreclosed, abandoned or vacant.
	Location description	
	Planned activity	Demolition/clearance of dangerous buildings and related costs.
	Target date	
	Indicator/outcome	Buildings demolished 3 Buildings
8	Project name	HOME Administration – Tacoma (10%)
	Target area	N/A
	Goals supported	Increase and preserve affordable housing choice
	Needs addressed	Affordable housing choice
	Funding	HOME: \$19,727
	Description	Administration to implement and manage the Consolidated Plan funds.
	Location	

	description	
	Planned activity	Administration, management, coordination, monitoring, evaluation, environmental review, and labor standards enforcement as managed by the City of Tacoma.
	Target date	
	Indicator/outcome	
9	Project name	HOME Down Payment Assistance
	Target area	N/A
	Goals supported	Increase and preserve affordable housing choice
	Needs addressed	Affordable housing choice
	Funding	HOME: \$20,000
	Description	Program provides down payment assistance to eligible low income homebuyers.
	Location description	
	Planned activity	Down payment assistance and related costs, including housing counseling services.
	Target date	
	Indicator/outcome	Direct financial assistance to homebuyers 2 Households assisted
10	Project name	HOME Affordable Housing Fund
	Target area	N/A
	Goals supported	Increase and preserve affordable housing choice
	Needs addressed	Affordable housing choice
	Funding	HOME: \$77,543
	Description	Provides funding for a permanent affordable housing fund.
	Location description	
	Planned activity	Funding supports the acquisition, construction and/or rehabilitation of affordable housing for low income rentals and/or to facilitate new homeownership opportunities.
	Target date	
	Indicator/outcome	Homeowner housing added 1 Household housing unit
11	Project name	HOME Housing Rehabilitation Program
	Target area	N/A
	Goals supported	Increase and preserve affordable housing choice
	Needs addressed	Affordable housing choice
	Funding	HOME: \$80,000; HOME Program Income \$30,000
	Description	Loan program to assist eligible low income homeowners with housing rehabilitation.
	Location description	
	Planned activity	Includes architectural barrier removal, roofing, plumbing, electrical, weatherization, major systems replacement/upgrade, and general home rehabilitation for eligible low income homeowners.
	Target date	
	Indicator/outcome	Homeowner housing rehabilitated 2 Households housing unit

Allocation Priorities and Barriers (AP35)

Through a planning and citizen participation process, FY 2015 policies and priorities were developed for addressing community and economic development, removal of blight, revitalizing underserved neighborhoods, eliminating threats to public health and safety, and conserving/expanding stocks of

affordable housing. Included in this process was a review of alternative funding sources, including City General Funds, State and other local funding sources available to meet an array of needs. As a result of this process, the Lakewood City Council adopted the following policies and priorities on the use of FY 2015 CDBG and HOME funds in order of priority:

1. Physical Infrastructure Improvements
2. Public Service
3. Housing
4. Economic Development

GEOGRAPHIC DISTRIBUTION (AP50)

In targeting CDBG and HOME funds, the City has typically looked to block groups with at least 51% low and moderate income populations as many of Lakewood's minority and ethnic populations continue to be concentrated in these areas. Many of these block groups tend to have a higher concentration of renter-occupied housing units that suffer from a general state of slums and blight, large concentrations of aged housing stock suffering from a lack of routine maintenance, and infrastructure improvements that are either inadequate or are outdated in accordance with current development requirements.

In FY 2015, Lakewood is looking to make crucial infrastructure investments to those low income block groups where the infrastructure is either lacking or inadequate to ensure public safety and accessibility. By funding accessibility improvements, including sidewalk, signalization, ramps, and roadway improvements necessary to meet current ADA requirements along 108th St. SW, the City is targeting the predominantly low income Census Tracts 71805, 71807, and 71901. Additionally, the City plans to continue its targeting of the low income Census Tract 72000 with its Major Home Repair/Sewer Loan Program which assists low and moderate income homeowners with connection fees and construction costs associated with connecting to recently constructed sewers in these neighborhoods. For all other funding, the City has not identified specific targeted areas; programs are open to eligible low and moderate income individuals citywide.

AFFORDABLE HOUSING (AP55)*

(*Note: discussion in sections AP55 through AP75 are not included in the Lakewood IDIS version of the Annual Plan. Discussion in the Tacoma IDIS version for the HOME Consortium are applicable to both cities.)

The policy for housing is to support economic development and job development/retention by improving neighborhoods to expand opportunities for affordable housing for lower-income individuals, and to preserve affordable housing to prevent homelessness and to improve property values and neighborhood characteristics. Activities that support this policy includes projects that:

- Develop or renovate housing to create housing near jobs and promote economic viability.
- Conserve existing housing by making home repairs or rehabilitating homes to meet building and housing codes.
- Provide affordable housing and homeownership and rental housing opportunities.
- Support housing to accommodate persons with special needs.
- Provide housing for homeless or transitional shelter for homeless persons.
- Coordinate housing efforts in the city, county and neighboring jurisdictions to assess housing needs and create affordable housing opportunities.

Table 5: One Year Goals for Affordable Housing by Support Requirements

One-Year Goals for the Number of Households to be Supported	
Homeless	0
Non-homeless	9
Special needs	0
Total	9

Table 6: One Year Goals for Affordable Housing by Support Type

One-Year Goals for the Number of Households to be Supported	
Rental assistance	0
Production of new units	1
Rehab of existing units	5
Acquisition of existing units	3
Total	9

Discussion (AP55)

Rehabilitation and acquisition assistance to non-homeless households is to be provided through the City’s CDBG and HOME down payment assistance and housing repair programs. Assistance with the production of new units is to be funded in part with the City’s HOME Affordable Housing Fund in partnership with Tacoma-Pierce County Habitat for Humanity.

PUBLIC HOUSING (AP60)*

As a multi-jurisdictional agency, the Pierce County Housing Authority (PCHA) offers its services to cities throughout the county. PCHA manages a number of programs such as scattered site public housing, Section 8 tenant-based certificates and vouchers and enterprise fund apartments, operating a total of 285 apartment units and 1 scattered site housing unit with Lakewood. Other programs offered include, homeownership assistance programs, job placement and referral services, and case management in an effort to extend financial and affordable housing opportunities to PCHA’s residents.

Actions to Support Public Housing Needs (AP60)

PCHA receives U.S. Department of Housing and Urban Development operating and capital funds to maintain its portfolio of scattered site and multifamily housing units in Pierce County. Currently PCHA

operates 285 apartment units and one single scattered site home in Lakewood. All units are family housing; none are specifically designated for the elderly or disabled. The Authority has been proactive in recent years making weatherization and safety upgrades to many of its units and anticipates this trend to continue.

Actions to Encourage Residents (AP60)

Under the Public Housing Homeownership Program, PCHA tenants can often buy the home in which they are living. PCHA assists qualified first-time buyers in acquiring a home by limiting their monthly mortgage payment to 35 percent of their adjusted income. The first mortgage is carried by a commercial lender with a silent second mortgage carried by the Authority. Proceeds from sales of units may be used by the Authority to meet the housing needs of low income people throughout the County.

The City continues to promote homeownership opportunities for all through the down payment assistance program. The City acknowledges one of the primary obstacles to homeownership for low and moderate income households remains the inability to sufficiently save for a down payment. Through the down payment assistance program, the City is able to provide low income households with the funds necessary to acquire a home. Loans are provided as a second mortgage with affordable monthly payments limited to 35 percent of household income (combined 1st and 2nd mortgage payment). As part of the program, homeownership counseling is provided to ensure the new homebuyers are successful both in their ability to continue to afford and maintain their new home.

HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES (AP65)*

Assessing Individual Needs (AP65)

Studies of homelessness have shown that there are as many causes for homelessness as there are homeless persons and efforts to address the problem are often as complex as the reasons causing homelessness. There are no reliable data at the local or community level to make a valid estimate of the numbers of families at risk of homelessness. Causes range from extreme cost burdens, to domestic violence, illness, addiction, unemployment, and physical/mental health issues. Recent homeless counts have found as many as 1,464 persons homeless in Pierce County (CoC Point-in-Time count taken in January 2014). While this number represents a significant population of persons in need, it is suspected this number is actually low. The CoC actually estimates at least 4,371 persons experience homelessness each year, which is the number of individuals that contacted the Centralized Intake system in Pierce County in 2014.

Efforts in Lakewood to respond to homelessness are coordinated through the Pierce County Continuum of Care (CoC), a group of homeless providers, developers, and governmental agencies with a goal of ending homelessness in the county. Lakewood, as a member of the CoC participates in monthly meetings to discuss issues related to the long range plan of ending homelessness. Additionally,

Lakewood serves on the CoC funding committee with members from Tacoma, Pierce County, and nonprofit organizations allocating funding to homeless housing and services providers.

Addressing Emergency Shelter and Transitional Housing Needs (AP65)

In addition to participating in the Continuum, Lakewood participates as a Review and Steering Committee member along with Pierce County and Tacoma in allocating SHB 2060 and 2SHB 2163 funding to homeless services and housing projects serving both permanent and transitional housing needs.

Each year the City allocates 1% of the General Fund to fund human services and housing programs. Through the Human Services Program, funds are made available to provide transitional and emergency housing for homeless individuals and families, assist with finding housing for individuals with special needs, provide an array of housing counseling services, and shelter domestic violence victims.

Transitions to Permanent Housing and Homeless Prevention (AP65)

Lakewood fully supports the Continuum's Plan to End Homelessness. The 2012 Plan calls for significant changes over the coming years to retool homeless housing resources available within the County. The plan calls for converting some of the time-limiting homeless housing stock into permanent housing with supports tailored to unique needs. Where appropriate, transitional housing will be converted to permanent supportive housing and/or rapid rehousing resources and financial resources will be increasingly dedicated for that purpose. In addition to expanding rapid rehousing, the Continuum and its partners are working to improve the capacity of homeless providers to assist families and individuals successfully make the transition to permanent housing. A primary effort is working with homeless housing providers to reduce barriers to housing so that rapid placement into stable housing can be achieved.

Prairie Oaks, a multi-use client services and permanent housing complex being constructed in Lakewood with funding provided by the City, Pierce County and the State of Washington, is set to open its doors to homeless individuals and families beginning in the summer of 2015. The project, a joint venture between LASA and the Housing Authority of the City of Tacoma, will provide 15 units of permanent affordable housing and a client services center to serve the homeless. City support for this project is expected to continue into 2015-16 through human services funding allocations for the client services center programs.

Assistance with Discharge Housing and services (AP65)

The overall strategy of the Continuum of Care related to planning to prevent the discharge of persons from institutions into homelessness is to provide or broker tailored services and treatment in housing and prevention programs. The Continuum's Discharge Planning subcommittee has worked on developing plans and actions for improving the system of discharging from institutions to prevent individuals from becoming homeless. Agencies will work with health and mental health care facilities to find housing for persons being discharged following their health care. Key players working toward the

goal of successful transitions of mental health discharges to the community will be the PATH teams, Positive Interactions, Western State Hospital, Franciscan Health Care, Multicare/Good Samaritan Greater Lakes Mental Health Care, the Rescue Mission, Comprehensive Life Resources and Catholic Community Services. In an effort to ease the transition from incarceration, the Washington State Department of Corrections will coordinate with the Incarcerated Veterans Program, Pioneer Human Services, shelters and the Metropolitan Development Council to prevent discharges into homelessness. Additionally, multidisciplinary teams will begin the planning for children aging out of foster care six months prior to the “aging out” date and will use housing and transitional housing resources primarily available through the Pierce County Alliance and the Housing for Success partnership.

As part of a comprehensive effort to eliminate homelessness, the Continuum has worked diligently to increase education and information exchange among homeless providers and governmental entities on national best practices in order to facilitate access to affordable housing and enhance stabilization to prevent returns to homelessness.

BARRIERS TO AFFORDABLE HOUSING (AP75)*

Lakewood’s housing assistance programs seek to provide affordable housing options for low income families by promoting both homeownership and rental housing opportunities. Programs offer rental rehabilitation and acquisition/construction financing to assist housing providers maintain existing housing units in good condition or to acquire/construct additional rental housing units. Down payment assistance programs help low income families bridge the homeowner investment gap many households face when trying to purchase a home. Homeowner rehabilitation programs provide existing homeowners with the funds necessary to maintain their current home or to make weatherization and energy efficiency upgrades furthering their homes affordability. Finally, the City partners with Habitat to construct affordable single-family residences for households with incomes typically between 30 and 60 percent of AMI.

As part of the Comprehensive Plan update the City reviews housing policies and zoning practices to ensure affordable housing options are encouraged. The Plan addresses future housing needs for current and future residents of all incomes. Policies encouraging infill housing, zoning to permit higher densities, and strategies and partnerships to increase affordable, safe and adequate housing are all addressed. Final amendment of the Plan is scheduled for 2015.

OTHER ACTIONS (AP85)

Actions to Meet Underserved Needs (AP85)

The City will continue to support fair housing education and other activities that support fair housing for all. Potential activities include workshops focused on education and the equal application of landlord/tenant and fair housing laws and relocation assistance for individuals at risk of homelessness

through no fault of their own due to discriminatory housing practices, or as a result of building and code enforcement closures, fires, or redevelopment activities. Funding for Lakewood's relocation assistance program is provided through a grant from the Nisqually Indian Tribe Grant program.

In FY 2015, the City will offer an emergency housing repair program for households that do not qualify for the City's CDBG and HOME-funded programs. The program will utilize grant funds provided by the Nisqually Indian Tribe to make emergency repairs to low income, owner-occupied households who otherwise lack the means to make the necessary repairs.

Actions toward Affordable Housing (AP85)

Lakewood recognizes the importance affordable housing and homeownership play in building vibrant communities. The City encourages the redevelopment of blighted and abandoned properties through collaboration with Tacoma-Pierce County Habitat for Humanity, developing new single-family affordable housing units in the Tillicum neighborhood and throughout Lakewood. Acquisition of existing single-family housing stock is supported through the down payment assistance programs (CDBG and HOME). Multifamily housing is supported and encouraged with Lakewood's Affordable Housing Fund (HOME) as well as through zoning density bonuses offered to developers of affordable housing. Finally, the Major Home Repair (CDBG) and Housing Rehabilitation (HOME) programs offer homeowners an opportunity to maintain existing housing affordability by remedying deferred maintenance and code related deficiencies.

The City has a long-standing partnership with the Pierce County Housing Authority in developing and maintaining affordable housing opportunities for Lakewood residents. Activities have included the replacement of stairs, landings, doors and windows, roof repair and replacement, electrical upgrades, weatherization activities, and the installation of sewer upgrades/connections. Recent partnerships have been extended to the Tacoma Housing Authority to construct Prairie Oaks, a 15-unit permanent affordable housing complex for low income families. The City also maintains connections with many nonprofit housing organizations such as: Network Tacoma, LASA, Metropolitan Development Council, Catholic Community Services, The Rescue Mission, Pierce County Coalition for Developmental Disabilities, YMCA and YWCA, Rebuilding Together South Sound, Greater Lakes, and Associated Ministries. It is through these partnerships the City is able to leverage its resources and develop projects on a much larger scale than would be possible on our own.

Actions to Reduce Lead-Based Paint Hazards (AP85)

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

With approximately 65% of Lakewood's 26,627 housing units being built prior to 1978, there exists the potential for 17,307 housing units to contain lead-based paint hazards of some kind. To inform the community of the hazards of lead-based paint the City offers copies of the EPA's "Protect Your Family from Lead in Your Home" and HUD's "Renovate Right" pamphlets at City Hall and provides copies of these pamphlets to all housing repair program applicants. As part of the City's single and multifamily housing programs, XRF paint inspections and Risk Assessments are conducted, lead-safe work is conducted by Washington State certified RRP renovation contractors, abatement work is conducted by certified abatement contractors, and Clearance testing of all disturbed surfaces is performed by certified Risk Assessors.

In FY 2015, the City expects to conduct lead paint inspections on all properties funded with the down payment assistance program and risk assessments on up to five homes served by housing repair programs. When completed, all homes will be free of lead-based paint hazards.

Actions to Reduce Number of Poverty-Level Families (AP85)

Actions to reduce the number of poverty-level families include the funding of vital services and programs focused on outcome driven, client centered services that lead to housing stability and economic opportunity. Funding through the 1% human services allocation is targeted to programs that provide low income households with housing stability, basic needs (health, food, clothing, etc.), services directed towards self-sufficiency (domestic violence, child care, job training, etc.). For 2015, the City anticipates funding of these programs to reach approximately \$320,000.

Additional actions include the implementation of a recent needs analysis conducted to review and analyze gaps in services and opportunities both in Lakewood and the county. By ensuring programs funded serve the needs of Lakewood citizens, and those needs could not be met through other programs or funding sources, the City is ensuring a best-practices approach to critical services funding.

Actions to Develop Institutional Structure (AP85)

In an effort to better coordinate and improve the implementation of the Consolidated Plan and human services program, the city recently combined the Community Development Block Grant Citizens Advisory Board and the Human Services Funding Advisory Board into one advisory body, the Community Services Advisory Board (CSAB). The newly formed CSAB functions in a review and advisory capacity to City administration and City Council regarding program priorities and funding recommendations for both human services and CDBG/HOME programs.

Board responsibilities include facilitating the cooperation and coordination of human services and Consolidated Plan activities, holding public hearings to receive input on community development and human service's needs, developing policy guidance and program evaluation criteria, and making funding recommendations. On the human services side, the Board is responsible for reviewing needs assessments and gap analyses in order to develop a strategic action plan. Additionally, the Board

provides guidance and recommendations in preparing the City’s CDBG and HOME funding policies and priorities, Consolidated Plan, Annual Action Plan, and Consolidated Annual Performance Evaluation Report. As part of the Section 108 process, the Board serves as a review panel for potential loan applicants.

Actions to Enhance Coordination (AP85)

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

Pierce County homeless providers, developers and governmental agencies have joined to develop a comprehensive plan for a coordinated care system for the homeless with the goal of ending homelessness in the county. In 1996, the Tacoma/Pierce County Coalition for the Homeless created the Pierce County Continuum of Care (CoC) to serve as the planning body of this Coalition. Lakewood is a member of the CoC and participates in the monthly meeting to discuss issues related to the activities of the long-range plan of reducing homelessness.

Lakewood, Tacoma and Pierce County adopted a Ten-Year Plan to End Chronic Homelessness in 2004, and are represented on the Tacoma/Pierce County Coalition for the Homeless to collaborate in reducing chronic homelessness. The plan describes a need for therapeutic treatment and case management services for the mentally ill and substance abusing populations, linking housing with services, creating low cost permanent supportive housing and creating systems changes through education and advocacy.

The City continues to maintain collaborative relationships with many nonprofit agencies, local housing authorities, mental and social service agencies, and local and State governmental agencies to provide access to health care and other programs and services, provide a continuum of affordable housing, support education and training opportunities to aid in obtaining livable-wage jobs, and promote services that encourage self-sufficiency as a lasting solution to breaking the cycle of poverty.

PROGRAM SPECIFIC REQUIREMENTS

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogramed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee’s strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$0

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income	100%