

**CDBG ANNUAL ACTION PLAN,
SUBSTANTIAL AMENDMENT NO. 1
FY 2024-2025**

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CDBG Grantee Number: B-24-MC-06-0521
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DUNS Number: 076943638

Prepared By:
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February 25, 2025

City Lakewood

FY 2024-2025 Action Plan, Substantial Amendment No. 1

TABLE OF CONTENTS

Standard Form 424-M..... 1

AP-05 Executive Summary..... 2

 1. Introduction 2

 2. Summary of Objectives and Outcomes 3

 3. Evaluation of Past Performance 3

 4. Summary of Citizen Participation and Consultation Process 5

 5. Summary of Public Comments..... 5

 6. Summary of Comments not Accepted..... 6

 7. Summary 6

PR-05 Lead and Responsible Agencies 7

AP-10 Consultation 8

AP-12 Participation 13

AP-15 Expected Resources 14

AP-20 Annual Goals and Objectives 16

AP-35 Projects 19

AP-38 Projects Summary 20

AP-50 Geographic Distribution..... 25

AP-55 Affordable Housing 28

AP-60 Public Housing..... 30

AP-65 Homeless and Other Special Needs Activities 31

AP-75 Barriers to Affordable Housing 34

AP-85 Other Actions 35

AP-90 Program Specific Requirements..... 37

Certifications 38

Assurances.....39

Application for Federal Assistance (SF -424).....40

Site Location Maps..... 41

Citizen Participation Plan	42
Residential Anti-Displacement and Relocation Plan	43

HUD-424-M Funding Matrix

The applicant must provide the funding matrix shown below, listing each program or program component for which HUD funding is being requested and submit this information with the application for federal financial assistance.

Grant Program*	HUD Share	Matching Funds	Carry-over CDBG Funds	Other Federal Share	State Share	Local/Tribal Share	Other Funds	Program Income	Total
CDBG	\$442,613		\$550,000					\$18,000	\$1,010,613
CPFCDs	\$1,122,279								\$1,122,279
Dept of Parks & Rec					\$2,700,000				\$2,700,000
Dept of Aging					\$2,000,000				\$2,000,000
Grand Totals	\$1,564,892		\$550,000		\$4,700,000			\$18,000	\$6,832,892

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Lakewood (“City”) is seeking a Substantial Amendment of the Fiscal Year (FY) 2024-2025 Action Plan to shift funds dedicated to the Weingart Senior Center Project to a Curb Replacement Project. The City Council approved the Weingart Senior Center Improvement Project that was proposed in the FY 19-20 Annual Action Plan. Since then, the City has diligently earmarked approximately \$1,200,000 of the City’s annual Community Development Block Grant (CDBG and CDBG-CV) entitlement funds for the Weingart Senior Center Project. The City has also secured funding with the State well as some other Federal funding, Community Project Funding (CPF). The City is in possession of the State funding however, federal budgetary delays has delayed the CPF grants from coming to Lakewood. It is anticipated the City will receive funding in April 2025.

The City has spent a total of \$442,431 on construction plans for the renovation at the Weingart Senior Center. The plans are now complete and ready to go out for bid. However, the City is subject to California Public Contract Code which stipulates that a government cannot go out to bid for a project until all funding is secured. The Department of Housing and Urban Development (HUD) requires that grantees retain no more than 1.5 times their annual allocation at any time. A timeliness test on May 2 of each year for each entitlement community to determine compliance with the HUD mandated 1.5 ratio. The City is in jeopardy of exceeding the required ratio limit of 1.5 on May 2, 2025 by approximately \$170,000 because the City cannot start construction on the Weingart Senior Center Project until all funding is in place. Therefore, the City is proposing to re-allocate approximately \$200,000 on a CDBG approvable project, replacing non-ADA compliant curbs with ADA compliant curbs to meet the 1.5 ratio on May 2, 2025.

The Fiscal Year (FY) 2024-2025 Action Plan for the City of Lakewood (“City”) satisfies the statutory Department of Housing and Urban Development (HUD) requirements for the Community Development Block Grant (CDBG) Program. The Action Plan is prepared as an annual implementing tool for the 2020-2024 Consolidated Plan to establish current year priorities, resources and strategies.

The City is an entitlement community for the CDBG Program. The CDBG Program is authorized under Title I of the Housing and Community Development Act of 1974, as amended. Pursuant to the Act, the primary objective of the CDBG Program is to develop viable urban communities by providing decent housing, promoting a suitable living environment, and expanding economic opportunities, primarily for low and moderate income persons. To achieve these goals, CDBG activities must meet at least one of the three national objectives:

- Benefit low to moderate income persons.
- Aid in the prevention of slum and blight.
- Meet other community development needs having a particular urgency.

CDBG activities implemented by the City are used to pursue the above-listed statutory goals for CDBG as detailed by the Community Development and Housing programs listed in the City’s FY 2020-2024

Consolidated Plan. These activities are designed to improve Lakewood’s neighborhoods and increase its capacity to address the needs of low and moderate income households, including special needs groups, seniors, and persons with disabilities.

2. Summarize the objectives and outcomes identified in the Plan

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

The City of Lakewood has prepared a strategy for addressing the housing and community development needs described in the Consolidated Plan during the fiscal years 2020-2024.

During FY 2024-2025, the City of Lakewood will assist the homeless through a contract with the Los Angeles County Sheriff Department and partnerships with People Assisting the Homeless (PATH), Los Angeles Homeless Services Authority (LAHSA), Housing Authority of the County of Los Angeles (HACOLA), and Gateway Cities Council of Governments (COG). Lakewood will also assist homeless persons at the Burns Community Center by providing referrals to services, bus vouchers, and use of the phone. The City also partners with Su Casa Ending Domestic Violence, a non-profit organization providing a continuum of care program for victims of domestic violence. Su Casa provides emergency and temporary shelter to women and their children who would otherwise be homeless.

The City uses CDBG funds to help support other various public service organizations including Human Services Association, a non-profit organization that provides congregate and home delivered meals to Lakewood’s elderly residents; Meals on Wheels which provides home delivered meals to Lakewood’s elderly residents; Community Family Guidance, an organization that provides counseling to emotionally disturbed children; and to Pathways Volunteer Hospice, an organization that provides care to terminally ill patients. Lakewood also contracts with a Fair Housing consultant to assist Lakewood’s residents in housing discrimination, complaints, and education.

The City is in preparation for a renovation of the Weingart Senior Center. Structural plan have been approved and construction is expected to begin by summer 2024. The improvements include removing the existing barriers to the disabled, replacing the flooring, converting excess assembly space to offices for social service delivery, enclosing the billiards room, remodeling the lobby and installing a new HVAC system designed to eliminate viruses including Corona Virus.

Lakewood will continue its efforts to eliminate slum and blight throughout the City through the use code enforcement. Other means to eliminate slum and blight include providing loans and grants to low income residents to rehabilitate their homes.

See Table 9 under AP 38 Projects Summary.

3. Evaluation of past performance

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

Lakewood, in partnership with non-profit organizations continues to monitor and evaluate the performance of the City's CDBG Programs to ensure regulatory compliance. The following list identifies some of the accomplishments realized during FY 2015-2019 (five year period covered by the previous Consolidated Plan) and FYs 2020-2022:

- During Fiscal Years 2015-2019 Five-Year Consolidated Plan:
 - 42 Single-Family Rehabilitation Loans and 28 Fix-Up, Paint-Up Grants were processed to assist Lakewood's low income residents improve their homes.
 - 1,481 households received services from Lakewood's public service providers. Services include delivered meals through Meals on Wheels, congregate meals with Human Services Association, non-medical hospice care with Pathways Volunteer Hospice, and counseling services for children with Community Family Guidance. Lakewood's Fair Housing Consultant served 1,199 residents.
 - Burns Community Center received necessary upgrades to provide a safe and modernized ADA compliant building.
- During Fiscal Year 2020-2021:
 - Nine Single-Family Rehabilitation Loans and six Fix-Up, Paint-Up Grants were processed to assist Lakewood's Low income residents improve their homes.
 - 375 households received services from Lakewood's public services providers. Services include delivered meals through Meals on Wheels, and Human Services Association, non-medical hospice care with Pathways Volunteer Hospice, child care services from Mothers At work, continuum of care for victims of domestic violence through Su Casa Ending Domestic Violence, and counseling services for children with Community Family Guidance. Lakewood's Fair Housing Consultant served 229 residents.
- During Fiscal Year 2021-2022:
 - Eight Single-Family Rehabilitation Loans and six Fix-Up, Paint-Up Grants were processed to assist Lakewood's Low income residents improve their homes.
 - 338 households received services from Lakewood's public services providers. Services include delivered meals through Meals on Wheels, congregate meals with Human Services Association, non-medical hospice care with Pathways Volunteer Hospice, and counseling services for children with Community Family Guidance. Lakewood's Fair Housing Consultant served 272 residents.
- During Fiscal Year 2022-2023:
 - Ten Single-Family Rehabilitation Loans and six Fix-Up, Paint-Up Grants were processed to assist Lakewood's Low income residents improve their homes.
 - 422 households received services from Lakewood's public services providers. Services include delivered meals through Meals on Wheels, congregate meals with Human Services Association, non-medical hospice care with Pathways Volunteer Hospice, counseling services for children with Community Family Guidance, and Continuum of Care with Su Casa Ending Domestic Violence. Lakewood's Fair Housing Consultant served 180 residents.
- During Fiscal Year 2023-2024 to date:
 - Ten Single-Family Rehabilitation Loans and four Fix-Up, Paint-Up Grants have been processed to assist Lakewood's Low income residents improve their homes.
 - 325 households received services from Lakewood's public services providers. Services include delivered meals through Meals on Wheels, congregate meals with Human Services Association, non-medical hospice care with Pathways Volunteer Hospice, counseling services for children with Community Family Guidance. Lakewood's Fair Housing consultant served

159 households and Su Casa Ending Domestic Violence provided Continuum of Care services for 34 individuals.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City has developed a detailed Citizen Participation Plan, which encourages the participation of all citizens and emphasizes the involvement of low to moderate income persons, particularly where housing and community development funds are spent. The citizen participation process includes a public review period of a minimum of 30 days to obtain citizen input on the projects or strategy proposed. The Citizen Participation Plan is available for public inspection through the City's Community Development Department, the City Clerk's Office, and the Angelo M. Iacoboni Library.

In accordance with the Lakewood Citizen Participation Plan, the following hearings were conducted for the development of the Action Plan:

- Public Hearing #1 (Planning and Environment Commission): February 6, 2025
- Public Hearing #2 (Lakewood City Council): March 11, 2025
- 30-Day Public Review Period: January 16, 2025 – February 25, 2025

On January 16, 2025, a notice was published in the Press Telegram announcing the public hearing before the Planning and Environment Commission on February 6, 2025 and announced a 30-day public comment period that concluded on February 25, 2025 at the Lakewood City Council meeting. The Draft Action Plan was available for public review at the following locations:

- Lakewood City Website www.lakewoodcity.org
- Lakewood City Hall, Community Development Department, 5050 Clark Avenue, Lakewood, CA 90712
- Lakewood City Hall, City Clerk's Office, 5050 Clark Avenue, Lakewood, CA 90712
- Angelo M. Iacoboni Library, 4990 N. Clark Avenue, Lakewood, CA 90712

The City welcomed any written recommendations, suggestions, or other input. Any opinions or comments related to the Action Plan were to be addressed to the following person:

Aldo Cervantes, Director of Community Development City of Lakewood 5050 North Clark Avenue Lakewood, CA 90712 (562) 866-9771 extension 2301.

5. Summary of public comments

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

The City of Lakewood did not receive any public comments related to the Annual Action Plan, Substantial Amendment No. 1.

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

The City of Lakewood did not received any public comments related to the Annual Action Plan. Substantial Amendment No. 1 and therefore did not reject any comments.

7. Summary

The City of Lakewood FY 2024-2025 Action Plan, Substantial Amendment No. 1 was considered by the Planning and Environment Commission on February 6, 2025 and by the Lakewood City Council on March 11, 2025. In accordance with the City of Lakewood Citizen Participation plan, notice of the public hearings was published in the Press Telegram on January 16, 2025, posted in three locations throughout the City, and draft copies of the FY 2024-2025 Action Plan, Substantial Amendment No. 1 were available for public review between January 16, 2025 and February 25, 2025.

PR-05 Lead & Responsible Agencies – 91.200(b)

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

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Table 1 – Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Administrator	Lakewood	Community Development Department

Narrative (optional)

Community Development staff are responsible for the administration of the CDBG grant.

Consolidated Plan Public Contact Information

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

1. Introduction

The Consolidated Plan was prepared by the City of Lakewood Community Development Department. In preparing the Plan, input was sought from a variety of public agencies and non-profit and for-profit housing groups to determine the housing needs for the community. The Department facilitated consultation with, and participation of, public and private social and homeless services agencies as well as citizens concerned with these services.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City is located within Service Planning Area (SPA) 7, a division within Los Angeles County designated by LAHSA to target the specific needs of the homeless in the community. City staff attends regular monthly SPA meetings to address homeless issues through the Continuum of Care (CoC) Model. The City along with LAHSA conduct an annual Point-In-Time Homeless Count (count). The official numbers from the count in January 2024 are 66 persons experiencing homelessness within the City of Lakewood.

Services are provided to people experiencing homelessness in Lakewood by multiple non-profit agencies, which include PATH, LAHSA Jovenes, Salvation Army and Pacific Clinic. Services begin with outreach and continue until a person is permanently housed and supportive services are in place. The Homeless Services Deputy and Homeless Services Liaison refer and connect homeless individuals to the agency that best suits their housing and health needs. Agencies focus on decreasing the barriers to housing and include:

- Providing **Basic Needs** such as: clothing, hygiene products and showers and transportation.
- Assistance **obtaining documents** necessary for housing i.e. social security card, picture identification, DD214, proof of income, disability verification etc.
- **Emergency and temporary housing** via SPA 7 facilities and motel placements.
- **Liaison and referral** to subsidy providers that include: Los Angeles Homeless Services Authority, Veteran’s Administration, Department of Mental Health and non-profit providers like PATH Ventures.
- **Access** to medical and mental health, substance addiction treatment services, and primary care home establishment i.e. Department of Mental Health, Veterans Administration, and federally qualified health centers located in the SPA.
- **Benefit establishment assistance** for General Relief, Social Security programs, Temporary Assistance to Needy Families, and Veteran’s Administration.
- **Referral** to employment and education services i.e. Goodwill Industries and local centers of the Workforce Investment Board.
- **Housing** location and re-location and rapid re-housing assistance.

Once a person is permanently housed, support services can continue until the individual can successfully maintain housing:

- **Household** set up assistance
- **Case management**, including prevention assistance to maintain housing
- **Home** visits
- **Linkage** to mainstream support services

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

The City coordinates with Su Casa Family Crisis and Support Center, a private non-profit organization in the City which operates a CoC Program. Su Casa provides both short-term emergency housing and transitional housing in two different locations within the City. The City has secured the transitional shelter with affordable housing covenants, which run through December 2063.

Burns Community Center staff will also provide information and referrals to social service agencies, emergency food, assistance for transportation and use of the telephone to approximately 15 homeless individuals and families when specific needs arise as part of the CoC Model.

LAHSA's 2023 Los Angeles CoC Housing Inventory Count includes a total of 46,470 county wide units with 59,112 beds available within emergency shelters, transitional housing, safe havens, rapid re-housing, permanent supportive housing and other forms of permanent housing and 4,303 beds for chronically homeless. SPA 7 has a total of 2,765 units with 3,893 beds available.

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

Emergency Solutions Grants (ESG) are grants offered through HUD. The City does not receive ESG funds for the operation and administration of Homeless Management Information Systems (HMIS).

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Los Angeles Homeless Services Authority
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City of Lakewood staff attends monthly LAHSA meetings to discuss strategies to assist the homeless population. The anticipated outcomes of the consultation are to devise a strategy to end homelessness.
2	Agency/Group/Organization	Su Casa Ending Domestic Violence
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City coordinates with Su Casa Ending Domestic Violence, a private non-profit organization in the City which operates a CoC Program. Su Casa provides both short-term emergency housing and transitional housing in two different locations within the City. The City has secured the transitional shelter with affordable housing covenants, which run through December 2063. The anticipated outcome of the consultation is a total of 40 Lakewood residents will be provided shelter served by Su Casa- Ending Domestic Violence.
3	Agency/Group/Organization	PATH (People Assisting the Homeless)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	City of Lakewood staff regularly attends PATH meetings to discuss strategies to assist the homeless population. The anticipated outcomes of the consultation are to devise a strategy to end homelessness.
4	Agency/Group/Organization	Community Family Guidance Center
	Agency/Group/Organization Type	Services-Children

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Family Guidance Center was provided an application that requested extensive information regarding its operation. The anticipated outcome of the consultation is a total of 71 Lakewood residents will receive services by Community Family Guidance Center.
5	Agency/Group/Organization	Pathways Volunteer Hospice
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Pathways Volunteer Hospice was provided an application that requested extensive information regarding its operation. The anticipated outcome of the consultation is a total of 30 Lakewood residents will be served by Pathways Volunteer Hospice.
6	Agency/Group/Organization	Human Services Association
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Human Services Association was provided an application that requested extensive information regarding its operation. The anticipated outcome of the consultation is a total of 75 Lakewood residents will be served by Human Services Association
7	Agency/Group/Organization	Long Beach Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Meals on Wheels was provided an application that requested extensive information regarding its operation. The anticipated outcome of the consultation is a total of 70 Lakewood residents will be served by Meals on Wheels.

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

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

Table 3 – Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	LAHSA	The Continuum of Care works to alleviate the impact of homelessness in the community through the cooperation and collaboration of social service providers. This effort aligns with the Strategic Plan’s goal to provide supportive services for homeless individuals and families.

Narrative (optional)

AP-12 Participation – 91.105, 91.200(c)

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

The City of Lakewood's citizen participation process involves a published notice in the local paper (Long Beach Press Telegram) advertising two public hearings. One with the Planning and Environment Commission which makes a recommendation to the City Council of either approval or denial of the Action Plan and the other hearing is with the City Council.

The Notice is also posted online, in two parks (Mayfair and Bloomfield parks) and in the City of Lakewood's City Clerks office. Copies of the draft Action Plan were made available for public review on line, at lacaboni Library and in City Hall.

This process of advertising the public hearing and making available the Draft Action Plan in various ways impacts Lakewood's goal of serving its aging residents.

Citizen Participation Outreach

Table 4 – Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public meeting	Broad Community	n/a	n/a	n/a	

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City will receive \$442,613 in CDBG allocation and approximately \$18,000 in program income for FY 2024-2025. With the allocation, program income and carry-over funding from the previous year, the City will fund subrecipients that serve Lakewood's low income residents, support a Code Enforcement Program, a Fair Housing Program, a loan and grant program, and a Capital Improvement Project.

Anticipated Resources

Table 5 - Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Admin and Planning Economic Development Housing Public Improvements Public Services	442,613	18,000	550,000	1,010,613	0	
CPF	Public-Federal	Capital Improvement				1,100,000		
Dept of Parks and Rec	Public-State of CA	Capital Improvement				2,700,000		
Dept of Aging	Public-State of CA	Capital Improvement				2,000,000		

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

The City will use CDBG funds to leverage funds from other sources for the Weingart Senior Center Improvement Project, including:

- State funds from the Department of Parks and Recreation
- State funds from the Department of Aging
- Other Federal funds

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

Lakewood's City facilities that are used to address the needs identified in the plan includes the Weingart Senior Center and Burns Community Center. Both facilities serve Lakewood's senior population. The Weingart Senior Center hosts a wide variety of services for Lakewood's 50 plus population. Services include educational and social engagement programs, fitness programs, special events, passive recreational programs, case management referrals, food assistance programs such as the congregate meals provided by Human Services Association, tax assistance and volunteer opportunities. Burns Community Center provides many services, including Meals on Wheels, senior exercise programs, Continuum of Care, and Mothers At Work, a day care operation.

Discussion

See discussion above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives Goals Summary Information

Table 6 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Equal Housing Opportunity	2024	2025	Non-Homeless Special Needs	City Wide	Equal Housing Opportunity	CDBG: \$38,231 GF: \$469	Public service activities for a Fair Housing Program Low/Moderate Income Housing Benefit : 250 Households Assisted
2	Housing Preservation and Improvement	2024	2025	Affordable Housing	City Wide	Housing Preservation and Improvement	CDBG: \$118,070	Homeowner Housing Rehabilitated: 16 Household Housing Unit
3	Housing Preservation and Improvement	2024	2025	Affordable Housing	Census Tracts 5550.01 BG 1, 2, 3 & 4; 5550.02 BG 1&2; 5551.02 BG 1&2; 5551.03 BG 3; 5551.04 BG 1; 5700.01 BG 2&4; 5700.03 BG 1,3,&4; 5708.00 BG 1; 5714.00 BG 3; & 5715.03 BG 1	Housing Preservation and Improvement	CDBG: \$36,395	250 Code Enforcement Cases
4	Housing Development	2024	2025	Affordable Housing	Census Tract 5550.01 BG 4	Housing Development	CDBG: \$0	Homeowner Housing Added: 37 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve and Provide Community Facilities	2024	2025	Non-Housing Community Development	Census Tract 5707.01 BG 2	Improve and Provide Community Facilities	CDBG: \$148,539	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
6	Improve and Provide Community Facilities	2024	2025	Non-Housing Community Development	Census Tract 5711.01	Improve and Provide Community Facilities	CDBG: \$200,000	Replace 37 curbs with ADA compliant curb ramps
7	Provide Assistance to Continuum of Care	2024	2025	Homeless	City Wide	Assistance to the Continuum of Care	CDBG: \$0	Homelessness Prevention: 40 Persons Assisted
8	Provide Community Services	2024	2025	Non-Housing Community Development	City Wide	Provide Community Services	CDBG: \$30,391	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted

Goal Descriptions

Table 7 – Goals Descriptions

1	Goal Name	Equal Housing Opportunity
	Goal Description	Provide CDBG funds to operate a Fair Housing program
2	Goal Name	Housing Preservation and Improvement
	Goal Description	Provide CDBG funds for rehabilitation delivery costs to rehabilitate 16 single-family residential homes
3	Goal Name	Housing Preservation and Improvement
	Goal Description	Provide CDBG funds to operate a code enforcement program
4	Goal Name	Housing Development
	Goal Description	Provide Housing Successor Agency properties for the development of 37 affordable townhomes
5	Goal Name	Improve and Provide Community Facilities
	Goal Description	Provide CDBG funds for a capital improvement project benefiting senior citizens and replace existing curb ramps with ADA compliant curb ramps
6	Goal Name	Assistance to Continuum of Care
	Goal Description	Maintain covenants with Su Casa to shelter victims of domestic violence
7	Goal Name	Provide Community Services
	Goal Description	Provide CDBG funds to various non-profit agencies for public services

Projects

AP-35 Projects – 91.220(d)

Introduction

Included in this Action Plan Amendment is a Listing of Proposed Projects identifying activities that will be undertaken during the FY 2024-2025 using CDBG funds. Anticipated accomplishments for each activity are also listed. All activities are expected to start and/or be completed during 2024-2025. Each activity identified in the following table includes a description of the FY 2020-2024 Consolidated Plan priority and local Action Plan objectives that will be addressed during the FY 2024-2025.

Projects

Table 8 - Project Information

#	Project Name
1	Code Enforcement
2	Fair Housing Program
3	Community Family Guidance
4	Meals on Wheels
5	Pathways Volunteer Hospice
6	Human Services Association
7	Rehabilitation Delivery Costs
8	Program Administration
9	Weingart Senior Center Improvement Project
10	ADA Compliant Curb Ramp Replacement Project

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

According to the five year 2011-2015 American Community Survey, the City has about 37% of its households earning low and moderate incomes. Additionally, according to a 2016 Survey conducted by Southern California Association of Governments (SCAG), approximately 13% of Lakewood’s population consists of persons 65 years and older. Programs such as those offered by Human Services Association which provide congregate meals and delivered meals to low income seniors helps low income seniors stay in their homes.

Lakewood is also prioritizing completing improvements for the Weingart Senior Center. This center provides services to over 200 seniors monthly. Services include educational and social engagement programs, fitness programs, special events, passive recreational programs, case management referrals, food assistance programs such as the congregate meals provided by Human Services Association, tax assistance and volunteer opportunities. The biggest obstacle to addressing the underserved needs is lack of funding.

AP-38 Project Summary

Project Summary Information

Table 9 - Project Summary

1	Project Name	Code Enforcement
	Target Area	City Wide
	Goals Supported	Housing Preservation and Improvement
	Needs Addressed	Housing Preservation and Improvement
	Funding	CDBG: \$36,395
	Description	Under this program, the City will continue to enforce existing building codes with Community Conservation Officers working in conjunction with the Crime, Public Nuisance, and Property Abatement Team serving CDBG-eligible areas.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 households will be served during FY 2024-2025. Of those 500 households approximately 250 households will be low to moderate income households located within CDBG Eligible Areas.
	Location Description	CDBG Eligible Areas- Census Tract 5550.01, BG 1, 2, 3 and 4; Census Tract 5550.02 BG 1 and 2; Census Tract 5551.02 BG 1 and 2; Census Tract 5551.03, BG 2; Census Tract 5551.04, BG 1; 5700.01, BG 2 and 4; Census Tract 5700.03, BG 3 and 4; Census Tract 5708.00, BG 1; Census Tract 5714.00, BG 3; Census Tract 5715.03, BG 1.
Planned Activities	Enforce building and zoning codes.	
2	Project Name	Fair Housing Program
	Target Area	City Wide
	Goals Supported	Equal Housing Opportunity
	Needs Addressed	Equal Housing Opportunity
	Funding	CDBG: \$38,231 – General Fund: \$469
	Description	Provide CDBG funds for a fair housing counseling program and landlord tenant services for residents and property owners. The Fair Housing Consultant will function as a central source for fair housing information and education; investigate and conciliate housing discrimination complaints; make referrals to appropriate sources for the formal resolution of complaints when information conciliation efforts fail; distribute information on landlord tenant rights and assist low and moderate income families in maintaining suitable housing.
	Target Date	6/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	The City will actively implement the Fair Housing Programs, including conducting education, counseling, and special projects. A total of 250 low to moderate income households shall be assisted annually.
	Location Description	Citywide.
	Planned Activities	Administer a Fair Housing Program.
3	Project Name	Community Family Guidance
	Target Area	City Wide
	Goals Supported	Provide Community Services
	Needs Addressed	Provide Community Services
	Funding	CDBG: \$7,000
	Description	This program provides counseling services for emotionally disturbed children.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Through this program, an estimated 71 children from low to moderate income households, who are emotionally disturbed will receive counseling annually.
	Location Description	City Wide.
	Planned Activities	Counsel emotionally disturbed children.
4	Project Name	Meals on Wheels
	Target Area	City Wide
	Goals Supported	Provide Community Services
	Needs Addressed	Provide Community Services
	Funding	CDBG: \$8,360
	Description	This program provides in-home meal delivery to low income, senior, and disabled persons.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	This program provides in-home meal delivery to low income, senior, and disabled persons.
	Location Description	City Wide
	Planned Activities	Prepare and deliver meals to senior citizens.

5	Project Name	Pathways Volunteer Hospice
	Target Area	City Wide
	Goals Supported	Provide Community Services
	Needs Addressed	Provide Community Services
	Funding	CDBG: \$7,000
	Description	This program provides in-home non-medical services to terminally ill persons.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Through this program, the City will serve 30 low and moderate income households annually with in-home services for terminally ill persons.
	Location Description	Citywide
	Planned Activities	Provide in home non-medical care to terminally ill persons.
6	Project Name	Human Services Association
	Target Area	City Wide
	Goals Supported	Provide Community Services
	Needs Addressed	Provide Community Services
	Funding	CDBG: \$8,500
	Description	This activity will support senior citizen congregate meals at the Weingart Senior Center and home delivered meals to Lakewood residents.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Through this program, Human Services Association will provide congregate and home delivered meals to 75 seniors annually.
	Location Description	City Wide
	Planned Activities	Provide congregate meals to senior citizens.
7	Project Name	Rehabilitation Delivery Costs
	Target Area	City Wide
	Goals Supported	Housing Preservation and Improvement
	Needs Addressed	Housing Preservation and Improvement

	Funding	CDBG: \$118,070
	Description	This program provides funds for the payment of reasonable administrative costs and carrying charges such as rehabilitation counseling, work specifications, loan processing, site inspections, reporting, processing loan paybacks and all administrative work related to loan and grant processing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	16 low income families will benefit from the proposed activities
	Location Description	City Wide
	Planned Activities	Process 10 Single-Family Rehabilitation Loans and 6 Fix-Up, Paint-Up Grants and process approximately 11 loan paybacks
8	Project Name	Program Administration
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$88,518
	Description	This program ensures the effective use of limited CDBG funds, for the community's priorities and federal regulations. Activities include the preparation of the Consolidated Plan, Action Plan, and Annual Performance Report, and continuous outreach to address the changing needs of the community. Staff is trained on CDBG requirements and future program development.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	Effectively manage CDBG funds
9	Project Name	Weingart Senior Center Improvement Project
	Target Area	City Wide
	Goals Supported	Improve and Provide Community Facilities
	Needs Addressed	Improve and Provide Community Facilities

	Funding	CDBG; \$148,539
	Description	Bring facility into compliance with current ADA standards
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000 unduplicated low-moderate income senior households will benefit from the proposed improvements.
	Location Description	5220 Oliva Avenue
	Planned Activities	Conduct improvements to bring facility into ADA compliance
10	Project Name	ADA Compliant Curb Ramp Replacement Project
	Target Area	Census Tract 5711.01
	Goals Supported	Improve and Provide Community Facilities
	Needs Addressed	Improve and Provide Community Facilities
	Funding	CDBG; \$200,000
	Description	Replace existing curbs with ADA compliant curb ramps
	Target Date	April 15, 2025
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that approximately 2,000 families will benefit from the proposed activity. The types of families benefitting from this activity include those who have household members over 65 years in age and those that have members who are disabled.
	Location Description	City street intersections
	Planned Activities	Replace existing curbs with ADA compliant curb ramps

AP-50 Geographic Distribution – 91.220(f)

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

The City's housing programs are marketed and available throughout the City which assists in the reduction of concentration of low income persons. The program is not directed to any one geographical area but rather to extremely low to low income (0 to 80% of the County MFI) persons and households. The City wants to promote a balanced and integrated community and is committed to providing assistance throughout the City.

The only exception to this policy is that some activities (Code Enforcement, Public Facilities and Street Improvements) are limited to special CDBG Target Areas, which are known as area benefit activities. An area benefit activity is an activity that meets the identified needs of low income persons residing in an area where at least 51 percent of the residents (or less if the exception criteria are applicable) are low income persons. An area where at least 44.19 percent of the residents are low to moderate income persons is considered an area where the exception criteria are applied. The benefits of the activity are available to everyone in that area despite their income. A map of these Target Areas is included in the Action Plan. The City has traditionally used 80 percent or more of its CDBG resources to benefit these special areas and/or to operate programs available exclusively to low and moderate income people (whereas HUD regulations only require a minimum 70 percent low and moderate benefit for CDBG activities). To continue to achieve this high ratio of low and moderate benefit for its CDBG resources, and because of the compelling need to assist these target areas, the City will continue to target CDBG resources to these special geographic areas. The allocation of funds is evenly distributed to the targeted Census Tracts.

The geographic areas of entitlement include 17 Block Groups within 10 Census Tracts where the majority of land is dedicated to residential uses and are populated with low-income families. There are a total of 5,712 parcels of land within those 17 Block Groups. Of those 5,712 parcels, 4,437 parcels are zoned Single-Family Residential, 1,087 parcels are zoned Multiple-Family Residential, two parcels are located in the Mobile Home Park zone, and the remaining 186 parcels are zoned for open space, agricultural, commercial uses, and manufacturing uses.

Geographic Distribution

Table 10 - Geographic Distribution

Target Area	Percentage of Funds
5550.01	10
5550.02	10
5551.02	10
5551.03	10
5551.04	10
5700.01	10
5700.03	10
5708.00	10
5714.00	10
5715.03	10

Rationale for the priorities for allocating investments geographically

Lakewood’s Housing and Community Development Strategy includes general priorities for allocating funds geographically in the City; the rationale for assigning the priority; the quantifiable objective to meet the priority; the funding sources used to meet the objective; and the activities approved to meet the objectives. To prevent the concentration of low-income persons, the majority of the City’s programs are provided throughout the City and marketed to all neighborhood areas. However, based on federal eligibility issues for low-income households, some areas of the City may experience greater CDBG investment than others.

HUD defines a community’s priority need levels as follows:

- *High Priority:* Activities to address this need will be funded by the City during the five-year period.
- *Medium Priority:* If funds are available, activities to address this need may be funded during the five-year period. Also, the City may take other actions to help this group locate other sources of funds.
- *Low Priority:* The City will not directly fund activities using funds to address this need during the five-year period, but other agencies’ applications for federal assistance might be supported and found to be consistent with this plan.
- *No Such Need:* The City finds there is no need or that this need is already substantially addressed. The City will not support other entities applications for federal assistance for

activities where no such need has been identified.

The Lakewood Consolidated Plan Strategy is outlined and presented as follows:

- Affordable Housing, Homeless, and Other Special Needs Strategy
- Non-Housing Community Development Strategy Plan
- Summary of Eligible Housing and Non-Housing Community Development Block Grant Activities
- Anti-Poverty Strategy
- Reduction of Barriers to Affordable Housing
- Institutional Structure and Intergovernmental Cooperation

Discussion

See above discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Lakewood’s one-year goals for the number of households to be supported are quantified as those homeless assisted by Su Casa Ending Domestic Violence, Burns Center staff, LAHSA, the Department of the Los Angeles County Sheriff, and PATH, and the number of affordable housing units that are located in the City. There are three senior developments, a three-unit Neighborhood Stabilization Program (NSP) development and two Redevelopment Agency properties each with one affordable unit for a total of five affordable units. The senior housing developments include Candlewood Apartments, an 81 one-bedroom unit development, Whispering Fountains, a 201 unit development and Seasons Senior Apartments, an 85 unit development. The special needs to be supported are quantified as Adult Residential Facilities, Residential Care Facilities for the Elderly, Group Homes, and Small Family Homes.

The City amended its zoning ordinance in 2018 to allow the construction of Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) on Single-Family Residentially (R-1) zoned properties as mandated by the State of California. In January of 2022, Senate Bill 9 (SB9) was mandated by the State of California to requiring cities to allow the construction of up to two units on a single lot. SB9 also mandates that cities allow single family lots to be split in two allowing for the construction of two units on each of the newly formed lots for up to four units replacing the one single-family dwelling unit. The City has not yet received an application to split a lot, however, the city has received several applications for a second unit in conjunction with an ADU and JADU.

During FY 22-23 the construction of 43 ADUs were approved by the City and completed. Currently, 92 ADUs have been and approved and completed during FY 23-24. It is anticipated that during FY 24-25, the construction of 75 ADUs will be approved by the City and construction completed.

The one-year goals for the number of households supported through Rental Assistance are quantified through Section 8 Rental Assistance which is operated by HACOLA. The number of households supported through the rehabilitation of existing units is derived from the number of loans and grants the City processes each year.

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	98
Non-Homeless	367
Special Needs	0
Total	465

Table 12 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	75
Rehab of Existing Units	16
Acquisition of Existing Units	0

Discussion

As shown in Table 11, the City proposes to assist 98 homeless persons. This number is derived from the number of victims of domestic violence Su Casa Ending Domestic Violence proposes to house (40), the number of homeless persons (43) PATH proposes to assist in Lakewood during FY 24-25 plus the proposed number of homeless persons (15) to be assisted at Burns Community Center during FY 24-25.

Su Casa provides transitional housing for up to one year in an apartment complex, which facilitates residents’ ability to adapt to independent living and break the cycle of abuse. The City has provided funding for Su Casa operations in the past which included funding for purchasing property and property rehabilitation. This support helped to secure the transitional shelter with affordable housing covenants, which will run through December 2063.

The City anticipates the construction of 75 ADUs which contributes to the City’s low-income housing inventory. Lakewood has one Neighborhood Stabilization Property (NSP) and two Redevelopment Agency properties that are developed with a total of five units and are occupied by extremely low to moderate-income families.

There are three affordable senior housing developments located in the City offering a combined total of 367 affordable units. The City has secured a covenant on each development to maintain as affordable senior housing.

Although Lakewood does not directly provide affordable housing, the City has completed the negotiation process of an affordable housing developer to develop 37 affordable for-sale townhomes on nine vacant properties remaining from the Housing Successor Agency. The properties have been successfully transferred to the developer and construction is expected to begin in July of 2025.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Lakewood does not have public housing units located within city limits. The City continues its participation of the Section Housing Voucher Program through the County of Los Angeles.

Actions planned during the next year to address the needs to public housing

The City of Lakewood does not have public housing units located within city limits. The City continues its participation of the Section Housing Voucher Program through the County of Los Angeles.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Lakewood does not have public housing units located within city limits. The City continues its participation of the Section Housing Voucher Program through the County of Los Angeles.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The City of Lakewood does not have public housing units located within city limits. The City continues its participation of the Section Housing Voucher Program through the County of Los Angeles.

Discussion

The City of Lakewood does not have public housing units located within city limits. The City continues its participation of the Section Housing Voucher Program through the County of Los Angeles.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City assists the homeless at the Burns Community Center and partners with PATH, Gateway Cities Council of Governments, HACOLA and LAHSA. The City also partners with Su Casa Ending Domestic Violence.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Services are provided to people experiencing homelessness in Lakewood by multiple non-profit agencies, which include PATH, LAHSA Jovenes, Salvation Army and Pacific Clinic. Services begin with outreach and continue until a person is permanently housed and supportive services are in place. The Homeless Services Deputy and Homeless Services Liaison refer and connect homeless individuals to the agency that best suits their housing and health needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

Su Casa Family Crisis and Support Center is a private non-profit organization that provides both short term emergency housing and transitional housing in two separate locations in the city. Su Casa's 26 bed and emergency shelter serves 6-8 families at a time and meeting all their needs at no cost. Families receive individual and group counseling, case management, legal social advocacy, and life skills training.

At the second location, Su Casa provides a 24-bed transitional housing with five shared apartments, a children's area, counseling offices, and an outside area that provide families with longer term housing (3-12 months) and space for ongoing services. The maximum capacity at this facility is 24 persons and the residents are provided counseling, parenting classes, life skills training, case management, financial literacy training, household establishment assistance, budgeting and job search assistance. All clients in the shelter programs save 75% of their incomes, which provides the financial resources necessary to help obtain permanent housing in the future.

Admittance to the program is strictly on a referral basis. The City has secured the transitional shelter with affordable housing covenants, which run through December 2063.

The City will continue to coordinate efforts to provide information and resources for transitional housing through the Burns Community Center. It is anticipated that City staff will assist 15 individuals by providing information and referrals to appropriate social service agencies, provide emergency food (canned good and can openers), assistance for transportation on local bus services and use of the telephone for local calls when seeking assistance.

In February 2012, the City amended the Zoning Ordinance to permit emergency shelters by right in the M-2 zone. This is to comply with State law (SB2) requiring that a zone be identified to permit emergency shelters by right. This was also identified as a program in the certified Housing Element.

In January 2023, LAHSA released the Los Angeles Continuum of Care Housing Inventory Count. The Count shows that there are 15,924 emergency shelters within Los Angeles County offering 20,512 beds. There are 3,058 transitional housing units offering 3,929 transitional housing beds. SPA 7 offers 1,413 emergency shelters with 1,773 beds and 320 transitional housing units with 320 beds. The City will continue its work with community non-profit groups and community based organizations interested in providing transitional housing services to the homeless.

Another form of transitional housing in the City is Adult Residential Facilities, Residential Care Facilities for the Elderly, Group Homes and Small Family Homes and is described as follows:

- There are a total of 16 Adult Residential Facilities located in the City of Lakewood. The facilities provide 24 hour non-medical care to individuals who may be physically, mentally or developmentally disabled. Each home can house up to six adults aged 18-59.
- There are a total of 10 Residential Care Facilities for the Elderly located in the City of Lakewood. Each of these facilities house up to six persons aged 60 or older. These facilities were accepted as transitional housing by the State Department of Housing and Community Development during the FY 2013-2021 Housing Element update.
- There is one Small Family Home located in the City of Lakewood that provides 24-hour care for families with less than six children who are in need of assistance because of a physical, mental or developmental disability.

In addition to assisting in providing emergency shelter and transitional housing, the City will continue to provide support services such as job training and counseling. The County of Los Angeles also offers an array of work training programs, housing placement assistance, and other support resources.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Services are provided to people experiencing homelessness in Lakewood by multiple non-profit agencies, which include PATH, LAHSA Jovenes, Salvation Army and Pacific Clinic. Services begin with outreach and continue until a person is permanently housed and supportive services are in place. The Homeless Services Deputy and Homeless Services Liaison refer and connect homeless individuals to the agency that best suits their housing and health needs. Many homeless persons reject the services offered while many accept the support services provided.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will continue its work with community non-profit groups and community based organizations interested in assisting individuals and families avoid becoming homeless by providing rapid-rehousing, emergency shelter and transitional housing, the City will continue to provide support services such as job training and counseling. The County of Los Angeles also offers an array of work training programs, housing placement assistance, and other support resources.

Section 8 Housing Choice Voucher Program was voluntarily transferred back to the Housing Authority of the County of Los Angeles (HACOLA) as of July 1, 2011. Residents on the program's waiting list who are seeking Section 8 Housing Assistance are still given priority over non-residents, even though affordable housing within the city limits is difficult to find. New potential participants who are not currently on the waiting list are referred to the HACOLA for further assistance.

The Assistance Directory at the Burns Community Center enables staff to assist the low-income individuals and families, especially extremely low-income individuals and families, who are likely to become homeless or who are receiving assistance from public or private agencies to address housing, health, social services, employment, education or youth needs.

Discussion

See discussion above

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

The City is committed to addressing the negative effects of public policies over which it has control. In order to promote integration and prevent low income concentrations, the City has designed its affordable housing programs to be available Citywide. This priority also serves to make sure that the City does not have any policies, rules, or regulations that would lead to minority or racial concentrations.

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

Since 1989, Lakewood has demonstrated a willingness to encourage housing development of all types. It has approved several zone changes to allow the construction of housing including General Commercial (C-4) to Multiple Family Residential (M-F-R) to allow for the building of a 201-unit senior citizen apartment complex in 1989, Light Manufacturing (M-1) to Planned Development Single Family (PDSF), to allow for the building of 184 single family residences in 1994, Open Space (O-S) to MFR, to allow for the building of a 85-unit senior citizen apartment complex in 1996, C-4 to MFR, to allow for the conversion a motel into apartments in 1999, Intermediate Commercial (C-3) to PDSF to all a 20 unit single-family residential project in 2003, C-4 to M-F-R in 2014 allowing an existing apartment complex to expand by adding 22 additional apartments, O-S to M-F-R to allow a three-unit condominium project in 2015, and Code amendments to allow for development of a variety of housing types, including those that benefit low and moderate income people. The City makes an effort to fast track projects and process permits in a timely manner. The City intends to maintain its current posture of openness and willingness to consider new ideas and eliminate any regulatory barriers under its control in the provision of a variety of housing to meet the needs of all income groups.

During 2018, the City amended its zoning ordinance to allow the construction of ADUs in Single-Family Residential (R-1) zoned properties, as mandated by State Law. The California Government Code provides that ADUs facilitate and expedite the construction of affordable housing; they provide housing for family members, students, the elderly, in-home health providers, the disabled, and others at below market prices within existing neighborhoods; they may add income and an increased sense of security to homeowners; they will provide additional rental housing stock; they offer lower cost housing to meet the needs of existing and future residents within existing neighborhoods, while respecting architectural character; and they are an essential component of California's housing supply. The ordinance is consistent with current state law and establishes local control of the regulations related to ADUs.

During the next year, the City will continue to work cooperatively within existing legislatively mandated constraints to develop or encourage public policies that foster affordable housing development and assistance.

Discussion:

See discussion above

AP-85 Other Actions – 91.220(k)

Introduction:

The City continues to address obstacles to meeting underserved needs, to foster and maintain affordable housing, to reduce lead-based paint hazards, to reduce the number of poverty-level families, to develop institutional structure, enhance coordination between public and private housing and social service agencies. These efforts are discussed in more detail below.

Actions planned to address obstacles to meeting underserved needs

Like most communities, a major obstacle to meeting the needs of the community is funding. Over the years, community partnerships with county, state, and federal agencies have been integral to meeting the needs of the underserved community. During the FY 2024-2025 program year, the City intends to continue these relationships as well as foster new ones to ensure that the needs of the community are adequately fulfilled.

The City promotes its housing and community service programs in the areas with the highest concentration of low and moderate income households to address the continuing needs of the underserved population. The City will use the Chamber of Commerce, local newspaper, City newsletter, and community events to promote these services. The City will continue to provide the services listed below for low and moderate income Renter Households and Owner-occupied Households.

Actions planned to foster and maintain affordable housing

As articulated in the Consolidated Plan, the City will implement Coordination with Los Angeles County Housing Authority and will collaborate with the Los Angeles County Community Development Department for the following actions to foster and maintain affordable housing:

- Mortgage assistance program referrals
- Coordination with neighborhood networks to elaborate on the needs of the community
- Code enforcement
- Home Improvement Programs
- Infrastructure improvements
- Provision of Fair Housing Services
- Approve the construction of 75 ADUs
- Partner with a developer for the construction of 37 new for-sale affordable housing units

Actions planned to reduce lead-based paint hazards

To reduce lead-based paint hazards in Lakewood, the City will continue to disseminate information and monitor the lead-poisoning data provided by the County. In addition, the City's Residential Rehabilitation Program will provide funding to low and moderate-income households in making necessary improvements and correcting code violations. Finally, the City will continue to attend HUD training on lead based paint reduction requirements and continue to evaluate City programs to address lead hazards.

Actions planned to reduce the number of poverty-level families

A fundamental way to reduce poverty is through job creation and enhancement. There are a number of local, state and Federal programs that focus on job creation and retention. The most notable is the State of California's welfare reform plan, known as CalWORKS. CalWORKS is designed to move welfare recipients from dependency to self-sufficiency through employment and to divert potential recipients from dependency. Job related education and training are provided through the County of Los Angeles, Department of Public Social Services.

The County's Department of Public Social Services also administers various programs that provide cash aid and other benefits and services to individuals and families in need. These programs are designed to alleviate hardship and promote family health, personal responsibility, and economic independence. According to the County, the majority of persons who seek these programs are primarily in need of medical assistance and in-home support services.

Actions planned to develop institutional structure

The institutions involved in carrying out the aforesaid Priority actions include the Lakewood Community Development Department, the Housing Authority of the County of Los Angeles, and private sector owners of rental property. The City, for its part, will promote and encourage fair housing, housing assistance and single-family home rehabilitation through:

- Continued utilization of the services of a Fair Housing Contractor or organization to promote, educate and enforce fair housing in the community.
- Continued use of the Los Angeles County Housing Authority to refer residents who are interested in receiving affordable housing assistance.
- Continued use of CDBG funds to assist low income homeowners in rehabilitating their homes and in eliminating substandard conditions. The City will continue to encourage the Single Family Residential Rehabilitation Loan Program by advertising in local publications to attract qualified applicants.

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

The City's housing programs, which will be administered over the next year, are limited by resources to housing rehabilitation and rental assistance referral (Section 8). These two programs do not require a lot of coordination efforts.

The Single Family Residential Rehabilitation Loan and Fix-Up Paint-Up Grant Program are funded with Housing Successor Agency Loan Payback funds. The Section 8 Existing Housing Program is federally funded and is administered entirely by Housing Authority of County of Los Angeles. City staff continues to refer residents who are interested in affordable housing to contact HACOLA. No other special coordination efforts will be required during the next Federal Fiscal Year to administer these programs.

Discussion:

See discussion above.

Program Specific Requirements

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

Introduction:

The sole source of projected program income for the City of Lakewood is rehabilitation loan payback. The City's program income is expected to decline as mortgage interest rates rise. The City anticipates receiving \$18,000 during FY 2024-2025.

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

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

- | | |
|---|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed. | 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 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 |

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. | 80% |

Overall Benefit – A consecutive period of two or three years may be used to determine that minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

Discussion

While the City does not use CDBG funds for urgent need activities, the City is committed to providing comprehensive emergency management and preparedness services to address the needs of the Lakewood community by spending approximately \$127,000 in general fund monies in FY 24-25. The Office of Emergency Management oversees Lakewood's emergency response and preparedness activities and programs for staff and community members. Services and programs are delivered through trainings, educational campaigns and community and staff engagement. During FY 24-25 the City of Lakewood will:

- Provide emergency response and preparedness activities in line with national, state, and county guidance, to prepare Lakewood staff and community members to respond to natural and manmade disasters and emergencies.
- Utilize public education campaigns and engagement to ready Lakewood community members to identify emergency situations, and know how to respond.

CERTIFICATIONS

Specific Community Development Block Grant 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 plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan 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 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 CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having 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 (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2024-2025 [a period specified by the grantee of one, two, or three specific consecutive program years], 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.

In addition, 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.

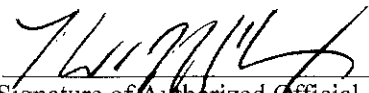
Excessive Force -- It has adopted and is enforcing:

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 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 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 of Authorized Official

7/09/2024
Date

City Manager
Title

ASSURANCES

ASSURANCES - CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

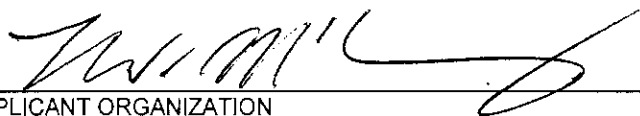
PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title, or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal interest in the title of real property in accordance with awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Lakewood	DATE SUBMITTED July 9, 2024

APPLICATION FOR FEDERAL ASSISTANCE SF-424

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="07/01/2024"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text" value="B-24-MC-06-0521"/>	
State Use Only:		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
8. APPLICANT INFORMATION:		
* a. Legal Name: <input type="text" value="City of Lakewood"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="95-6005417"/>	* c. UEI: <input type="text" value="PPJ6LS5XBN34"/>	
d. Address:		
* Street1: <input type="text" value="5050 Clark Avenue"/>		
Street2: <input type="text"/>		
* City: <input type="text" value="Lakewood"/>		
County/Parish: <input type="text"/>		
* State: <input type="text" value="CA: California"/>		
Province: <input type="text"/>		
* Country: <input type="text" value="USA: UNITED STATES"/>		
* Zip / Postal Code: <input type="text" value="907121000"/>		
e. Organizational Unit:		
Department Name: <input type="text" value="Community Development"/>	Division Name: <input type="text" value="Housing"/>	
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: <input type="text" value="Carolyn"/>	
Middle Name: <input type="text"/>		
* Last Name: <input type="text" value="Lehouillier"/>		
Suffix: <input type="text"/>		
Title: <input type="text" value="Housing Specialist"/>		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(562)866-9771, ext. 2320"/>	Fax Number: <input type="text" value="N/A"/>	
* Email: <input type="text" value="clehouillier@lakewoodcity.org"/>		

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

U.S. Department of Urban Development

11. Catalog of Federal Domestic Assistance Number:

CDBG- 14.218

CFDA Title:

Community Development Block Grant

*** 12. Funding Opportunity Number:**

14.218

* Title:

Community Development Block Grant

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Fiscal Year 2024-2025 Annual Action Plan for the City's CDBG program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="442,613.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text" value="4,700,000.00"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="1,122,279.00"/>
* f. Program Income	<input type="text" value="18,000.00"/>
* g. TOTAL	<input type="text" value="6,282,892.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

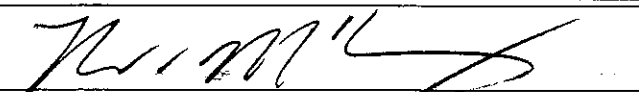
Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

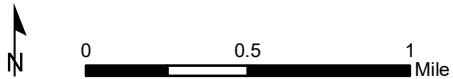
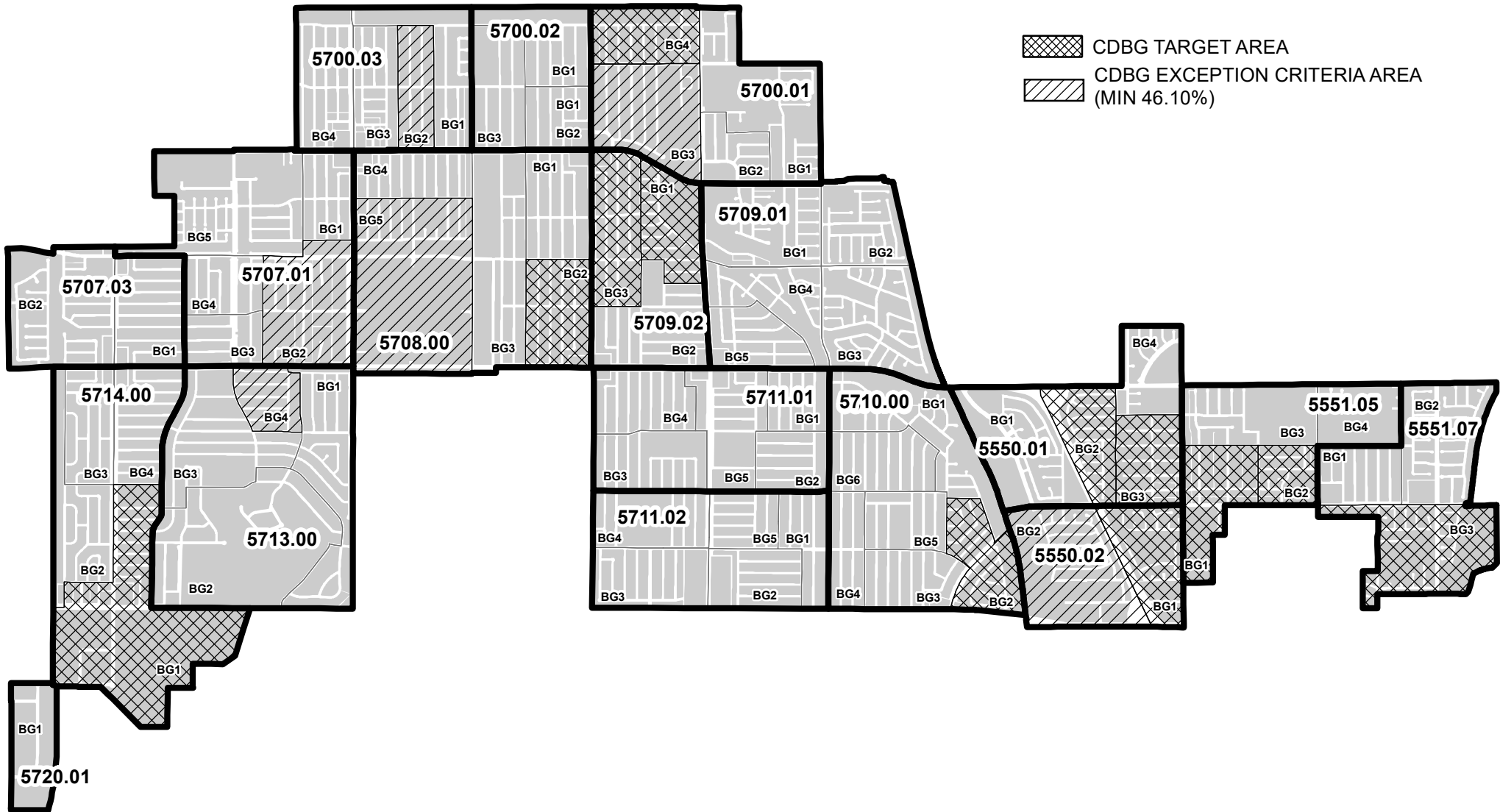
* Email:

* Signature of Authorized Representative: 

* Date Signed:

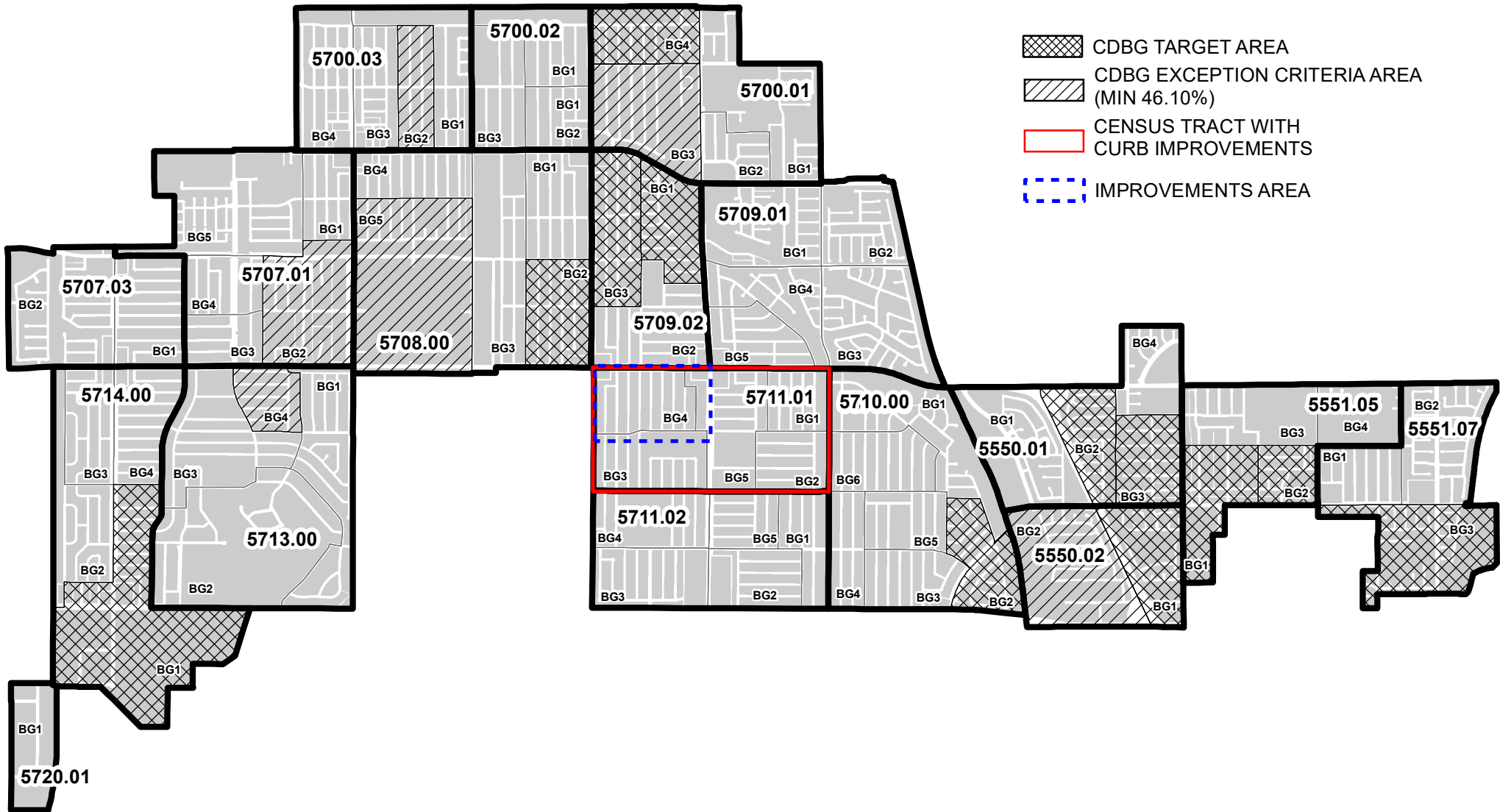
SITE LOCATION MAPS

COMMUNITY DEVELOPMENT BLOCK GRANT ELIGIBLE AREAS



CURB REPLACEMENT PROJECT CENSUS TRACT 5711.01

Replace Existing Curbs with ADA Compliant Curb Ramps



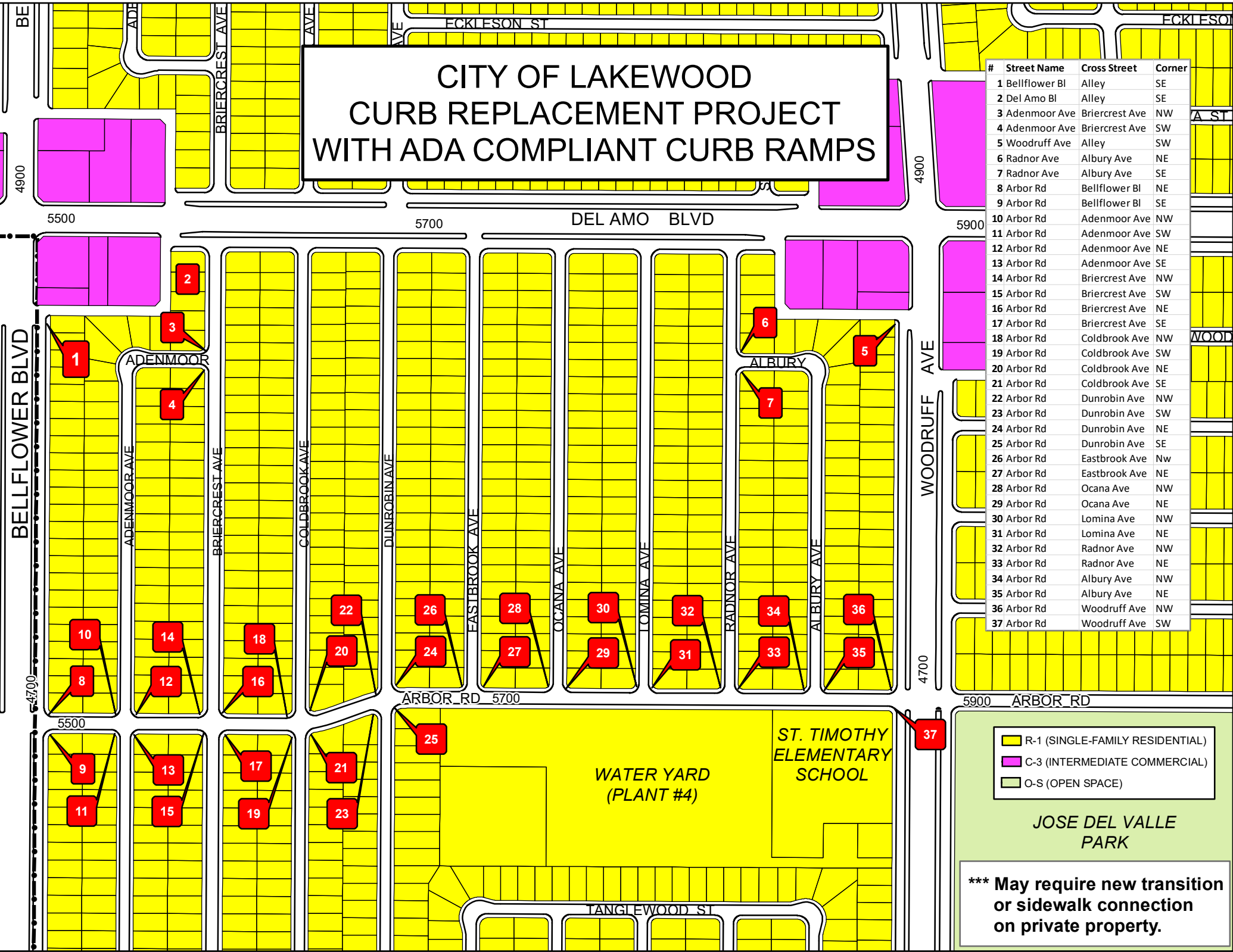
- CDBG TARGET AREA
- CDBG EXCEPTION CRITERIA AREA (MIN 46.10%)
- CENSUS TRACT WITH CURB IMPROVEMENTS
- IMPROVEMENTS AREA



0 0.5 1 Mile

CITY OF LAKEWOOD CURB REPLACEMENT PROJECT WITH ADA COMPLIANT CURB RAMPS

#	Street Name	Cross Street	Corner
1	Bellflower Bl	Alley	SE
2	Del Amo Bl	Alley	SE
3	Adenmoor Ave	Briercrest Ave	NW
4	Adenmoor Ave	Briercrest Ave	SW
5	Woodruff Ave	Alley	SW
6	Radnor Ave	Albury Ave	NE
7	Radnor Ave	Albury Ave	SE
8	Arbor Rd	Bellflower Bl	NE
9	Arbor Rd	Bellflower Bl	SE
10	Arbor Rd	Adenmoor Ave	NW
11	Arbor Rd	Adenmoor Ave	SW
12	Arbor Rd	Adenmoor Ave	NE
13	Arbor Rd	Adenmoor Ave	SE
14	Arbor Rd	Briercrest Ave	NW
15	Arbor Rd	Briercrest Ave	SW
16	Arbor Rd	Briercrest Ave	NE
17	Arbor Rd	Briercrest Ave	SE
18	Arbor Rd	Coldbrook Ave	NW
19	Arbor Rd	Coldbrook Ave	SW
20	Arbor Rd	Coldbrook Ave	NE
21	Arbor Rd	Coldbrook Ave	SE
22	Arbor Rd	Dunrobin Ave	NW
23	Arbor Rd	Dunrobin Ave	SW
24	Arbor Rd	Dunrobin Ave	NE
25	Arbor Rd	Dunrobin Ave	SE
26	Arbor Rd	Eastbrook Ave	Nw
27	Arbor Rd	Eastbrook Ave	NE
28	Arbor Rd	Ocana Ave	NW
29	Arbor Rd	Ocana Ave	NE
30	Arbor Rd	Lomina Ave	NW
31	Arbor Rd	Lomina Ave	NE
32	Arbor Rd	Radnor Ave	NW
33	Arbor Rd	Radnor Ave	NE
34	Arbor Rd	Albury Ave	NW
35	Arbor Rd	Albury Ave	NE
36	Arbor Rd	Woodruff Ave	NW
37	Arbor Rd	Woodruff Ave	SW



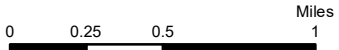
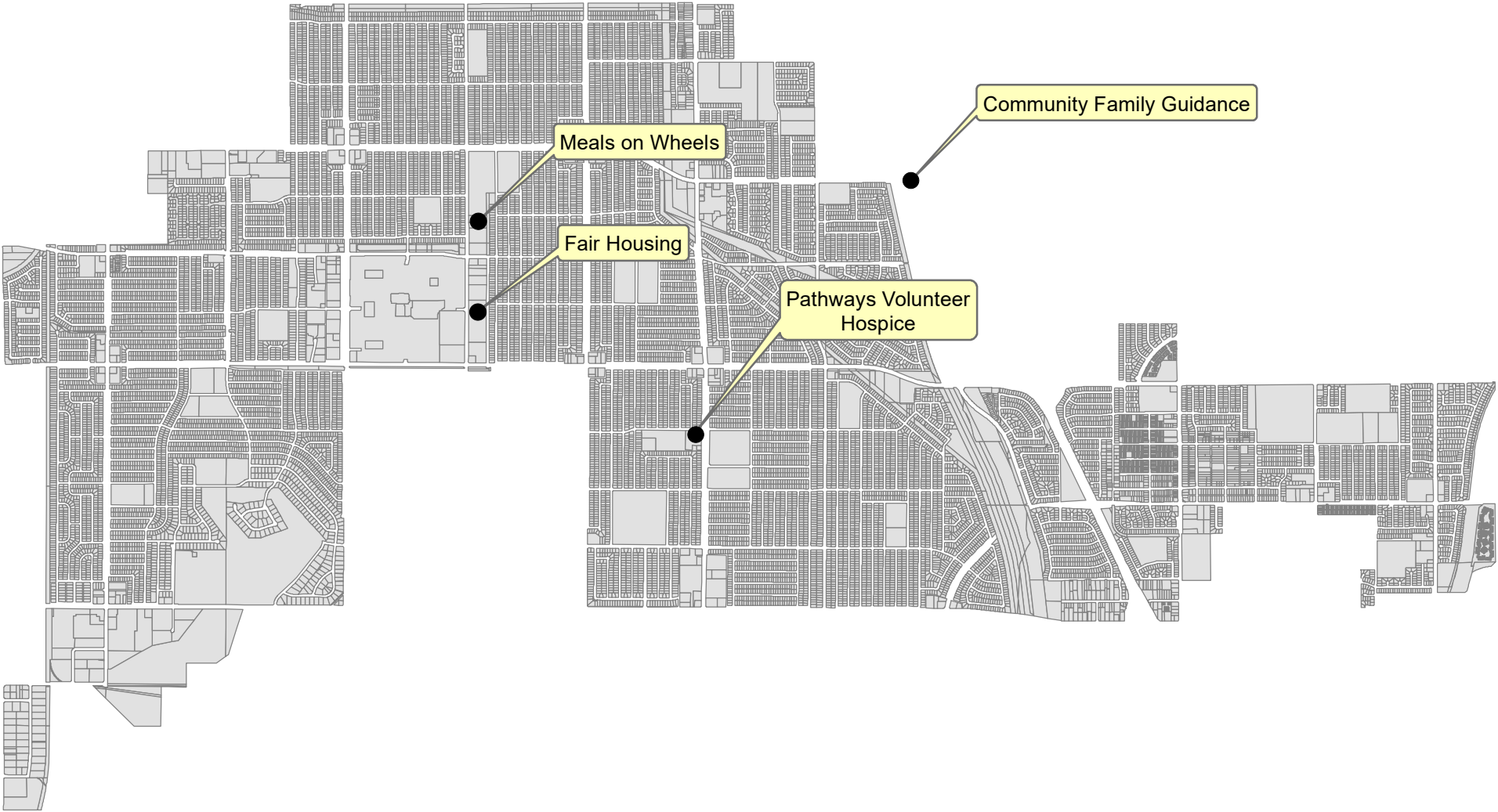
- R-1 (SINGLE-FAMILY RESIDENTIAL)
- C-3 (INTERMEDIATE COMMERCIAL)
- O-S (OPEN SPACE)

**JOSE DEL VALLE
PARK**

***** May require new transition
or sidewalk connection
on private property.**

PUBLIC SERVICE PROGRAMS

Human Services Association
(Bell Gardens, CA)



ACTION PLAN FY 2024-2025

CITIZEN PARTICIPATION PLAN

CITY OF LAKEWOOD
CITIZEN PARTICIPATION PLAN
(For all Federally Funded Grant Programs)

A. INTRODUCTION

Pursuant to Section 104(a)(3) of the Housing and Community Development Act of 1974, as amended, the City adopted this Citizen Participation Plan in July 1978 (revised October 1981, June 1988, June 1995, May 2001, May 2005, and April 2020.) By doing so, the City acknowledges the integral role of citizen participation in the process of planning and development and the execution of the Community Development Block Grant Program (CDBG) and all other Federally funded grant programs.

The plan outlines basic tenets of the citizen participation process and regulations. The citizen participation regulations remain in effect throughout the implementation of the City's entitlement award from the federal government, or until the funds are completely exhausted.

The Lakewood's Citizen Participation Plan is composed of the following parts:

- A. Lakewood Citizen Participation Plan (Purpose)
- B. Definitions
- C. Role of Citizens
- D. Guidelines for Citizen Participation
 - 1. Consolidated Plan and Action Plan
 - 2. Consolidated Annual Performance and Evaluation Report (CAPER)
 - 3. Public Hearings
 - 4. Information Access
 - 5. Non-English Speaking Residents
 - 6. Persons with Disabilities
 - 7. Program Amendments
 - 8. Technical Assistance
- E. Citizen Service Requests and Grievance Procedure

B. LAKEWOOD CITIZEN PARTICIPATION PLAN

The Citizen Participation Plan is designed to facilitate two-way communication between the City and its residents on matters pertaining to the use of all Federal Grant funding from the US Department of Housing and Urban Development (HUD). Under this plan, citizens are encouraged to participate in application development, program implementation, assessment of performance, submission of views and proposals, consideration of objections to applications,

complaints, technical assistance, public hearings, bilingual dissemination, when appropriate, and program amendments. The Lakewood Citizen Participation Plan:

- Provides greater visibility of the City of Lakewood Community Development Department's improvement programs;
- Encourages citizen involvement in neighborhood improvement activities;
- Ensures equitable representation of all segments of the population; and
- Describes the process to enlist citizen participation in the development of the City's Five-year Consolidated Plan, the Annual Action Plan, the Consolidated Annual Performance and Evaluation Report (CAPER), and any Substantial Amendments to the Consolidated Plan or Action Plan.

DEFINITIONS

Five-Year Consolidated Plan: This document is submitted to HUD every five years and serves as the 5-year planning document of the City and application for funding for CDBG, HOME, and other federally funded programs. The Consolidated Plan consists of the following primary components: a needs assessment and an analysis which identifies priorities and a strategy which establishes goals and objectives for addressing priority needs and time frames for achievements.

One-Year Action Plan: This document is submitted to HUD every year and updates the Consolidated Plan and allocates one year's CDBG funding, including any program income generated from CDBG. The Action Plan is developed to identify the actions that will be taken and projects that will be funded to meet the strategy's goals and objectives.

Consolidated Annual Performance and Evaluation Report (CAPER): This document reports on the progress made in carrying out the Consolidated Plan and Action Plan.

Public Hearing: A public hearing is a public meeting that has been publicly noticed in a local newspaper of general circulation, or noticed in a fashion which otherwise follows local procedures for formal noticing of public hearings. Public hearings are required prior to the adoption of the Consolidated Plan, Action Plan, and Substantial Amendments to either plan.

Urgency Needs: A Federal, State or Local declared Emergency or Crisis.

C. *ROLE OF CITIZENS*

Citizen involvement is vital to assure that neighborhood improvement policies, procedures, programs and activities are well suited to local needs. Individual neighborhoods possess unique qualities that are more fully understood at the community level among those who reside, own property, or work within these areas. This knowledge is invaluable to the successful revitalization of communities.

Residents' concerns and ideas may be articulated to the City's Planning and Environment Commission (PEC). The PEC is an advisory body to the City Council regarding community

development improvement issues. The PEC addresses itself to the development, review, and adoption of the following ideas:

- The City's Consolidated Plan and Action Plan (includes all Federal Grant Applications);
- The submission of the City's Performance Report (CAPER);
- Community development strategies, programs, policies, and procedures;
- The Citizen Participation Plan

Regular meetings of the PEC are conducted on a monthly basis, and special meetings may also be held during any month at the order the Commission Chairperson, should the need arise. A current schedule of PEC meetings can be obtained from the City Clerk's office located at City Hall, 5050 North Clark Avenue, Lakewood, California 90712, or by calling (562) 866-9771.

All meetings take place in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California 90712 unless another location is publicized in advance. In the event of Urgency Needs, specific procedural changes such as conducting virtual meetings or via tele/video conferencing may be implemented. The agenda for each PEC meeting is posted at the Council Chambers and on the City's website at www.lakewoodcity.org at least 72 hours prior to the meeting. Public hearing notices for PEC meetings are posted at the following locations at least 72 hours prior to any hearing:

Lakewood City Hall
City Clerk's Office
5050 Clark Avenue
Lakewood, CA 90712

Bloomfield Park
21420 Pioneer Blvd.
Lakewood, CA 90715

Mayfair Park
5720 N. Clark Avenue
Lakewood, CA 90712

D. GUIDELINES FOR CITIZEN PARTICIPATION

The Citizen Participation Plan process provides residents of the City the formal opportunity to take part in the development of community development programs and amendments to adopted plans, at the community wide-level in a public forum, before the PEC. The specific guidelines governing information access, public notices, and technical assistance, among others, that the City will follow to encourage citizen participation in the preparation of the Consolidated Plan and submission of the Performance Report are listed below:

Consolidated Plan and Action Plan:

Following the preparation of the Consolidated Plan/Action Plan, the following steps will be taken to afford the public an adequate opportunity to review and comment on the document:

1. Summary describing the contents of the purpose of the proposed Consolidated Plan/Action Plan will be public in at least one local City newspaper of general circulation. The summary will also include a list of locations where a complete draft of the Consolidated Plan/Action Plan can be obtained.
2. The publication of the summary will commence a 30-day public review period during which citizens will have the opportunity to examine the proposed Consolidated Plan/Action Plan and submit comments regarding the draft document. Complete copies of the draft Consolidated Plan/Action Plan will be available for review at the City's website at www.lakewoodcity.org and at the following locations:

Lakewood City Hall
Community Development Department
5050 Clark Avenue
Lakewood, CA 90712

Lakewood City Hall
City Clerk's Office
5050 Clark Avenue
Lakewood, CA 90712

Iacoboni Library
4990 N. Clark Avenue
Lakewood, CA 90712

3. A public hearing before the PEC will be held to further provide citizens an opportunity to comment on the draft Consolidated Plan/Action Plan. All guidelines set forth under the Public Hearing section of this document will be followed to ensure and encourage citizen participation.

Consolidated Plan Amendments

The City shall complete a substantial amendment to the Consolidated Plan when a Priority Need is added or removed from the Consolidated Plan.

Action Plan Amendments

The City shall follow the following procedure to complete substantial and minor amendments to the Action Plan, as needed.

The City shall substantially amend the Action Plan if a substantial change is proposed by City staff or the City Council. For the purpose of the Action Plan, a "substantial change" is defined as:

- Addition of a new activity not previously identified in the Action Plan, without regard to funding source;
- Cancellation of an existing activity identified in the Action Plan, without regard to funding source;
- A change in the purpose, scope, location or beneficiaries of an activity; or
- Changes in the use of CDBG funds from one eligible activity to another eligible activity meeting the following thresholds:

Net Increase or Decrease	Trigger of Substantial Amendment*	Minor Amendment*
Net Increase	≥ 30% of the most recent grant allocation	<30% of the most recent grant allocation
Net Decrease	≥ 30% of the most recent grant allocation	<30% of the most recent grant allocation

* (Amended amounts will not be cumulative, that is, each amendment will stand on its own for purposes of determining the 30 percent threshold.)

The City may make minor changes to the Action Plan, including any changes not included in the definition of a "substantial change" above, as needed, so long as the changes do not constitute a substantial amendment as described above. Such minor changes to the Action Plan do not require a public review and comment period or a public hearing. However, City Council approval of activity funding changes may be required based on the amount and City policy.

Urgency Needs:

Upon the Declaration of a Federal, State, or Local Emergency, the public participation process may be modified as determined by the HUD.

Performance Report

Upon completion of the Performance Report, and prior to its submission to HUD, a public notice will be published in at least one local newspaper servicing the residents of Lakewood announcing the availability of the report for review and comment. Publication of this notice will commence a 15-day period during which citizens will have the opportunity to examine the Performance Report and submit comments regarding the document.

Analysis of Impediments or Assessment of Fair Housing (AI or AFH)

The Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) is a five-year plan completed by the City individually or as part of a local consortium of other HUD grantees pursuant to HUD guidance for the evaluation of local housing conditions, economics, policies and practices and the extent to which these factors impact the range of housing choices and opportunities available to all residents in an environment free from discrimination. As of April 2019, HUD has suspended the AFH planning framework. HUD currently requires the submission of an AI for grantees submitting Consolidated Plans for FY 2020-2024. If HUD renews the AFH planning framework, the AFH will replace the AI in the context and implementation of this section.

Public Hearings:

Public hearings shall provide the major source of citizen input on the proposed community development program, activities, policies, and procedures. At a minimum, the City will conduct two separate public hearings—one for the purpose of reviewing the draft Consolidated Plan and the second for the purpose of reviewing program performance and progress through the submission of the Performance Report. All public hearings will be made accessible to persons with disabilities upon request.

To ensure that all City residents have ample opportunity to take notice of all scheduled public hearings, all notices regarding such hearings, including the date, time, and location shall be published in at least one local City newspaper of general circulation a minimum of 14 days prior to the date of the public hearing.

Information Access

Included in the Consolidated Plan will be the estimated amount of federal funding available to the City, and the range of eligible activities, programs, and projects designed to utilize these available funds. Copies of the Consolidated Plan, Action Plan, Citizen Participation Plan, CAPER, and documents regarding other important program requirements, including contracting procedures, environmental policies, fair housing/equal opportunity requirements, and relocation provisions will be available to the public at the City's website at www.lakewoodcity.org and during the regular business hours of 7:30 a.m. to 5:30 p.m., Monday through Thursday and alternative Fridays from 7:30 a.m. to 5:00 p.m. City Hall is closed every other Friday.

The City's Community Development Department is located at 5050 N. Clark Avenue, Lakewood, CA 90712. Additional information and assistance may be obtained by calling 562-866-9771.

Non-English Speaking Residents

It is the intent of the City to also allow for input by all non-English speaking persons, as well as English speaking residents, in the public hearing process. The City will provide bilingual assistance whenever it has been determined necessary to adequately allow persons to express

their views regarding the planning, implementation, monitoring, and evaluation of community development improvement activities. All advertisement for public hearing will note that arrangements for an interpreter can be made by contacting the City's Community Development Department.

E. CITIZEN SERVICES REQUESTS AND GRIEVANCE PROCEDURE

Citizens should be aware that any questions or grievances, regarding any facet of City operations, can be submitted to the Community Development Department located at 5050 N. Clark Ave., Lakewood, CA 90712. During the development of the Consolidated Plan submission, written concerns or complaints regarding the Plan shall initiate a written response indicating assessment of the complaint and/or proposals and actions taken to address the complaints and/or proposals before the final submission of the Consolidated Plan to HUD. The City shall ensure that reasonable attempts are made to respond to questions or complaints in a timely manner, usually within 15 working days after receipt of the inquiry. If the content of the complaint is based on a probable misunderstanding (i.e., scope of block grant activities), the response communication will so state and give the complaining party the opportunity of alternative forms of redress.

Although HUD will consider objections submitted at any time, such objections should be submitted within 30 days of the submission of the Consolidated Plan, Action Plan, or CAPER to HUD. Any written inquiries submitted to HUD should be addressed as follows:

US DEPT. OF HOUSING AND URBAN DEVELOPMENT
Los Angeles Area Office
Community Planning and Development Division
300 North Los Angeles Street, Suite 4045
Los Angeles, CA 90012

Objections submitted to HUD must meet one or more of the following criteria:

- The description of the needs and objectives are plainly inconsistent with available facts and data.
- The activities to be undertaken are plainly inappropriate to meeting the needs and objectives defined by jurisdiction.
- The submission does not comply with specific requirements or law.
- The submission proposed the undertaking of ineligible activities.

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION PLAN

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN – CITY OF LAKEWOOD FISCAL YEAR 2016-2017

I. INTRODUCTION

Section 509 of the Housing and Community Development Act of 1987 amended Section 104 of the Housing and Community Development Act of 1974 by adding a new subsection.

The new Section 104(d) of the Act became effective October 1, 1988, and provides that a grant under Section 106, Community Development Block Grant (CDBG) Programs may be made only if the grantee certifies that it is following a residential anti-displacement and relocation assistance plan. The residential anti-displacement and relocation assistance plan under Section 104(d) must contain two components: (1) A requirement to replace all low and moderate income dwelling units that are demolished or converted to a use other than low and moderate income housing as a direct result of the use of CDBG assistance and, (2) a relocation assistance component.

A certification and plan is required even if the grant will not result in demolition or in the conversion of a low and moderate income unit to use other than low and moderate income housing.

The document serves as the residential anti-displacement and relocation assistance plan for the 2021-2022 fiscal year. In implementation of the relocation activities related to this plan, Section 104(d) of the Housing and Community Development Act of 1974, as amended and the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 as amended will be followed. The following details the City of Lakewood's Plan.

II. RESIDENTIAL ANTI DISPLACEMENT AND RELOCATION ASSISTANCE PLAN UNDER SECTION 104 (d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED.

- A. The City of Lakewood will replace all occupied and vacant unoccupied low and moderate income dwelling units demolished or converted to a use other than as low and moderate income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974, as amended, as described in 24 CFR, 570.606 (b)(1).
- B. All replacement housing will be provided within three (3) years of the commencement of the demolition or rehabilitation relating to conversion. Before obligating or expending funding that will directly result in such demolition or conversion, the City of Lakewood will make public and submit to the HUD Field Office the following information in writing.
 - 1. A description of the proposed assisted activity;
 - 2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use

other than low and moderate income dwelling units as a result of the assisted activity;

3. A time schedule for the commencement and completion of the demolition or conversion;
 4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;
 5. The source of funding and a time schedule for the provision of replacement dwelling units, and
 6. The basis for concluding that each replacement dwelling unit will remain a low and moderate income dwelling unit for at least ten (10) years from the date of initial occupancy.
- C. The City of Lakewood will provide relocation assistance, as described in 24 CFR 570.606 (b)(2), to each low and moderate income household displaced by the demolition of housing or by the conversion of a low and moderate income dwelling unit to another use as a direct result to assisted activities.
- D. Consistent with the goals and objectives of activities assisted under the Act, the City of Lakewood will take the following steps to minimize the displacement of persons from their homes:
1. Provide replacement housing as described in 24 CFR 570.606 (b)(1) and outlined as follows:

One for One replacement units – all occupied and vacant low and moderate income dwelling units (units that could be occupied) that are demolished or converted to a use other than low and moderate income dwelling units as a direct result of CDBG activities will be replaced by the City by private developers with low and moderate income dwelling units.

The replacement of low and moderate income dwelling units may include public housing or existing housing receiving Section 8 project-based assistance.

The replacement of low and moderate income dwelling units will be provided within three years of the commencement of the demolition or rehabilitation related to the conversion and will meet the following requirements;

 - a. The unit will be located within the City's jurisdiction.
 - b. The units will be sufficient in number and size to house the number of occupants that could have been housed in the units that are demolished or converted. The number of occupants that may be housed shall be determined in accordance with local housing occupancy codes.

- c. The units will be provided in standard condition and may include units which have been raised from substandard to standard.

III. RELOCATION ADVISORY ASSISTANCE

- A. The City will administer its relocation program, including providing relocation assistance and the preparation of claims for processing by the Community Development Department, City of Lakewood.
- B. The Relocation Program will provide maximum assistance to minimize the hardship of displacement to all persons displaced from their dwellings and to displaced businesses to assure their re-establishment with a minimum of delay.
- C. Personal and continuing contact will be maintained with those to be displaced until they are satisfactorily relocated, and where hardship is evident, a follow-up call will be made to ease the transition of the move.
 - 1. The following specific services will be provided;
 - a. Each person or business required to move will be personally interviewed, and a detailed and clear explanation of benefits will be made. The interview will be conducted in the language most easily understood by the displaced person.
 - b. The U.S. Department of Housing Development informational brochures will be delivered to residential and commercial owners and tenants in a timely manner.
 - c. A member of the staff will continuously make field surveys to locate housing resources and business vacancies for referrals. Referrals will be made to standard housing comparable to the occupied housing and in close proximity to employment, medical, shopping, transportation and eating facilities. Additionally, real estate brokers will be informed of the displacement, and their cooperation will be solicited in making referrals. Referrals to commercial sites will be made relative to commercial operators' needs in location, square footage requirements, trade area, and other business location criteria. Inspection of housing resources will be undertaken prior to referral and after the move of the displaced person.
 - d. If transportation is needed to field check referrals, the staff member or consultant will provide such transportation.
 - e. Assistance will be given by explaining procedures to purchase a home, including the purpose of and charges made through escrow.
 - f. If social service agencies in the community could provide a needed service, referrals will be made and follow-up programs will be instituted. The referral services could be Social Security Administration, Department

of Public Social Services, Veteran's Administration, Lakewood Housing Authority, and other local service agencies.

- g. Where necessary, efforts will be made to trace self-relocatees.
- h. Assistance will be given in filing relocation claims, and these claims will be submitted to the Community Development Department, City of Lakewood.
- i. Delivery of benefit check will be made promptly and follow-up claims will be made.

IV. RELOCATION ASSISTANCE

Each low and moderate income household that is displaced as a direct result of CDBG assisted activities shall be provided with relocation assistance. The low and moderate income household may elect to receive assistance described in 24 CFR Part 49 (HUD's regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970) or assistance as described under Section 104 (d) of the Housing and Community Development Act of 1974, as amended by Section 509 of the 1987 HCD Act provisions.

Displaced low and moderate income households will receive relocation assistance provided to displaced persons required under 24 CFR 49, Subpart C (General Relocation Requirements) and Subpart D (Payment for Moving and Related Expenses) whether the households receive assistance under the CFR or Section 104 (d) of the Act. Briefly, those benefits are as follows:

Residential Benefits:

1. Actual moving and related expenses, as the Agency determines to be reasonable and necessary, including expenses outlined in 49 CFR 24.301.
2. Fixed payment for moving expenses as described in 49 CFR 24.302.

Non Residential Benefits:

1. Payment for actual reasonable moving and related expenses as described in 49 CFR 24.303.
2. Reestablishment expense as described in 49 CFR 24.304.
3. Ineligible moving and related expenses as described in 49 CFR 24.304 (b) and 49 CFR 24.305 will not be provided.
4. Fixed payments for moving expenses as described in 49 CFR.306.

V. COST ESTIMATE OF RELOCATION BENEFITS

Since no relocation activity is contemplated, it is not possible to provide a cost estimate of relocating payment at this time. However, should it become necessary to make relocation payments, these payments will be funded with CDBG funds.

VI. PLAN FOR DISBURSEMENTS OF RELOCATION BENEFITS

The disbursement of relocation benefits will be made in an orderly and readily available manner.

All claims for relocation payments must be submitted within 18 months after the displacement of the claimant. Relocation claim forms will be prepared by the relocation staff; the forms will be explained in detail to the claimant. Once the signature of the displacee has been obtained, the prepared forms, accompanied by a memorandum explaining the particular need, etc., of the claimant will be promptly delivered to the Community Development Department, City of Lakewood, for review, approval and preparation of warrants. Upon verification of vacating the acquired property, the relocation benefits will be delivered.

Advanced payments will be processed when it is evident that there is a hardship. These payments will be delivered in a timely way to assure ease in securing relocated housing commitments.

A claim must be supported by the necessary documentation which may include itemized receipted moving bills, income tax returns, opening/closing escrow statements, verification of rental data and any other information deemed appropriate and necessary to support the claim.

Payments will be processed in All claim papers and related evidence will become permanent records of the Community Development Department, City of Lakewood, as part of the individual files maintained for each displaced person or business.

If a business does not file a claim for any of the above benefits, it may file for In-Lieu of Moving and Related Expenses Payment. No payment of this kind shall be made unless the Community Development Department, City of Lakewood, is satisfied that the business cannot be relocated without substantial loss of patronage and is not part of a commercial enterprise having at least one other establishment not being acquired, which is engaged in the same or similar business.

This payment represents the average annual net income for the two years prior to displacement, except that the payment may not be less than \$1,000 or more than \$20,000 (49 FR 24.306 {a}).

Payments will be processed in a timely manner to minimize hardship.

VII. LAST RESORT HOUSING

Last resort housing is not contemplated as it has been determined comparable replacement housing will be available for project residents within a reasonable period prior to displacement. However, if it is necessary, procedures as referenced in the Uniform Act will be followed.

Legal Notice

Legal Notice

Legal Notice

Legal Notice

NOTICE OF PUBLIC HEARING INVITING PUBLIC REVIEW AND COMMENT FOR FISCAL YEAR 2024-2025 ACTION PLAN, SUBSTANTIAL AMENDMENT NO. 1

NOTICE IS HEREBY GIVEN that Thursday, February 6, 2025, a public hearing will be held before the City of Lakewood's Planning and Environment Commission at 7:00 p.m. concerning FY 2024-2025 Action Plan, Substantial Amendment No. 1 in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California 90712. The proposed Substantial Amendment seeks approval to shift partial funding dedicated to Weingart Senior Center Project to a Curb Replacement Project occurring in the City. All persons interested may be present and heard at the date, time and place of the meeting. In keeping with our citizen participation plan, staff is requesting that the Planning and Environment Commission take public testimony at this hearing and review the proposed Substantial Amendment submitted by staff.

A copy of FY 24-25 Action Plan, Substantial Amendment No. 1 will be available for public review on Thursday, January 16, 2025 through Tuesday, February 25, 2025. The City of Lakewood welcomes any written recommendations, suggestions, or other input on FY 24-25 Action Plan, Substantial Amendment No. 1. FY 24-25 Action Plan, Substantial Amendment No. 1 must be prepared according to the U.S. Department of Housing and Urban Development (HUD) regulations.

During FY 2024-2025, the City received \$442,613 in CDBG Entitlement funds. The City is proposing to shift a portion of its CDBG entitlement earmarked for Weingart Senior Center Improvement Project to the proposed Curb Replacement Project. The curbs will be replaced with Americans With Disabilities Act compliant curb ramps. At least 70% or more of the FY 2024-2025 entitlement total must be used for activities benefiting low and moderate-income residents of Lakewood.

This publication will commence a 30-day comment period for the Substantial Amendment of the Action Plan in compliance with the City's approved Citizen Participation Plan. A copy of FY 24-25 Action Plan, Substantial Amendment No. 1 will be available for public review on Thursday, January 16, 2025 through Tuesday, February 25, 2025 in the City Clerk's office and Community Development Department at Lakewood City Hall, 5050 Clark Avenue, Lakewood, California, and at the Angelo M. Jacoboni Library, 4990 Clark Avenue, Lakewood, California.

The City will provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990 and to individuals who are non-English speaking and, if special accommodations are required, please call Carolyn Lehoullier, Housing Specialist, at 562-866-9771, ext. 2320 at least 48 hours prior to the public hearing.

Citizens wishing to comment on FY 24-25 Action Plan, Substantial Amendment No. 1 after the Public Hearing of the Planning and Environment Commission meeting on January 16, 2025 must do so in writing by Monday, February 24, 2025. Written comments must be addressed to:

City of Lakewood
Community Development Department
5050 N. Clark Avenue
Lakewood, California 90712
Attention: Aldo Cervantes
Director of Community Development

NOTICE IS FURTHER GIVEN that on Tuesday, February 25, 2025, at 7:30 p.m., members of the City Council and staff of the City of Lakewood will hold a public hearing for the solicitation of public comment on the proposed FY 24-25 Action Plan, Substantial Amendment No. 1. It is anticipated that at this public hearing, the Mayor and City Council will take final action on FY 24-25 Action Plan, Substantial Amendment No. 1.

Dated this 16th day of January, 2025.
Thaddeus McCormack
City Manager
City of Lakewood
Long Beach Press-Telegram
Published: 1/16/25