

AGENDA
REGULAR CITY COUNCIL MEETING
COUNCIL CHAMBERS
5000 CLARK AVENUE
LAKEWOOD, CALIFORNIA

April 28, 2020

Pursuant to Governor Newsom's Executive Order No. N-29-20, members of the City Council of the City of Lakewood or staff may participate in this meeting via teleconference. While maintaining appropriate social distancing, members of the public may participate in person at 5000 Clark Avenue, Lakewood, California. Public comments and questions pertaining to any item on the agenda will be accepted via email at cityclerk@lakewoodcity.org up to 4:30 p.m. on the day of the meeting. We ask that you please indicate the specific item on which you wish to be heard or whether your comments will be under oral communications.

ADJOURNED MEETING:

5:00 p.m.

APPEAL OF DECISION OF THE PLANNING AND ENVIRONMENT
COMMISSION REGARDING CONDITIONAL USE PERMIT NO. 996 AND JOINT USE PARKING
AGREEMENT NO. 2020-1, 6759 CARSON STREET, RESOLUTION NO. 2020-12 - Staff recommends
City Council hold a public hearing, consider actions pertaining to CUP No. 996 and JUPA No. 2020-1
and adopt proposed resolution.

COUNCIL CHAMBERS

CLOSED SESSION

PAN AMERICAN ROOM

CONFERENCE WITH LABOR NEGOTIATORS – Pursuant to Government Code §54957.6

Agency Designated Representative: City Manager, Office of the City Attorney and Liebert Cassidy
Whitmore, Director of Finance and Administrative Services, Deputy City Manager, Human Resources
Manager, Personnel Technician

Employee Organization: Lakewood City Employees' Association

CALL TO ORDER

7:30 p.m.

INVOCATION:

PLEDGE OF ALLEGIANCE:

ROLL CALL: Mayor Todd Rogers
Vice Mayor Jeff Wood
Council Member Steve Croft
Council Member Diane DuBois
Council Member Ariel Pe

ANNOUNCEMENTS AND PRESENTATIONS:

Presentation by Captain David Sprengel, Lakewood Sheriff's Station, Regarding Quarterly Public Safety
Report

ROUTINE ITEMS:

All items listed within this section of the agenda are considered to be routine and will be enacted by one motion
without separate discussion. Any Member of Council may request an item be removed for individual discussion or
further explanation. All items removed shall be considered immediately following action on the remaining items.

RI-1 MEETING MINUTES - Staff recommends City Council approve Minutes of the Meeting held
January 14, 2020

RI-2 PERSONNEL TRANSACTIONS - Staff recommends City Council approve report of personnel
transactions.

City Council Agenda

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ROUTINE ITEMS: - Continued

RI-3 REGISTERS OF DEMANDS - Staff recommends City Council approve registers of demands.

RI-4 MONTHLY REPORT OF INVESTMENT TRANSACTIONS - MARCH 2020 - Staff recommends City Council receive and file the Monthly Report of Investment Transactions rendered for the month of March 2020.

PUBLIC HEARINGS:

- 1.1 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FISCAL YEAR 2020-2024 FIVE-YEAR CONSOLIDATED PLAN, ACTION PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE – Staff recommends City conduct a public hearing for citizen input for the proposed Fiscal Year 2020-2024 Consolidated Plan, Fiscal Year 2020-2021 Action Plan, and the Analysis of Impediments to Fair Housing Choice; and following the public hearing, approve the Fiscal Year 2020-2024 Consolidated Plan, Fiscal Year 2020-2021 Action Plan, and the Analysis of Impediments to Fair Housing Choice and authorize the City Manager to direct staff to submit to HUD the approved Plans along with the required CDBG certifications, no later than May 14, 2020.
- 1.2 CORONAVIRUS AID, RELIEF AND ECONOMIC RECOVERY ACT (CARES ACT) COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN FISCAL YEAR 2019-2020 SUBSTANTIAL AMENDMENT (CDBG-CV) AND AMENDED CITIZEN PARTICIPATION PLAN - Staff recommends City Council conduct a public hearing to receive comments on the proposed Action Plan Substantial Amendment and following the public hearing, approve the FY 2019-2020 Action Plan Substantial Amendment, and authorize the City Manager to direct staff to submit to HUD the approved Action Plan Substantial Amendment and Amended Citizen Participation Plan along with the required CDBG certifications

LEGISLATION:

- 2.1 RESOLUTION NO. 2020-13; APPROVING APPOINTMENTS TO CITY COMMISSIONS - Staff recommends City Council adopt proposed resolution.

REPORTS:

- 3.1 APPOINTMENTS TO GOVERNMENTAL ASSOCIATIONS, ORGANIZATIONS & COMMITTEES - Mayor recommends City Council approve appointments.
- 3.2 QUARTERLY BUDGET REPORT OF MAJOR FUNDS AS OF MARCH 31, 2020 - Staff recommends City Council receive and file report.
- 3.3 QUARTERLY SCHEDULE OF INVESTMENTS - MARCH 31, 2020 - Staff recommends City Council receive and file report.

ORAL COMMUNICATIONS:

ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you are a qualified individual with a disability and need an accommodation to participate in the City Council meeting, please contact the City Clerk's Office, 5050 Clark Avenue, Lakewood, CA, at 562/866-9771, ext. 2200; or at cityclerk@lakewoodcity.org at least 48 hours in advance to ensure that reasonable arrangements can be made to provide accessibility to the meeting.

Agenda items are on file in the Office of the City Clerk, 5050 Clark Avenue, Lakewood, and are available for public review during regular business hours. Any supplemental material distributed after the posting of the agenda will be made available for public inspection during normal business hours in the City Clerk's Office. For your convenience, the agenda and the supporting documents are available in an alternate format by request and are also posted on the City's website at www.lakewoodcity.org

COUNCIL AGENDA

April 28, 2020

TO: The Honorable Mayor and City Council

SUBJECT: Appeal of Conditional Use Permit No. 996 and JUPA 2020-1, 6759 Carson Street

INTRODUCTION

The Law Office of Joseph A. Cardella, Esq. ("Appellant") representing Andy's Express Wash, Inc. is appealing the Planning and Environment Commission's ("PEC") decision to approve a Conditional Use Permit ("CUP") for the sale of beer and wine for on-site consumption in conjunction with a bona fide eating establishment and a Joint Use Parking Agreement ("JUPA"). Ferraro's Restaurant is an existing and operating restaurant located at 6759 Carson Street in the shopping center owned by Jen & Mi Lu Family LLC ("Lu Shopping Center"). Ferraro's proposes to add a larger dining area by expanding into a portion of the adjacent tenant space. This space recently became available through the reduction of the adjacent Gym, approved by the PEC with Resolution No. 3-2020.

STATEMENT OF FACTS

On April 2, 2020, the PEC conducted a public hearing for CUP No. 996 and JUPA No. 2020-1. Following the hearing, the PEC adopted Resolution No. 4-2020 approving CUP No. 996 and JUPA No. 2020-1. During the hearing, testimony was offered by the Appellant and his client, Andy Sehremelis, the owner of the adjacent Andy's Express Wash, Inc. The testimony raised issues caused by the operations and patrons of the adjacent Regal Inn bar located in the Lu Shopping Center, the general maintenance of the shopping center, inconsistencies in the signage for the center and the adequacy of the parking analysis.

The Appellant submitted a letter dated April 6, 2020 to the City Clerk appealing the PEC's approval of CUP No. 996 and JUPA No. 2020-1. In that letter, the Appellant justifies the appeal by stating:

"Prior to the hearing we submitted our written opposition to the Applications and attended the hearing to further elaborate on the reasons for which we believed the Applications should be denied. The Planning Commission approved the Applications without any findings to support approving the Applications or otherwise address our concerns."

The assertions made by the appeal do not relate specifically to the operation and expansion of Ferraro's Restaurant or the on-site sale and consumption of beer and wine but rather to the operation and maintenance in general of the Lu Shopping Center. The parking analysis that supported the proposed JUPA was prepared based on the adopted parking formula contained in Sections 9347.C.1, 9347.D.1, and 9490.2.D of the Lakewood Municipal Code (LMC). Also contrary to the assertion made in the appeal, Resolution No. 4-2020 as adopted by the PEC has findings supporting approval of CUP No. 996 and JUPA No. 2020-1. In adopting Resolution No. 4-2020, the PEC made the following findings:

A. The request is for approval of Conditional Use Permit No. 996 and Joint Use Parking Agreement No. 2020-1 for the sale of beer and wine for on-site consumption in connection with a bona fide eating establishment at 6759 Carson Street, Lakewood, all as shown on Exhibits "A" and "B."

B. The proposed use is found not to be in conflict with the goals of the General Plan, nor does the proposed use conflict with the Commercial land use designation of the General Plan.

C. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and it has been found that the proposed commercial use will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, provided the conditions herein contained are implemented and complied with in full.

D. The subject site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features required by the Code. The site can adequately accommodate the parking requirements of the proposed use through a Joint Use Parking Agreement.

E. Carson Street and the public alley are adequate in width and improved as necessary to serve the traffic generated by the site. No adverse effect is anticipated on existing roads and circulation as a consequence of this application.

F. The proposed conditional use is for the sale of beer and wine for on-site consumption in conjunction with a bona fide eating establishment and will be conducted entirely within the building. The additional license will not result in an undue concentration of on-sale licenses.

G. Notification of the public hearing has been made pursuant to LMC Section 9422 et seq. and State Law.

In reference to land use approval appeal procedures, LMC Section 9407.4 provides direction that no new matter or evidence shall be received or considered by the City Council, and City Council shall make its determination on the bases of the original record brought before it on appeal or review.

LMC Section 9407.5 states that the City Council may, by majority action at any time during the course of the review of a decision of the Planning Commission under this Part brought before it by either appeal or review, determine that a new hearing should be heard for the purpose of taking new or additional evidence in respect to this matter. In such an event, a new hearing, referred to as a *De Novo Hearing*, shall be set by the City Council. At such hearings, the public is entitled to appear to present new or additional evidence for or against the proposed use.

The following items are attached to this report and were presented, reviewed, and considered by the PEC at the April 2, 2020 meeting, regarding the proposed use:

1. Report to the PEC on the application for CUP No. 996 and JUPA No. 2020-1, which includes:
 - a. Staff report for on the application for CUP No. 996 and JUPA No. 2020-1.
 - b. Draft Joint Use Parking Agreement.
 - c. Letter dated March 23, 2020 from the Los Angeles County Sheriff's Department containing the findings of their review of the application for CUP No. 996 and JUPA No. 2020-1 and recommended conditions of approval.
 - d. Vicinity Map and Aerial View of the property and the surrounding area.
 - e. Exhibit "A" – Site Plan.
 - f. Exhibit "B" – Floor Plan.
 - g. Proposed PEC Resolution No. -2020 approving CUP No. 996 and JUPA No. 2020-1, with conditions of approval.
2. Copy of CUP No. 996 and JUPA No. 2020-1 Staff Report Errata.
3. 2020 approving CUP No. 996 and JUPA No. 2020-1, with conditions of approval (signed).
4. Copy of the slideshow from the March 5, 2020 PEC public hearing.
5. Copy of the audio recording from the March 2020 PEC public hearing.
6. Letter dated April 1, 2020 in opposition to the proposed use from the Law Office of Joseph A. Cardella, Esq. representing Andy's Express Carwash.
7. Letter dated April 2, 2020 in support of the proposed use from John Lewis, Esq. of the Law Office of Lewis & Lewis, representing Jen & Mi Lu Family, LLC owners of the Lu Shopping Center. This letter responds to the opposition stated in the April 1, 2020 letter by Joseph A. Cardella.

In addition, attached is a letter dated April 6, 2020 from the Law Office of Joseph A. Cardella, Esq. representing Andy's Express Wash, Inc, appealing the April 2, 2020 PEC decision to adopt Resolution 4-2020 approving CUP No. 996 and JUPA No. 2020-1, subject to conditions.

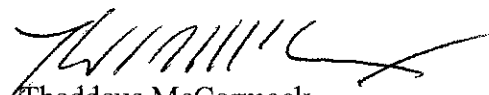
SUMMARY

The applicant, Ferraro's Restaurant located at 6759 Carson Street, properly submitted an application for CUP No. 996 for the sale of beer and wine for on-site consumption in conjunction with the expansion of an existing bona fide eating establishment and JUPA No. 2020-1. The PEC approved the CUP and JUPA on April 2, 2020. Subsequently, a timely appeal was filed requesting that the decision of the PEC be overturned for the reasons stated above.

RECOMMENDATION

Staff recommends the City Council adopt the proposed resolution DENYING the appeal and UPHOLDING the PEC's decision to approve CUP No. 996 and JUPA No. 2020-1.


Abel Avalos
Director of Community Development


Thaddeus McCormack
City Manager

Attachments

APPLICATION FOR: Conditional Use Permit No. 996 and Joint Use Parking Agreement No. 2020-1

LOCATION: 6759 Carson Street

APPLICANT: Bernard Martinez representing Ferraro's Restaurant

PROPOSAL: Application to Sell Beer and Wine for On-Site Consumption and a Joint Use Parking Agreement

ZONING: C-3 (Intermediate Commercial)

INTRODUCTION

The applicant, Bernard Martinez representing Ferraro's Restaurant, is requesting approval of a Conditional Use Permit and a Joint Use Parking Agreement for the sale of beer and wine for on-site consumption in conjunction with a bona fide eating establishment. The subject restaurant, Ferraro's Restaurant, also proposed expanding by adding a larger dining area. Pursuant to Section 9347.D.1 of the Lakewood Municipal Code (LMC), a Conditional Use Permit is required for establishments offering alcoholic beverages for consumption on the premises and where located less than 200 feet from the boundaries of any land zoned for residential use located in the C-3 (Intermediate Commercial) zone. LMC Section 9350.A specifies that uses permitted as a matter of course in the C-3 zone be allowed in the C-4 zone, subject to the same limitations and conditions.

LMC Section 9490.2.D states the Planning and Environment Commission may authorize the joint use of parking facilities provided a Joint Use Parking Agreement (JUPA) is obtained and remains in full force and effect. The JUPA is necessary to accommodate the parking required by the existing uses and the proposed restaurant expansion because the individual parking requirements of all businesses on site would exceed the number of parking spaces on the site.

STATEMENT OF FACTS

Area Description

The project site is on the north side of Carson Street, approximately 200 feet west of the intersection of Los Coyotes Diagonal and Carson Street. To the north, across a 20-foot wide public alley, are single-family residential dwellings in the R-1 (Single-Family Residential) zone. To the east is a commercial strip center and gas station in the C-3 zone. To the south, across Carson Street within the City of Long Beach, is the Heartwell golf course. To the west is Andy's Express Car Wash and Mac's Automotive. The portion of Carson Street adjacent to the site is within the City of Long Beach (see Vicinity Map and Aerial View). The closest residential properties are approximately 20 feet north of the site. The following table lists the land uses and zoning designations for the site and the surrounding properties.

AREA	EXISTING LAND USE	ZONE DESIGNATION
Subject Site	Commercial Center	C-3 (Intermediate Commercial)
North	Single-Family Homes	R-1 (Single-Family Residential)
East	Commercial Center, Gas Station	C-3 (Intermediate Commercial)
South	Heartwell golf course	P (Park - City of Long Beach)
West	Carwash and Auto Repair	R-1 (Single-Family Residential)

Site Description

As shown in Exhibit "A," the subject site is an integrated commercial center that is approximately 22,510 square feet in area. The site is served by Carson Street and a public alley. The site is developed with an 8,900 square-foot commercial building, a 455 square-foot donut shop, and 33 parking spaces. An additional 13 parking spaces located on the adjacent carwash site are reserved for use by this commercial center as per a recorded instrument. Businesses in this center include a computer services business, hair salon, Relentless Fitness, the subject restaurant, Way Beyond Cake bakery, Regal Inn, and a donut shop.

Project Description

The applicant is applying for a Conditional Use Permit for the sale of beer and wine for on-site consumption in conjunction with a bona fide eating establishment. The sale of beer and wine is ancillary to the primary use, which is a restaurant. Ferraro's Restaurant occupies a 948 square tenant space.

The restaurant will expand into a portion of the tenant space used by Relentless Fitness, by approximately 510 square feet. As part of this expansion, Ferraro's Restaurant plans to add beer and wine for on-site consumption in conjunction with the restaurant which requires a Type 41 license from the California Department of Alcoholic Beverage Control (ABC).

Ferraro's Restaurant is currently 948 square feet and Relentless Fitness is 2,740 square feet in area. After the expansion the restaurant will increase to 1,510 square feet and the fitness studio will decrease to 2,230 square feet. The proposed restaurant would consist of a reception area, a dining room with up to 41 seats, kitchen, two restrooms, and a storage room. There are two doors at the rear of the tenant space that provide access to a service driveway, but do not directly face any homes (See Exhibit "B").

To reduce any potential undesired noise or odors from affecting nearby residents, a condition is included in the proposed Resolution of Approval requiring that all exterior doors remain closed at all times, except when opening doors is necessary for employees or customers to enter or exit from the restaurant.

The current hours of operation are as follows:

Mondays:	closed
Tuesdays:	4:00 PM to 8:30 PM
Wednesdays:	4:00 PM to 8:30 PM
Thursdays:	4:00 PM to 9:30 PM
Fridays:	4:00 PM to 9:30 PM
Saturdays:	4:00 PM to 9:30 PM
Sundays:	1:00 PM to 8:30 PM

The proposed Resolution of Approval offers some flexibility in the future by allowing the sale of alcoholic beverages from 10:00 AM to 11:00, daily. The proposed hour restrictions apply only to the sale of alcoholic beverages and not the operating hours of the restaurant itself.

Joint Use Parking Agreement

A Joint Use Parking Agreement (JUPA) allows for flexibility in parking requirements where there is a balance in a commercial center between businesses which are open primarily during the day and businesses which are open primarily at night.

Instead of summing the parking requirements for each use in a commercial center and requiring that the parking requirements be satisfied 24 hours a day, a JUPA requires only half of the normal parking requirements for a nighttime business to be satisfied during the day and requires only half of the normal parking requirement for a daytime business to be satisfied at night under certain conditions as specified in LMC Section 9490.2.D. The Planning and Environment Commission may approve a JUPA under the following conditions:

1. The building or use, for which application is being made, shall be located within 300 feet of the parking facility.
2. The applicant shall show that there is not substantial conflict in the principal operating hours of the building or use for which the joint use of off-street parking facilities is proposed.

The parking facility analyzed for purposes of the proposed JUPA is the parking lot for the integrated commercial center in which the subject restaurant is located. There are 39 parking spaces available for the site. By limiting the use to not more than 41 seats, the Joint Use Parking Agreement will result in a daytime surplus of three parking spaces and a nighttime surplus of zero parking spaces (no parking deficit). The table below lists the uses existing in the subject commercial center and classifies each use as a primarily daytime or a primarily nighttime use.

DAYTIME USES	FACTOR	SPACES	NIGHTTIME USES	FACTOR	SPACES
<u>Apogee Digital Services</u> 6753 Carson Street 1,000 Sq. Ft. Mon – Fri: 10:00AM to 7:00PM Sat & Sun: 10:00AM to 2:00PM	1 space / 250 Square Feet	4.0	<u>Ferraro's Restaurant</u> 6759 Carson Street 1,868 Sq. Ft. 41 Seats Mon: closed Tuesday: 4:00PM to 8:30PM Wednesday: 4:00PM to 8:30PM Thurs-Sat: 4:00PM to 9:30PM Sunday: 1:00PM to 8:30PM	1 space /3 Seats (5 Space Min. LMC 9490.U.1)	13.6
<u>Hairstylist Beauty Shop</u> 6755 Carson Street 510 Sq. Ft. Mon – Fri: 10:00AM to 7:00PM Saturday: 10:00AM to 6:00PM Sunday: 10:00AM to 5:00PM	1 space / 250 Square Feet	2.0	<u>Regal Inn</u> 6763 Carson Street 2,050 Sq. Ft. 44 seats	1 space /3 Seats (5 Space Min. LMC 9490.U.1)	14.6
<u>Relentless Fitness</u> 6757 Carson Street 2,230 Sq. Ft. gross floor area 1,856 Sq. Ft. assembly area Daily: 5:00AM to 11:00PM and 3:00PM to 8PM	1 space / 3 Occupants (22 Occupants)	8.9			
<u>Way Beyond Cakes bakery</u> 6761 Carson Street 1,426 Sq. Ft. Mon – Wed: closed Thursday: 11:00AM to 5:30PM Friday: 11:00AM to 6:00PM Saturday: 11:00AM to 5:30PM Sunday: closed	1 space /3 Seats (5 Space Min. LMC 9490.U.1)	5.0			
<u>Sambath's Donuts</u> 6765 Carson Street 455 Sq. Ft. Mon – Sat: 4:30AM to 6:00PM Sunday: 4:30AM to 2:30PM	1 space / 250 Square Feet	1.8			
Daytime Spaces Required		21.7	Nighttime Spaces Required		28.2
50% Required by Nighttime Uses		14.1	50% Required by Daytime Uses		10.85
Total Required (rounded)		36	Total Required (rounded)		39
Total Provided		39	Total Provided		39
Surplus		3	Surplus		0

Code Requirements

A Conditional Use Permit may only be approved upon findings of the Planning and Environment Commission that the proposed use, subject to any conditions imposed, will not be detrimental to surrounding property or residents. A finding that the proposed use is in accordance with the following principles and standards is necessary in each case, as specified in Section 9401 of the Lakewood Municipal Code.

1. *The proposed conditional use shall not be in substantial conflict with the General Plan.*

The General Plan land use designation for the subject site is Commercial. The subject restaurant is a commercial use, and the proposal to serve beer and wine in conjunction with the restaurant is an ancillary use and will not be in conflict with the General Plan.

2. *The nature, condition, and development of adjacent uses, buildings, and structures shall be considered, and no Conditional Use Permit shall be granted where such will adversely affect or be materially detrimental to said adjacent uses, buildings, or structures.*

The proposed Resolution of Approval offers some flexibility in the future by allowing the sale of alcoholic beverages from 10:00 AM to 11:00, daily. The proposed hour restrictions apply only to the sale of alcoholic beverages and not the operating hours of the restaurant itself.

3. *The site for a conditional use shall be adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features required by this Chapter, or as required as a condition in order to integrate said uses with the uses in the neighborhood.*

The site is developed with 39 parking spaces. For restaurants, LCM Section 9490.U.1 requires one (1) parking space for each three (3) fixed or removable seats. The subject restaurant will have 41 seats which will require 14 parking spaces. As shown in the above JUPA analysis, the site contains adequate parking for the existing and proposed uses.

4. *The site for the conditional use shall be served by highways or streets adequate in width and improved as necessary to carry the kind and quantity of traffic such use would generate.*

The site is served by Carson Street and a public alley. The portion of Carson Street adjacent to the site is within the City of Long Beach and the public alley is in Lakewood. The proposed use will not have a significant impact on traffic conditions around the site. Carson Street and the public alley are improved as necessary to accommodate the traffic that will be generated by the proposed conditional use.

5. *All other conditions and limitations imposed by this Chapter in connection with the proposed application for a Conditional Use Permit have been met.*

There are no other conditions or limitations imposed by this Chapter in connection with the proposed application.

Development Review Board

The only anticipated exterior modifications involved may consist of exterior signage. Approval from the Development Review Board and proper building permits will be required for the installation of any exterior signage.

Department of Alcoholic Beverage Control

As part of its license application review process, the Department of Alcoholic Beverage Control (ABC) determines whether a condition of undue concentration exists in a given census tract. Undue concentration occurs when the number of alcohol licenses exceeds the number allowed by ABC based on the census tract population.

The subject site is located in Census Tract No. 5710, which is bounded by Del Amo Boulevard to the north, the San Gabriel River to the east, Carson Street to the south and Palo Verde Avenue to the west. Five on-sale licenses are allowed in this Census Tract without resulting in what ABC defines as an undue concentration and there is one existing on-sale licenses in this Census Tract. The additional on-sale license will not result in an undue concentration of on-sale licenses. The business names, addresses, and license types, including the subject restaurant, are show in the table below:

On-sale Retailers in Census Tract No. 5710 (five licenses allowed)

Business Name	Address	License Type
Ferraro's (proposed license)	6759 Carson Street	41
Regal Inn	6763 Carson Street	48

License Type Key:

41 = On-Sale Beer & Wine – Eating Place

48 = On-Sale General – Public Premises

Sheriff's Report

The Los Angeles County Sheriff's Department (LASD) provided comment on this application (see attached correspondence dated March 23, 2020. LASD studied calls for service associated for this location and did not find any incidents that directly reflect negatively on the proposed business and that there are no records of any complaints directly related to the business. The LASD memo contains recommended conditions which are included in the proposed Resolution of Approval.

CEQA

The project is Categorically Exempt from the California Environmental Quality Act (CEQA), based on Section 15301.(a) of the CEQA Guidelines. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures.

Conditional Use Permit No. 996
Joint Use Parking Agreement No. 2020-1
April 2, 2020
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Public Notice

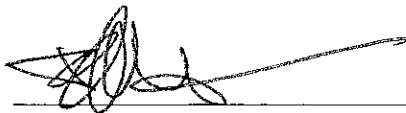
Notification of the public hearing for this CUP and JUPA was posted on the City's webpage, mailed to property owners within a 300-foot radius of the subject property, posted at the subject site and in three public places on Thursday, February 20, 2020 pursuant to Section 9422, et seq., of the Lakewood Municipal Code and State Law.

SUMMARY

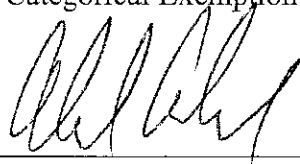
The applicant is requesting approval of Conditional Use Permit No. 996 and Joint Use Parking Agreement No. 2020-1 for the sale of beer and wine in conjunction with a bona fide eating establishment.

RECOMMENDATION

Staff recommends that the Planning and Environment Commission hold a public hearing and following the public hearing move to adopt the proposed Resolution granting approval of Conditional Use Permit No. 996 and Joint Use Parking Agreement No. 2020-1 subject to the conditions contained therein and approve the associated Categorical Exemption.



Paul Kuykendall, AICP
Senior Planner



Abel Avalos
Director of Community Development

ATTACHMENTS

- 1) Draft Joint Use Parking Agreement No. 2020-1
- 2) Los Angeles County Sheriff's Department Memorandum
- 3) Vicinity Map
- 4) Aerial View
- 5) Exhibit "A" – Site Plan
- 6) Exhibit "B" – Floor Plan
- 7) Proposed Resolution of Approval

Recording Requested By:
CITY OF LAKEWOOD

When Recorded Please Return To:
CITY OF LAKEWOOD
5050 Clark Avenue
Lakewood, CA 90712

AGREEMENT FOR JOINT USE PARKING
Joint Use Parking Agreement Case 2020-1

LMC 9490.2.D.

THIS AGREEMENT, is made and entered into this 2nd day of April, 2020, by and between the CITY OF LAKEWOOD, a municipal corporation, hereinafter referred to as "CITY" and Mi Lu Family Trust LLC, sometimes hereinafter referred to as "OWNER,"

WITNESSETH:

WHEREAS, Lakewood Municipal Code (LMC) Section 9490.2.D authorizes, under the conditions therein set forth, a Joint Use Parking Agreement between the property owner and or businesses and CITY wherein certain uses that do not meet the parking requirements of CITY'S Municipal Code may be allowed because of the lack of parking needed by certain uses; and

WHEREAS, as a condition precedent to an occupancy permit, property or business owner may, subject to the approval of the Planning and Environment Commission and in compliance with LMC Section 9490.2.D, enter into an agreement with CITY whereby said owner agrees to restrict the use of such nighttime parking use to the nighttime use hereinafter set forth; and

NOW, THEREFORE, the parties hereto do agree as follows:

1. The parties hereto agree that said use may be not changed without the permission of the Planning and Environment Commission except OWNER may change said use and all other uses of any neighboring property if the OWNER complies with the terms and provisions of the parking requirements of the Zoning Ordinance.
2. The parties hereto acknowledge that OWNER intends to enter into a lease agreement for Ferraro's Restaurant or another restaurant at this tenant space, for the use of the premises at 6759 Carson Street, Lakewood, California, as a restaurant.
3. Attached hereto and made a part hereof is EXHIBIT "A" setting forth the off-street parking areas of the aforementioned use owned by OWNER.
4. OWNER acknowledges that the aforementioned proposed use of 6759 Carson Street does not meet the off-street parking requirements of the Zoning Ordinance, and said use may only be installed and maintained by reason of the terms and provisions of this Agreement and only as long as this Agreement remains in full force and effect.

5. This Agreement shall be null and void if OWNER changes the use of the aforementioned premises to any use wherein the same will not comply with the terms and provisions of the off-street parking requirements of CITY'S Municipal Code.
6. OWNER acknowledges that CITY'S Planning and Environment Commission, on the application of the OWNER or OWNER'S representative or lessee, has determined that said use may be maintained as long as this Joint Use Parking Agreement remains in effect and, in accordance with and subject to the terms and provisions of Resolution No. __-2020 and EXHIBIT "A," a copy of which is attached hereto and made a part hereof as though set forth in full.
7. It is understood and agreed that if after thirty days' written notice to comply with this Agreement, OWNER or OWNERS or their representatives or lessees are unable to comply with the terms and provisions of LMC Section 9490.2.D and EXHIBIT "A" for any reason and regardless of any fault, after ten business days prior written notice to OWNER and failure to cure, all rights and privileges under this Agreement and LMC Section 9490.2.D shall terminate, and OWNER must comply with the parking space requirements of the Lakewood Municipal Code, and on failure to do so, said use must be terminated within ten days of written notice from CITY to OWNER.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR HANDS THE DAY AND YEAR FIRST ABOVE WRITTEN.

CITY OF LAKEWOOD

By _____
MAYOR

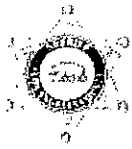
ATTEST:

CITY CLERK

OWNER

By _____

CAPACITY



OFFICE OF THE SHERIFF

COUNTY OF LOS ANGELES

HAILE OF JUSTICE

ALEX VILLANUEVA, SHERIFF



March 23, 2020

Mr. Thaddeus McCormack
City of Lakewood
5080 Clark Avenue
Lakewood, California 90712

Dear Mr. McCormack:

The purpose of this letter is to provide you with our concerns regarding the proposed Conditional Use Permit 996, for a "Ferraro Ristorante."

REVIEW OF CONDITIONAL USE PERMIT (CUP) 996 - Review of the application for Conditional Use Permit at 6759 Carson Street, "Ferraro Ristorante:"

We did not find any incidents that directly reflect negatively on the proposed business. There are no records of any complaints directly related to the business.

Should the city of Lakewood approve the conditional use permit, we would like to make the following recommendations:

- Increased security lighting both front and rear.
- Increased number and quality of security cameras both front and rear.
- The internal side of the restaurant's back door shall have panic hardware for emergencies.
- Ensure employees serving alcohol are 18 years of age and employees mixing and pouring alcoholic drinks are 21 years of age.
- Ensure unfinished alcohol is not allowed to leave the location with patrons.
- Persons who appear to be intoxicated or under the influence of a controlled substance, shall be denied service.
- This CUP shall be subject to review allowing input from the Sheriff's Department for any concerns that may arise.

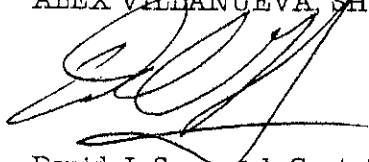
Should the city of Lakewood approve the conditional use permit, we recommend management from "Ferraro Ristorante" have an ongoing liaison relationship with the Sheriff's Department and the city of Lakewood, to ensure a strong level of communication for crime prevention and problem solving efforts.

If there are any further questions, you may contact Lieutenant Ciro Racowski at (562) 623-3570.

Page 2

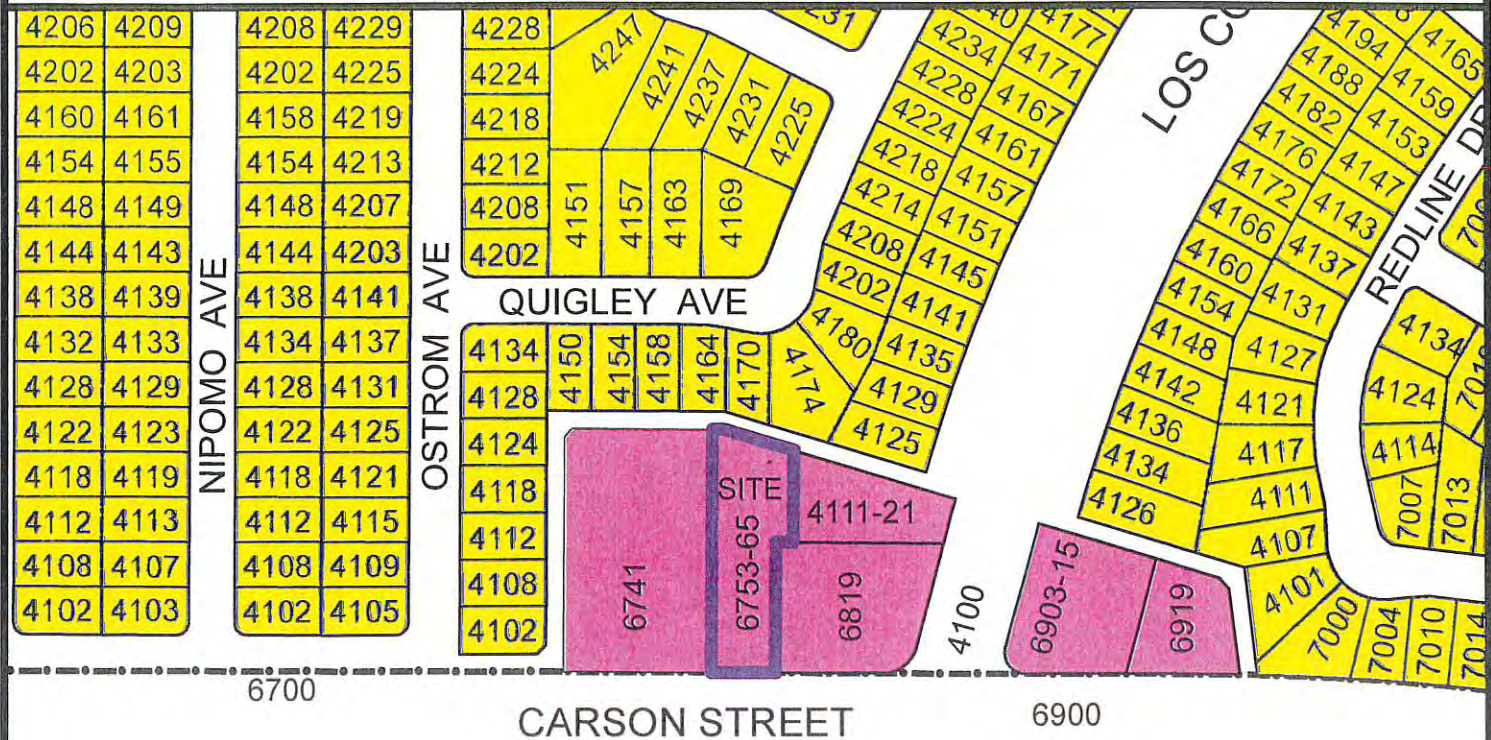
Sincerely,

ALEX VILLANUEVA, SHERIFF

A handwritten signature in dark ink, appearing to read 'D. Sprengel', with a stylized flourish at the end.

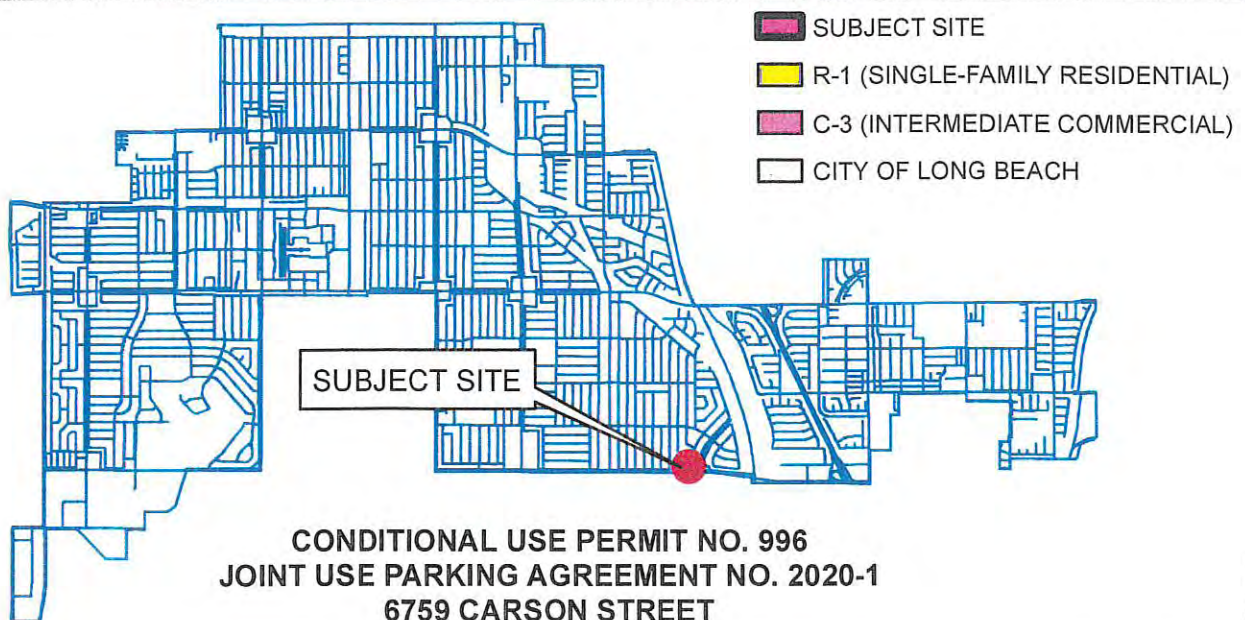
David J. Sprengel, Captain
Unit Commander, Lakewood Station

VICINITY MAP



CITY OF LONG BEACH

HEARTWELL PARK



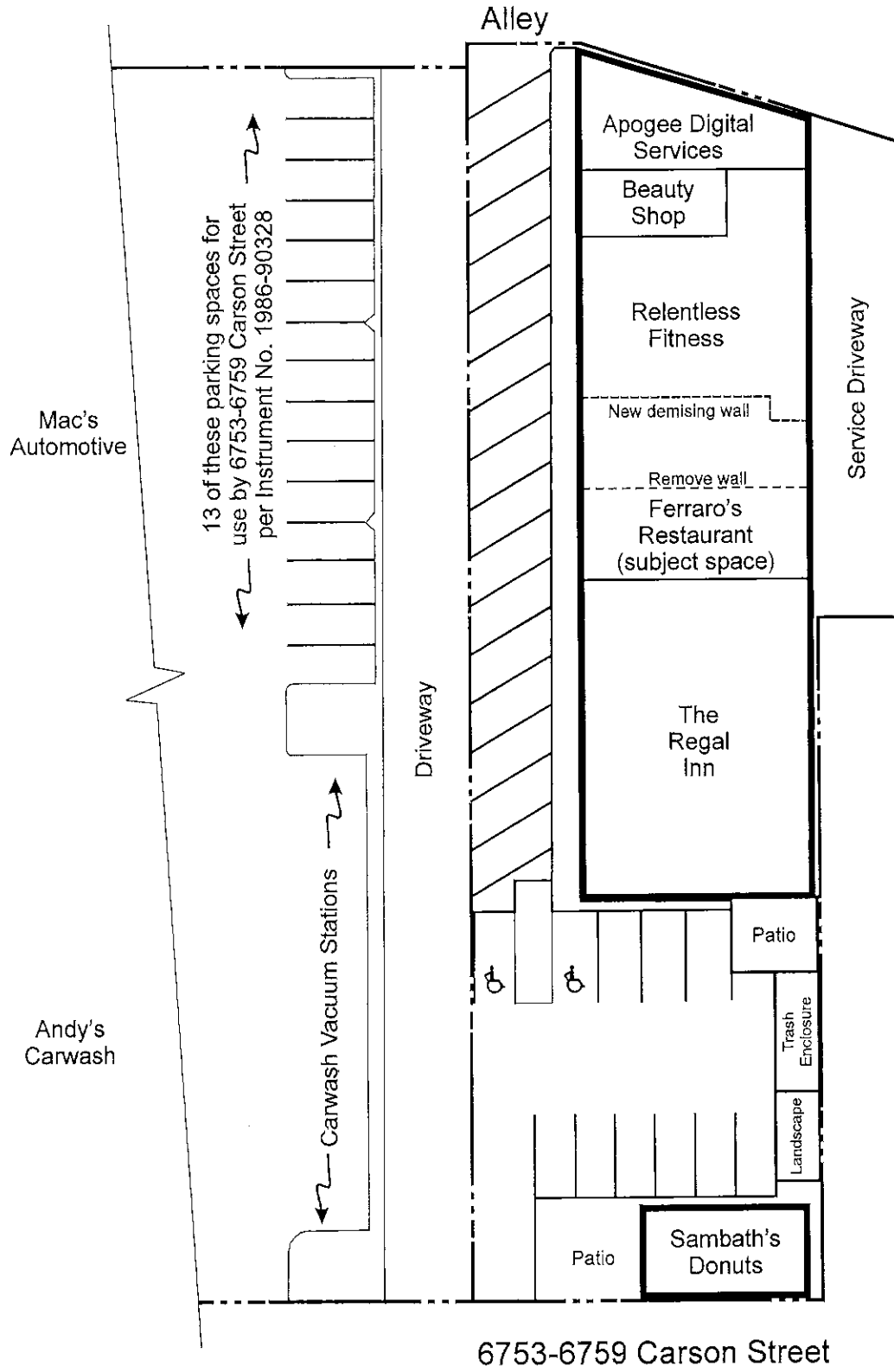
AERIAL VIEW

SUBJECT
SPACE

CONDITIONAL USE PERMIT NO. 996
JOINT USE PARKING AGREEMENT NO. 2020-1
6759 CARSON STREET



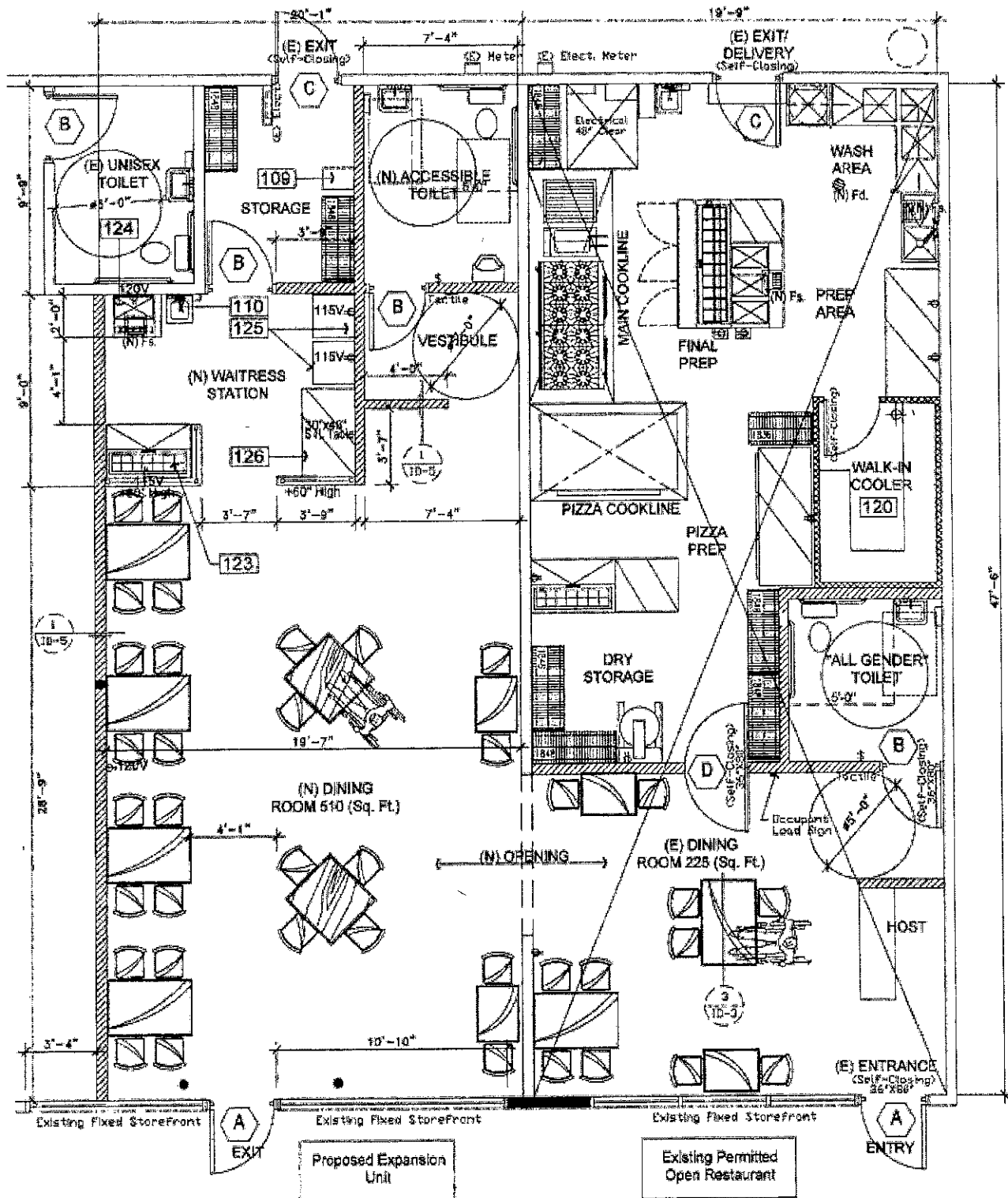
EXHIBIT "A"



Site Plan



EXHIBIT "B"



Floor Plan



RESOLUTION NO. -2020

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD APPROVING THE APPLICATION FOR CONDITIONAL USE PERMIT NO. 996 AND JOINT USE PARKING AGREEMENT NO. 2020-1, AT 6759 CARSON STREET, LAKEWOOD, CALIFORNIA, FOR THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A BONA FIDE EATING ESTABLISHMENT AND THE CATEGORICAL EXEMPTION.

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission of the City of Lakewood, having submitted to it the application of Bernard Martinez, representing Ferraro's Restaurant, lessee of the owners of an interest in the following described real property, requesting approval of a Conditional Use Permit and a Joint Use Parking Agreement pursuant to the provisions under Sections 9347.C.1, 9347.D.1, and 9490.2.D of the Lakewood Municipal Code for the sale of beer and wine for on-site consumption in conjunction with a bona fide eating establishment on that certain real property within the City of Lakewood described as a portion of Lot 556 of Tract No. 17830 as recorded in the Office of the County Recorder of Los Angeles County as per Map Book 452, Pages 3-11 and more particularly described as being located at 6759 Carson Street, Lakewood, California; all as shown in the attached minutes and report of the Planning and Environment Commission, attached hereto and made a part hereof as though set forth in full, the Planning and Environment Commission does hereby find and determine as provided in this Resolution.

SECTION 2. The Planning and Environment Commission does hereby find that the project is Categorically Exempt from CEQA requirements, pursuant to Section 15301.(a) of the California Environmental Quality Act Guidelines, as amended.

SECTION 3. The Planning and Environment Commission of the City of Lakewood does hereby report that a public hearing was held before the Planning and Environment Commission in respect to said application on March 3, 2016, and the Planning and Environment Commission does hereby find and determine that said application, subject to the conditions hereinafter specified, should be granted for the following reasons:

A. The request is for approval of Conditional Use Permit No. 996 and Joint Use Parking Agreement No. 2020-1 for the sale of beer and wine for on-site consumption in connection with a bona fide eating establishment at 6759 Carson Street, Lakewood, all as shown on Exhibits "A" and "B."

B. The proposed use is found not to be in conflict with the goals of the General Plan, nor does the proposed use conflict with the Commercial land use designation of the General Plan.

C. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and it has been found that the proposed commercial use will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, provided the conditions herein contained are implemented and complied with in full.

D. The subject site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features required by the Code. The site can adequately accommodate the parking requirements of the proposed use through a Joint Use Parking Agreement.

E. Carson Street and the public alley are adequate in width and improved as necessary to serve the traffic generated by the site. No adverse effect is anticipated on existing roads and circulation as a consequence of this application.

F. The proposed conditional use is for the sale of beer and wine for on-site consumption in conjunction with a bona fide eating establishment and will be conducted entirely within the building. The additional license will not result in an undue concentration of on-sale licenses.

G. Notification of the public hearing has been made pursuant to Section 9422 et seq. of the Lakewood Municipal Code and State Law.

SECTION 4. The Planning and Environment Commission of the City of Lakewood, based upon the aforementioned findings and determinations, hereby grants the use as requested in Conditional Use Permit No. 996 and Joint Use Parking Agreement No. 2020-1 provided the following conditions are observed and complied with at all times:

A. The conditions shall be complied with within one year of the approval of this resolution unless specified otherwise in the individual conditions contained herein, and not thereafter violated or deviated from except where authorized by amendment to this Resolution adopted in accordance with the provisions of this Resolution and the Municipal Code. The granting of the Conditional Use Permit, Joint Use Parking Agreement, and this Resolution, and any modification or change thereof, shall not be effective for any purpose until a certified copy of this Resolution (exhibits excluded) has been recorded in the office of the Los Angeles County Recorder. The granting of this Conditional Use Permit and Joint Use Parking Agreement, subject to the conditions herein set forth, is binding on the heirs, assigns, and successors in interest of the applicant and their heirs, assigns and successors-in-interest.

B. Approval of Conditional Use Permit No. 996 and Joint Use Parking Agreement No. 2020-1 for the sale of beer and wine for on-site consumption in conjunction with a bona fide eating establishment. Said approval is based on Exhibits "A" and "B."

C. This Conditional Use Permit and Joint Use Parking Agreement shall be subject to a review to verify compliance with the conditions of approval, conducted six months after completion of the expansion.

D. The proposed restaurant shall not exceed 41 seats total, including fixed and moveable seats.

E. All exterior doors shall remain closed during business hours to prevent noise from being audible from the exterior of the building and not impact nearby residents.

F. The rear doors shall be used for emergency ingress and egress purposes only and shall remain closed at all times.

G. Increase security lighting at the front and rear of the tenant space.

H. Increase the number and quality of security cameras at the front and rear of the tenant space.

I. The internal side of the restaurant's back door shall have panic hardware for emergencies.

J. Ensure employees serving alcohol are at least 18 years of age and employees mixing and pouring alcoholic beverages are at least 21 years of age.

K. Ensure unfinished alcoholic beverages are not allowed to leave the premises with patrons.

L. Persons who appear to be intoxicated or under the influence of a controlled substance, shall be denied service.

M. Management shall have an ongoing liaison relationship with the Los Angeles County Sheriff's Department and the City of Lakewood, to ensure a strong level of communication for crime prevention and problem solving efforts.

N. The sale of alcoholic beverages shall only take place between the hours of 10:00 AM to 11:00 PM, daily. The proposed hour restrictions apply only to the sale of alcoholic beverages and not the operating hours of the restaurant itself.

O. Beer and wine shall not be served or consumed outside of the subject tenant space.

P. Development Review Board approval and proper permits shall be obtained prior to commencing any exterior work and prior to the installation of any exterior signs.

Q. Proper permits shall be obtained from the Building and Safety Section for all interior and exterior work, prior to the commencement of such work.

R. The applicant shall sign a written statement stating that he has read, understands, and agrees to the conditions of the granting of this Conditional Use Permit and the Joint Use Parking Agreement within twenty (20) days of the adoption of the Resolution approving the same, or this approval shall become null and void.

S. This Conditional Use Permit and the Joint Use Parking Agreement may be modified or revoked by the City Council or the Planning and Environment Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

T. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of the operation of the business, save and except that caused by City's active negligence.

U. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use will be cause for revocation of this permit.

V. By signing or orally accepting the terms and provisions of this permit, entered into the minutes of these proceedings, the Permittee acknowledges all of the conditions imposed and accepts this permit to those conditions with a full awareness that the violation of any of said permits issue of revocation or modification

SECTION 5. A certified copy of the excerpts of the minutes applicable to this case and this Resolution shall be delivered to the applicant.

ADOPTED AND APPROVED this 2nd day of April 2020, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSENT:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

Peter Samaniego, Chairperson

ATTEST:

Abel Avalos, Secretary

TO: Planning and Environment Commission

FROM: Abel Avalos, Director of Community Development

DATE: April 1, 2020

SUBJECT: Conditional Use Permit No. 996 and JUPA No. 2020-1

The staff report for Conditional Use Permit No. 996 and JUPA No. 2020-1 contains some errors relating to square footage of tenant spaces and the number of parking spaces. The list below identifies those errors and the corrective language.

CUP 996, JUPA No. 2020-1 Staff Report Errata

1. Page 2: The site is developed with an 8,900 square-foot commercial buildings, a 455 square-foot donut shop, and 33 parking spaces. An additional 13 parking spaces located on the adjacent carwash site are reserved for use by this commercial center as per a recorded instrument (see Exhibit "A").

Correction: The site is developed with an 8,900 square-foot commercial building, a 455 square-foot donut shop, and 26 parking spaces. An additional 13 parking spaces located on the adjacent carwash site are reserved for use by this commercial center as per a recorded instrument (see Exhibit "A"), for a total of 39 parking spaces.

2. Page 2: "Ferraro's Restaurant is currently 948 square feet and Relentless Fitness is 2,740 square feet in area. After the expansion the restaurant will increase to 1,510 square feet and the fitness studio will decrease to 2,230 square feet."

Correction: "Ferraro's Restaurant is currently 948 square feet and Relentless Fitness is 2,895 square feet in area. After the expansion the restaurant will increase to 1,868 square feet and the fitness studio will decrease to 1,975 square feet."

3. Page 3: "There are 39 parking spaces available for the site. By limiting the use to not more than 41 seats, the Joint Use Parking Agreement will result in a daytime surplus of three parking spaces and a nighttime surplus of zero parking spaces (no parking deficit)."

Correction: "There are 39 parking spaces available for the site. By limiting the use to not more than 41 seats, the Joint Use Parking Agreement will result in a daytime surplus of five parking spaces and a nighttime surplus of one parking space."

4. Page 4: See ~~strike-through~~ and underline changes in table:

DAYTIME USES	FACTOR	SPACES	NIGHTTIME USES	FACTOR	SPACES
<u>Apogee Digital Services</u> 6753 Carson Street 1,000 Sq. Ft. Mon – Fri: 10:00AM to 7:00PM Sat & Sun: 10:00AM to 2:00PM	1 space / 250 Square Feet	4.0	<u>Ferraro's Restaurant</u> 6759 Carson Street 1,868 Sq. Ft. 41 Seats Mon: closed Tuesday: 4:00PM to 8:30PM Wednesday: 4:00PM to 8:30PM Thurs-Sat: 4:00PM to 9:30PM Sunday: 1:00PM to 8:30PM	1 space /3 Seats (5 Space Min. LMC 9490.U.1)	13.7
<u>Hairstylist Beauty Shop</u> 6755 Carson Street 510 Sq. Ft. Mon – Fri: 10:00AM to 7:00PM Saturday: 10:00AM to 6:00PM Sunday: 10:00AM to 5:00PM	1 space / 250 Square Feet	2.0	<u>Regal Inn</u> 6763 Carson Street 2,050 Sq. Ft. 44 seats <u>11:00 AM to 2:00 AM, daily</u>	1 space /3 Seats (5 Space Min. LMC 9490.U.1)	14.7
<u>Relentless Fitness</u> 6757 Carson Street <u>2,230 Sq. Ft. gross floor area</u> <u>1,975 Sq. Ft. gross floor area</u> <u>1,856 Sq. Ft. assembly area</u> <u>1,834 Sq. Ft. assembly area</u> Daily: 5:00AM to 11:00PM and 3:00PM to 8PM	1 space / 3 Occupants (22 Occupants)	8.9 <u>7.3</u>			
<u>Way Beyond Cakes bakery</u> 6761 Carson Street 1,426 Sq. Ft. Mon – Wed: closed Thursday: 11:00AM to 5:30PM Friday: 11:00AM to 6:00PM Saturday: 11:00AM to 5:30PM Sunday: closed	1 space /3 Seats (5 Space Min. LMC 9490.U.1)	5.0			
<u>Sambath's Donuts</u> 6765 Carson Street 455 Sq. Ft. Mon – Sat: 4:30AM to 6:00PM Sunday: 4:30AM to 2:30PM	1 space / 250 Square Feet	1.8			
Daytime Spaces Required		21.7 <u>20.1</u>	Nighttime Spaces Required		28.4
50% Required by Nighttime Uses		14.1	50% Required by Daytime Uses		10.85 <u>10</u>
Total Required (rounded)		36 <u>34</u>	Total Required (rounded)		39 <u>38</u>
Total Provided		39	Total Provided		39
Surplus		3 <u>5</u>	Surplus		0 <u>1</u>

5. Page 5: "The site is developed with 39 parking spaces."

Correction: "The 26 on-site parking spaces plus the 13 reserved spaces on the adjacent site yield a total of 39 available parking spaces."

RESOLUTION NO. 4-2020

A RESOLUTION OF THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD APPROVING THE APPLICATION FOR CONDITIONAL USE PERMIT NO. 996 AND JOINT USE PARKING AGREEMENT NO. 2020-1, AT 6759 CARSON STREET, LAKEWOOD, CALIFORNIA, FOR THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH A BONA FIDE EATING ESTABLISHMENT AND THE CATEGORICAL EXEMPTION.

THE PLANNING AND ENVIRONMENT COMMISSION OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The Planning and Environment Commission of the City of Lakewood, having submitted to it the application of Bernard Martinez, representing Ferraro's Restaurant, lessee of the owners of an interest in the following described real property, requesting approval of a Conditional Use Permit and a Joint Use Parking Agreement pursuant to the provisions under Sections 9347.C.1, 9347.D.1, and 9490.2.D of the Lakewood Municipal Code for the sale of beer and wine for on-site consumption in conjunction with a bona fide eating establishment on that certain real property within the City of Lakewood described as a portion of Lot 556 of Tract No. 17830 as recorded in the Office of the County-Recorder of Los Angeles County as per Map Book 452, Pages 3-11 and more particularly described as being located at 6759 Carson Street, Lakewood, California; all as shown in the attached minutes and report of the Planning and Environment Commission, attached hereto and made a part hereof as though set forth in full, the Planning and Environment Commission does hereby find and determine as provided in this Resolution.

SECTION 2. The Planning and Environment Commission does hereby find that the project is Categorically Exempt from CEQA requirements, pursuant to Section 15301.(a) of the California Environmental Quality Act Guidelines, as amended.

SECTION 3. The Planning and Environment Commission of the City of Lakewood does hereby report that a public hearing was held before the Planning and Environment Commission in respect to said application on March 3, 2016, and the Planning and Environment Commission does hereby find and determine that said application, subject to the conditions hereinafter specified, should be granted for the following reasons:

A. The request is for approval of Conditional Use Permit No. 996 and Joint Use Parking Agreement No. 2020-1 for the sale of beer and wine for on-site consumption in connection with a bona fide eating establishment at 6759 Carson Street, Lakewood, all as shown on Exhibits "A" and "B."

B. The proposed use is found not to be in conflict with the goals of the General Plan, nor does the proposed use conflict with the Commercial land use designation of the General Plan.

C. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and it has been found that the proposed commercial use will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, provided the conditions herein contained are implemented and complied with in full.

D. The subject site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features required by the Code. The site can adequately accommodate the parking requirements of the proposed use through a Joint Use Parking Agreement.

E. Carson Street and the public alley are adequate in width and improved as necessary to serve the traffic generated by the site. No adverse effect is anticipated on existing roads and circulation as a consequence of this application.

F. The proposed conditional use is for the sale of beer and wine for on-site consumption in conjunction with a bona fide eating establishment and will be conducted entirely within the building. The additional license will not result in an undue concentration of on-sale licenses.

G. Notification of the public hearing has been made pursuant to Section 9422 et seq. of the Lakewood Municipal Code and State Law.

SECTION 4. The Planning and Environment Commission of the City of Lakewood, based upon the aforementioned findings and determinations, hereby grants the use as requested in Conditional Use Permit No. 996 and Joint Use Parking Agreement No. 2020-1 provided the following conditions are observed and complied with at all times:

A. The conditions shall be complied with within one year of the approval of this resolution unless specified otherwise in the individual conditions contained herein, and not thereafter violated or deviated from except where authorized by amendment to this Resolution adopted in accordance with the provisions of this Resolution and the Municipal Code. The granting of the Conditional Use Permit, Joint Use Parking Agreement, and this Resolution, and any modification or change thereof, shall not be effective for any purpose until a certified copy of this Resolution (exhibits excluded) has been recorded in the office of the Los Angeles County Recorder. The granting of this Conditional Use Permit and Joint Use Parking Agreement, subject to the conditions herein set forth, is binding on the heirs, assigns, and successors in interest of the applicant and their heirs, assigns and successors-in-interest.

B. Approval of Conditional Use Permit No. 996 and Joint Use Parking Agreement No. 2020-1 for the sale of beer and wine for on-site consumption in conjunction with a bona fide eating establishment. Said approval is based on Exhibits "A" and "B."

C. This Conditional Use Permit and Joint Use Parking Agreement shall be subject to a review to verify compliance with the conditions of approval, conducted six months after completion of the expansion.

D. The proposed restaurant shall not exceed 41 seats total, including fixed and moveable seats.

E. All exterior doors shall remain closed during business hours to prevent noise from being audible from the exterior of the building and not impact nearby residents.

F. The rear doors shall be used for emergency ingress and egress purposes only and shall remain closed at all times.

G. Increase security lighting at the front and rear of the tenant space.

H. Increase the number and quality of security cameras at the front and rear of the tenant space.

I. The internal side of the restaurant's back door shall have panic hardware for emergencies.

J. Ensure employees serving alcohol are at least 18 years of age and employees mixing and pouring alcoholic beverages are at least 21 years of age.

K. Ensure unfinished alcoholic beverages are not allowed to leave the premises with patrons.

L. Persons who appear to be intoxicated or under the influence of a controlled substance, shall be denied service.

M. Management shall have an ongoing liaison relationship with the Los Angeles County Sheriff's Department and the City of Lakewood, to ensure a strong level of communication for crime prevention and problem solving efforts.

N. The sale of alcoholic beverages shall only take place between the hours of 10:00 AM to 11:00 PM, daily. The proposed hour restrictions apply only to the sale of alcoholic beverages and not the operating hours of the restaurant itself.

O. Beer and wine shall not be served or consumed outside of the subject tenant space.

P. Development Review Board approval and proper permits shall be obtained prior to commencing any exterior work and prior to the installation of any exterior signs.

Q. Proper permits shall be obtained from the Building and Safety Section for all interior and exterior work, prior to the commencement of such work.

R. The applicant shall sign a written statement stating that he has read, understands, and agrees to the conditions of the granting of this Conditional Use Permit and the Joint Use Parking Agreement within twenty (20) days of the adoption of the Resolution approving the same, or this approval shall become null and void.

S. This Conditional Use Permit and the Joint Use Parking Agreement may be modified or revoked by the City Council or the Planning and Environment Commission should they determine that the proposed uses or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.

T. The applicant agrees to indemnify, hold harmless and defend the City, its officers, agents and employees, from any and all liability or claims that may be brought against the City arising out of the operation of the business, save and except that caused by City's active negligence.

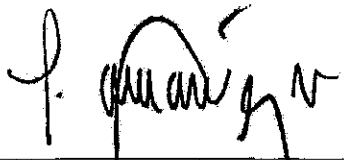
U. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use will be cause for revocation of this permit.

V. By signing or orally accepting the terms and provisions of this permit, entered into the minutes of these proceedings, the Permittee acknowledges all of the conditions imposed and accepts this permit to those conditions with a full awareness that the violation of any of said permits issue of revocation or modification

SECTION 5. A certified copy of the excerpts of the minutes applicable to this case and this Resolution shall be delivered to the applicant.

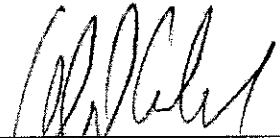
ADOPTED AND APPROVED this 2nd day of April 2020, by the Planning and Environment Commission of the City of Lakewood voting as follows:

AYES:	COMMISSIONERS: McKinnon, Quarto, Manis, Stuckey, Samaniego
NOES:	COMMISSIONERS: None
ABSENT:	COMMISSIONERS: None
ABSTAIN:	COMMISSIONERS: None



Peter Samaniego, Chairperson

ATTEST:

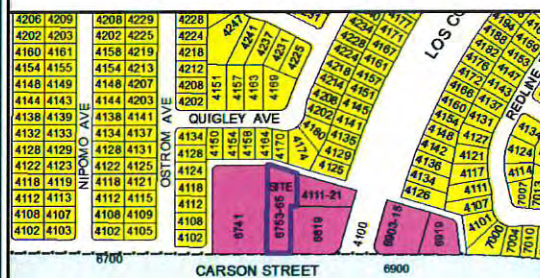


Abel Avalos, Secretary

CONDITIONAL USE PERMIT NO. 996
JOINT USE PARKING AGREEMENT NO. 2020-1

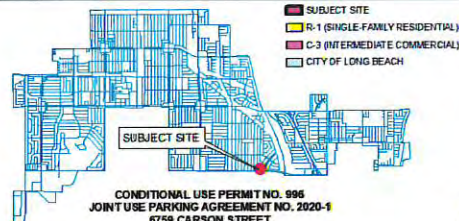


VICINITY MAP



CITY OF LONG BEACH

HEARTWELL PARK



CONDITIONAL USE PERMIT NO. 996
JOINT USE PARKING AGREEMENT NO. 2020-1
6759 CARSON STREET





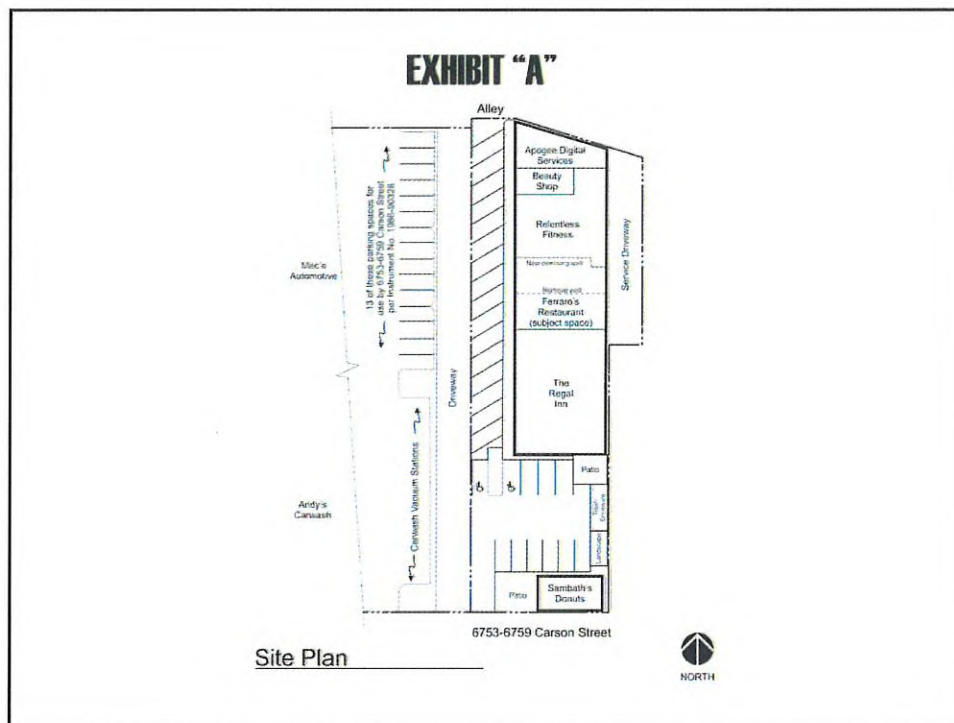
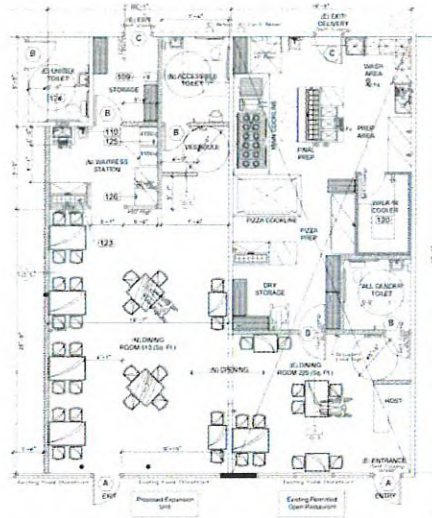


EXHIBIT "B"



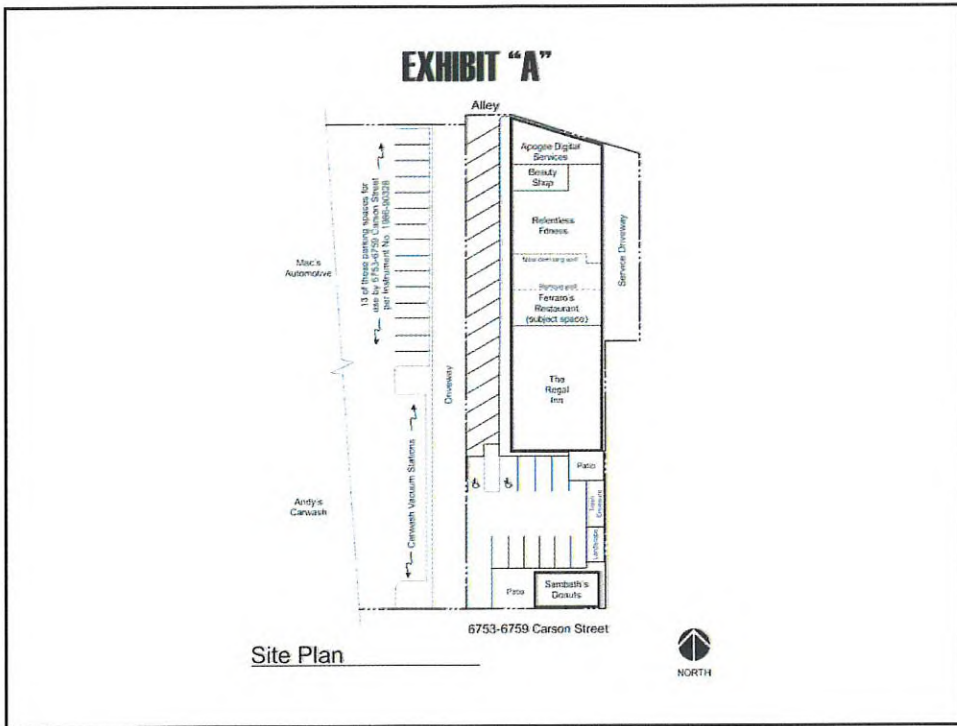
Floor Plan











Staff Recommendation

- Hold a Public Hearing
- Adopt the Resolution of Approval
- Approve the Categorical Exemption

LAW OFFICE OF JOSEPH A. CARDELLA

28241 Crown Valley Parkway, Suite F-286
Laguna Niguel, CA 92677
Phone: (310) 595-4482/ Email: CardellaLaw@gmail.com

April 1, 2020

Attn: Paul Kuykendall, AICP
Senior Planner
CITY OF LAKEWOOD
5050 Clark Avenue
Lakewood, CA 90712

**CUP Application: Conditional Use Permit No. 996 and
Joint Use Parking Agreement No. 2020-1**

Property: Ferraro's Restaurant (6759 Carson Street)

RE: OPPOSITION TO CUP APPLICATION AND JUPA

Dear Mr. Kuykendall,

This firm represents Andy's Express Wash, Inc. ("Client"), which owns and operates the carwash business immediately adjacent and to the west of the center wherein the above-referenced CUP applicant is located. We issue this correspondence in opposition to the above-referenced CUP submitted to the City of Lakewood ("City"). While our Client would ultimately like to see the project move forward, we request that it be denied unless and until the environmental issues outlined below are addressed and resolved.

The CUP seeks to not only enlarge Ferraro's Restaurant ("Applicant"), but also allow the sale of beer and wine. Our Client's business has been operational for approximately seven months and during this period our Client has experienced numerous instances of delinquent and improper conduct relating to the consumption of alcohol at the businesses located within the center where the Applicant is located ("Center"). This conduct has included, but is not limited to, littering of alcoholic beverage containers regularly discarded on my Client's premises, loitering on my Client's premises both during and after hours and urinating on my Client's premises. There has also been a fight where one of the persons was knocked unconscious. We have written the owner of the Center regarding these issues and our Client has hired a security guard to ensure such further conduct is minimized. However, we are concerned that additional alcohol sales at this location without additional mitigation measures will only contribute to the situation. Accordingly, we request that mitigation measures be imposed upon the CUP to ensure patrons do not engage in such delinquent conduct.

In addition to the foregoing, the Center is not properly maintained. The Center does not appear to be cleaned and portered on a regular basis and the landscape is in complete disrepair. This includes the monument sign, which does not appear to meet City standards, as it is dilapidated and in disrepair. We request that, as part of the CUP approval, the City add appropriate mitigation measures to ensure that the Center hardscape and monument sign are properly maintained and that the Center landscape meets the City's standards and is properly maintained.

There is also no consistency to the signage within the Center, which creates a disjointed, hodge-podge and unsightly appearance. We would request that the Center be required to implement a uniform signage program as would be required of any Center being developed within the City in this day and age.

Lastly the parking will be a major problem and we believe that the report submitted to the City Planning Commission essentially fails to address the issue. The report correctly points out that the City may enter into a Joint Use Parking Agreement ("JUPA") pursuant to Lakewood *Municipal Code* ("LMC") Section 9490.2.D. However, the report fails to provide either facts or analysis in support of a JUPA and instead merely applies the fifty percent (50%) parking reduction assuming that there are facts in support and that an analysis of those facts will justify a JUPA. This is not the case.

A JUPA allows up to fifty percent (50%) of the required parking to be counted twice where it can be shown that the parking for one tenant is primarily for daytime use, while another tenant within the Center is primarily for nighttime use. By way of example, if a donut shop in the Center were used from 5AM to 1PM, while a bar were open from 4PM to 2AM, one could demonstrate, by simply showing hours of operation, that parking for the donut shop occurs primarily in the morning, while parking for the bar occurs in the evenings or at night and thus a JUPA would be appropriate.

Of course, the hours of operation don't need to be at different times like the example above as long as the Applicant can demonstrate "that there is no substantial conflict in the principal operating ours of the buildings or use for which the joint use of off-street parking facilities is proposed." (LMC §9490.2.D.3.b) The March 5, 2020 report being submitted in support of the CUP and JUPA ("Report") solely lists hours of operation. In other words, the Report provides no facts to demonstrate when the principal operating hours occur, and thus is incapable of providing an analysis of whether there is a substantial conflict in the principal operating hours.

The matrix on page four of the Report lists hours of operation, but doesn't appear to correctly characterize the tenant hours of operation. The Applicant restaurant is listed as a nighttime use, yet its hours of operation are from 4PM every day except Sunday where

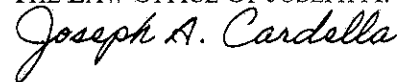
Paul Kuykendall
RE Opposition to CUP No. 996 and JUPA No. 2020-1
April 1, 2020
Page 3

it is open from 1PM until 8:30PM (Sunday, Tuesday and Wednesday) or until 9:30PM (Thursday-Saturday) and its principal operating hours will undoubtedly be around dinner time, i.e. 6PM, which is when all but two of the businesses in the Center are open. Additionally, Relentless gym, which most likely has patrons primarily before and after work, is not listed under nighttime use, but solely as day use. In short, the hours listed in the report matrix do not properly characterize the primary hours of operation and thus, cannot be the basis for entering into a JUPA.

Moreover, a quick analysis of the tenants and their hours of operation reveals that there will be a significant conflict. *ALL* of the tenants within the Center, with the exception of Regal Inn, are operational at the same time. It is the Applicant's burden to demonstrate that there is no substantial conflict. (*Id.*) And thus, without more, i.e. some findings on principal hours of operation based on fact, the Applicant cannot meet this burden and the City must not enter into this JUPA.

In light of the foregoing, until the above outlined issues are adequately addressed, we respectfully request that the City deny Conditional Use Permit No. 996 and not enter into Joint Use Parking Agreement No. 2020-1.

Regards,
THE LAW OFFICE OF JOSEPH A. CARDELLA



Joseph A. Cardella, Esq.

THE LAW OFFICE OF

LEWIS & LEWIS
A PROFESSIONAL CORPORATION

14241 E. Firestone Blvd.
Suite 400
La Mirada, CA 90638
Tel: (562) 293-4073
Fax: (562) 941-2459
www.LewisLaw.info

CITY OF LAKEWOOD / *Via Email Only*

April 2, 2020

Attn.: Paul Kuykendall, AICP
Attn.: Planning Commissioners
5050 Clark Avenue
Lakewood, CA 90712

**Re: CONDITIONAL USE PERMIT NO. 996 AND
JOINT USE PARKING AGREEMENT NO. 2020-1**

Dear Mr. Kuykendall and Planning Commissioners,

My office represents The Jen & Mi Lu Family, LLC, the owner of the property located at 6759 Carson Street. I received a letter of opposition to the above-noted conditional use permit and joint use parking agreement today. This letter was provided by an attorney for "Andy's Express Wash, Inc." This client responds to the opposition as follows:

CONDITIONAL USE PERMIT

The Incidents in the Opposition Letter are Not Connected to Ferraro's Restaurant.

The conditional use permit for the sale of beer & wine is for an existing restaurant Ferraro's Restaurant that has no record of any code enforcement violations or police activity within the center. The opposition letter claims there are reports of persons "loitering" on the premises, or a single incident where of one fight where someone was "knocked unconscious." The facts stated in this letter are uncorroborated by the Sheriff's report attached to the Planning Report which reveals no evidence of such allegations and clearly stated. These allegations likely refer to homeless sleeping in the surrounding area which is not related to this application. Further, Ferraro's Restaurant, nor other businesses in the center, serve alcohol in containers that can be taken outside of the units. Again, these containers, urination, etc. are not connected to Ferraro's Restaurant or any other business in the complex. It is highly unlikely any patron of the restaurant will go out to eat and then urinate and drink alcohol in the parking lot.

The Letter Written to the Owner Was Given a Response to the Alleged Issues Raised

The Opposition letter states that the opponent wrote a letter to the Owner of the property. This letter was written in September, 2019 and I, as the owner's attorney, and another business in the complex unrelated to Ferraro's, responded to the September, 2019 letter and stated that if any of these claims were related to the complex or the other business in the center, they could work with Andy's Express Wash toward a solution. No response was ever received to these offers. Further, after this letter was written, the other business hired its own security company for the weekends and other times for patrolling the complex. Again, these issues appear to be related to homeless in the area, and certainly not Ferraro's restaurant. A Letter of Agency with the Sheriff's can remedy some of these issues. The Owner has filed a Letter of Agency with the Sheriff's Dept. – perhaps Andy Express Wash can do the same to alleviate any issue with homeless in the area.

The Letter Claims the Center is Not Properly Maintained – Which is Unsubstantiated

The Opposition letter claims the center is not properly maintained. The letter makes an unsupported claim that the center is not “cleaned or portered” on a regular basis. This is an unsupported allegation not related to the CUP or any issue before the planning commission. The center has never been cited by code enforcement for any maintenance issues, and therefore this allegation must be ignored as unsupported and irrelevant to the issues before this commission. There are no outstanding code enforcement citations on this center.

Letter Claims there is “No Consistency” to the Signage at the Center – Which is Unrelated

The Center has proper permits for all of its signage. There are no code violations related to the Center or for signage at this location, and certainly none related to Ferraro’s Restaurant. The claim of “no consistency” to the signage is subjective and not related to any claimed violations at the center. This allegation must also be ignored as irrelevant and unrelated to the issues before this commission.

JOINT USE PARKING AGREEMENT

The Opposition Letter Claims the Parking Will Be a Major Problem – Which is Unsubstantiated

The Opposition letter claims “parking will be a major problem” yet does not make any factual claims other than a reference to the hours of each business. Ferraro’s Restaurant has been in operation since August, 2019 and has not had any issues with parking since that time. The expansion of the restaurant also comes with a reduction in the fitness center next door in the equal amounts. If one business is expanding into the other business that is reducing by an equal amount, no additional space usage is contemplated than was not already in use at the Property. This argument fails to acknowledge this fact. The opposition letter simply claims the analysis by the planning dept is faulty but provides no further response for any claim of parking becoming a “major problem” when there are no current problems with the same businesses that operate at the center to this day. Nor does it acknowledge that while one business is expanding another next door is reducing its space in an equal amount.

The ABC Guidelines Are in Support of the Current CUP Requested by the Restaurant

The Planning report reveals that the Alcoholic Beverage Control guidelines reveal that only two businesses will have an alcohol license in the center. This is in line with the guidelines of the Dept. of Alcoholic Beverage Control. There is no evidence an Italian restaurant is going to create any issues as outlined in the opposition letter.

Conclusion

The facts raised in the opposition letter are mostly unrelated to the issues before this commission. The opposition letter makes demands that are not within the scope of the commission hearing. The Owner is in support of businesses expanding to make Lakewood a more attractive place for dining.

Thank you,



John J. Lewis, Esq.
JJL/bms

RECEIVED
LAW OFFICE OF JOSEPH A. CARDELLA

28241 Crown Valley Parkway, Suite F-286-8 PIZ 33
Laguna Niguel, CA 92677
Phone: (310) 595-4482/ Email: CardellaLaw@gmail.com

April 6, 2020

Attn: Jo Mayberry,
City Clerk
CITY OF LAKEWOOD
5050 Clark Avenue
Lakewood, CA 90712

CUP Application: Conditional Use Permit No. 996 and
JUPA Application: Joint Use Parking Agreement No. 2020-1
(Property: Ferraro's Restaurant (6759 Carson Street))
CUP and JUPA Hearing Date: April 2, 2020

RE: APPEAL OF CUP AND JUPA

Madame Clerk,

This firm represents Andy's Express Wash, Inc. ("Client"), which owns and operates the carwash business immediately adjacent and to the west of the center wherein the above-referenced Conditional Use Permit ("CUP") and Joint Use Parking Agreement ("JUPA") applicant is located.

On April 2, 2020, the Planning Commission heard the CUP and JUPA applications (the CUP and JUPA are collectively referred to as "Applications"). Prior to the hearing we submitted our written opposition to the Applications and attended the hearing to further elaborate on the reasons for which we believed the Applications should be denied. The Planning Commission approved the Applications without any findings to support approving the Applications or otherwise address our concerns.

ACCORDINGLY, THIS SHALL SERVE AS NOTICE THAT OUR CLIENT HEREBY APPEALS APPROVAL OF THE CUP AND JUPA.

Enclosed please find a check for the appeal fee in the amount of \$300.00. Please contact the undersigned if you have any questions regarding the foregoing.

Regards,
THE LAW OFFICE OF JOSEPH A. CARDELLA
Joseph A. Cardella
Joseph A. Cardella, Esq.

RESOLUTION NO. 2020-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD DENYING THE APPEAL AND UPHOLDING THE PLANNING AND ENVIRONMENT COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 996 FOR THE SALE OF BEER AND WINE FOR ON-SITE CONSUMPTION IN CONJUNCTION WITH THE EXPANSION OF A BONA FIDE EATING ESTABLISHMENT AND JOINT USE PARKING AGREEMENT 2020-1 FOR FERRARO'S RESTAURANT LOCATED AT 6759 CARSON STREET, LAKEWOOD, CALIFORNIA.

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES HEREBY FIND, RESOLVE AND DETERMINE AS FOLLOWS:

SECTION 1. The City Council finds that the Planning and Environment Commission, by Resolution No. 4-2020, approved on April 2, 2020 an application for a Conditional Use Permit No. 996, for the sale of beer and wine for on-site consumption in conjunction with the expansion of a bona fide eating establishment and a Joint Use Parking Agreement No. 2020-1 (Proposed Use) for Ferraro's Restaurant located at 6759 Carson Street Lakewood, California. These actions were approved pursuant to Sections 9347.C.1, 9347.D.1, and 9490.2.D of the Lakewood Municipal Code.

SECTION 2. The City Council finds that a written appeal of the Planning Commission decision was timely filed by the Law Office of Joseph A. Cardella representing Andy's Express Wash, Inc, timely filed a written appeal of the Planning Commission decision with the City Council on April 6, 2020. A copy of the written appeal is attached hereto and made a part hereof.

SECTION 3. The City Council of the City of Lakewood reports that it held a public hearing on the aforementioned appeal on the April 28, 2020, and the City Council does hereby find and determine that said appeal should be denied for the following reasons:

A. The action of the Planning and Environment Commission in the approval of Conditional Use Permit No. 996 for the sale of beer and wine for on-site consumption in connection with the expansion of a bona fide eating establishment and Joint Use Parking Agreement No. 2020-1 for Ferraro's Restaurant located at 6759 Carson Street, Lakewood, all as shown on Exhibits "A" and "B" was appropriate and procedurally correct.

B. The Proposed Use is found not to be in conflict with the goals of the General Plan, nor does the Proposed Use conflict with the Commercial land use designation of the General Plan.

C. The nature, condition, and development of adjacent uses, buildings, and structures have been considered, and it has been found that the Proposed Use will not adversely affect or be materially detrimental to adjacent uses, buildings, or structures, provided that the conditions contained in Planning and Environment Commission Resolution No. 4-2020 are implemented, maintained, and complied with in full at all times.

D. The site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features required by the Lakewood Municipal Code. The site can adequately accommodate the parking requirements of the proposed use through a Joint Use Parking Agreement.

E. Carson Street and the public alley are adequate in width and improved as necessary to serve the traffic generated by the site. No adverse effect is anticipated on existing roads and circulation as a consequence of this application.

F. The Proposed Use is for the sale of beer and wine for on-site consumption in conjunction with the expansion of a bona fide eating establishment and such sales and consumption will be conducted entirely within the building. The addition of this licensed use will not result in an undue concentration of on-sale licenses in the area and is in conjunction with the normal dining experience offered by this restaurant.

G. The record does have substantial evidence supporting the decision of the Planning and Environment Commission.

H. Notification of the public hearing has been made pursuant to Section 9422 et seq. of the Lakewood Municipal Code and State Law.

I. The project is Categorical Exempt from CEQA requirements, pursuant to Section 15301.(a) of the California Environmental Quality Act Guidelines, as amended.

ADOPTED AND APPROVED this 28th day of April 2020, by the City Council of the City of Lakewood voting as follows:

	AYES	NAYS	ABSENT
Council Member Croft	_____	_____	_____
Council Member DuBois	_____	_____	_____
Council Member Wood	_____	_____	_____
Council Member Pe	_____	_____	_____
Mayor Rogers	_____	_____	_____

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

Routine Items

Routine Item 1 – City Council Minutes
will be available prior to the meeting.

DIVIDER SHEET


COUNCIL AGENDA

April 28, 2020

TO: The Honorable Mayor and City Council

SUBJECT: Report of Personnel Transactions

	<u>Name</u>	<u>Title</u>	<u>Schedule</u>	<u>Effective Date</u>
1. FULL-TIME EMPLOYEES				
A. Appointments	None			
B. Changes	None			
C. Separations	None			
2. PART-TIME EMPLOYEES				
A. Appointments				
B. Changes				
C. Separations				
	Xenia Avilez	Community Services Officer I	B	04/02/2020


Thaddeus McCormack
City Manager

DIVIDER SHEET

**CITY OF LAKEWOOD
FUND SUMMARY 4/16/2020**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 97286 through 97435. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	163,334.79
1020	CABLE TV	236.30
1050	COMMUNITY FACILITY	450.75
1622	LA CNTY MEASURE M	889.84
3001	CAPITAL IMPROV PROJECT FUND	837,650.00
3015	ROAD MAINTC & REHAB ACCT	1,123.98
3060	PROPOSITION "A"	1,000,000.00
5020	CENTRAL STORES	3,420.01
5030	FLEET MAINTENANCE	11,970.42
6020	GEOGRAPHIC INFORMATION SYSTEM	98.54
7500	WATER UTILITY FUND	234,922.92
8020	LOCAL REHAB LOAN	12,555.00
8030	TRUST DEPOSIT	179.05
		<hr/>
		2,266,831.60

Council Approval

Date

City Manager

Attest

City Clerk

Director of Administrative Services

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
97286	04/09/2020	5353	ELENNAS GARMENT INC.	1,000.01	0.00	1,000.01
97287	04/16/2020	62065	DAY RENE L	1,209.43	0.00	1,209.43
97288	04/16/2020	2701	AIRE RITE A/C & REFRIGERATION INC	5,023.15	0.00	5,023.15
97289	04/16/2020	4208	AIRGAS INC	83.69	0.00	83.69
97290	04/16/2020	4551	ACCOUNTING PRINCIPALS. INC	720.00	0.00	720.00
97291	04/16/2020	1700	ALLIED REFRIGERATION INC	59.34	0.00	59.34
97292	04/16/2020	58000	AMERICAN TRUCK & TOOL RENTAL INC	1,026.90	0.00	1,026.90
97293	04/16/2020	65668	ANICETO. SANDRA	456.30	0.00	456.30
97294	04/16/2020	4465	ATALLA. IBRAHIM	52.00	0.00	52.00
97295	04/16/2020	5322	N. HARRIS COMPUTER CORPORATION	16,232.00	0.00	16,232.00
97296	04/16/2020	443	B&M LAWN AND GARDEN INC	262.51	0.00	262.51
97297	04/16/2020	5349	BALDWIN'S PIZZA. INC.	1,904.08	0.00	1,904.08
97298	04/16/2020	5158	BANNER BANK	11,550.00	0.00	11,550.00
97299	04/16/2020	5158	BANNER BANK	4,230.00	0.00	4,230.00
97300	04/16/2020	5158	BANNER BANK	26,102.50	0.00	26,102.50
97301	04/16/2020	5151	BARKSHIRE LASER LEVELING. INC.	1,600.00	0.00	1,600.00
97302	04/16/2020	5266	BAY AREA DRIVING SCHOOL. INC.	28.60	0.00	28.60
97303	04/16/2020	5184	BEGINNERS EDGE SPORTS TRAINING. LLC	1,608.76	0.00	1,608.76
97304	04/16/2020	62737	BOYES. GOBIND	58.50	0.00	58.50
97305	04/16/2020	46162	C S M F O	780.00	0.00	780.00
97306	04/16/2020	53983	CALIF STATE FRANCHISE TAX BOARD	200.00	0.00	200.00
97307	04/16/2020	59955	CALIFORNIA ELECTRIC SUPPLY CO	97.66	0.00	97.66
97308	04/16/2020	40572	CHICAGO TITLE CO	100.00	0.00	100.00
97309	04/16/2020	45894	CINTAS CORPORATION	60.94	0.00	60.94
97310	04/16/2020	5214	CLEANCOR HOLDINGS LLC	465.00	0.00	465.00
97311	04/16/2020	66284	COCHICO. WILFRED Z	2,010.77	0.00	2,010.77
97312	04/16/2020	5008	COLOR CARD ADMINISTRATOR CORP.	75.08	0.00	75.08
97313	04/16/2020	5323	COURTESY CHEVROLET CENTER	31,525.17	0.00	31,525.17
97314	04/16/2020	46620	CREATIVE BUS SALES	134.49	0.00	134.49
97315	04/16/2020	4043	DIAMOND ENVIRONMENTAL SERVICES LP	137.41	0.00	137.41
97316	04/16/2020	5318	DSPOLITICAL. LLC	29,873.00	0.00	29,873.00
97317	04/16/2020	5353	ELENNAS GARMENT INC.	1,000.00	0.00	1,000.00
97318	04/16/2020	4435	ELLIOTT AUTO SUPPLY COMPANY INC	41.82	0.00	41.82
97319	04/16/2020	4947	FILE KEEPERS. LLC	21.40	0.00	21.40
97320	04/16/2020	4092	FINELINE ELECTRIC & CABLING INC	6,320.00	0.00	6,320.00
97321	04/16/2020	4641	FONTELA. THAO	193.37	0.00	193.37
97322	04/16/2020	5343	GALLS PARENT HOLDINGS. LLC	370.85	0.00	370.85
97323	04/16/2020	4422	GARIBALDO'S NURSERY	43.80	0.00	43.80
97324	04/16/2020	4168	WEST COAST MEDIA NEWS LLC	16,906.80	0.00	16,906.80
97325	04/16/2020	61769	GRAUTEN. EVELYN R	152.10	0.00	152.10
97326	04/16/2020	35477	HARA M LAWNMOWER CENTER	109.94	0.00	109.94
97327	04/16/2020	65593	HASS. BARBARA	390.00	0.00	390.00
97328	04/16/2020	41897	HOSE-MAN THE	31.36	0.00	31.36
97329	04/16/2020	59873	JJS PALOMO'S STEEL INC	33.08	0.00	33.08

CITY OF LAKEWOOD SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
97330	04/16/2020	4180	JONES RICHARD D. A PROF LAW CORP	1,780.24	0.00	1,780.24
97331	04/16/2020	63573	KDC INC	124.02	0.00	124.02
97332	04/16/2020	3574	KI (KRUEGER INTERNATIONAL)	2,608.29	0.00	2,608.29
97333	04/16/2020	2956	KICK IT UP KIDZ. LLC	32.50	0.00	32.50
97334	04/16/2020	4696	NORTH AMERICAN YOUTH ACTIVITIES LLC	341.83	0.00	341.83
97335	04/16/2020	4458	KIM. YVONNE	153.60	0.00	153.60
97336	04/16/2020	4939	LAKEWOOD AQUATIC SPORTS CLUB	93.60	0.00	93.60
97337	04/16/2020	18300	LAKEWOOD CHAMBER OF COMMERCE	5,000.00	0.00	5,000.00
97338	04/16/2020	18550	LAKEWOOD. CITY OF	179.05	0.00	179.05
97339	04/16/2020	2409	LIFTECH ELEVATOR SERVICES INC	375.00	0.00	375.00
97340	04/16/2020	21600	LOS ANGELES CO SHERIFFS DEPT	11,071.93	0.00	11,071.93
97341	04/16/2020	36844	LA COUNTY DEPT OF PUBLIC WORKS	889.84	0.00	889.84
97342	04/16/2020	66074	R AND I HOLDING INC	3,872.80	0.00	3,872.80
97343	04/16/2020	23130	MC MASTER-CARR SUPPLY CO	523.84	0.00	523.84
97344	04/16/2020	332	MERRIMAC PETROLEUM INC	9,048.76	0.00	9,048.76
97345	04/16/2020	5134	NORRIS. RICHARD	1,950.00	0.00	1,950.00
97346	04/16/2020	4443	O'REILLY AUTOMOTIVE STORES INC	1,231.98	0.00	1,231.98
97347	04/16/2020	5355	PEACE ON EARTH DENIM LLC	2,000.00	0.00	2,000.00
97348	04/16/2020	51171	PERS LONG TERM CARE PROGRAM	70.64	0.00	70.64
97349	04/16/2020	39640	RAYVERN LIGHTING SUPPLY CO INC	528.55	0.00	528.55
97350	04/16/2020	4459	READWRITE EDUCATIONAL SOLUTIONS INC	96.35	0.00	96.35
97351	04/16/2020	66280	BARRY SANDLER ENTERPRISES	147.55	0.00	147.55
97352	04/16/2020	5036	SFG RETIREMENT PLAN CONSULTING LLC	2,400.00	0.00	2,400.00
97353	04/16/2020	5197	SIGNAL HILL AUTO ENTERPRISES INC.	6,789.00	0.00	6,789.00
97354	04/16/2020	5230	SITEONE LANDSCAPE SUPPLY. LLC	1,123.98	0.00	1,123.98
97355	04/16/2020	3186	CORAL BAY HOME LOANS	32.50	0.00	32.50
97356	04/16/2020	26900	SO CALIF SECURITY CENTERS INC	119.25	0.00	119.25
97357	04/16/2020	29500	SOUTHERN CALIFORNIA GAS CO	619.46	0.00	619.46
97358	04/16/2020	5281	SOUTHWELL. SEAN	98.54	0.00	98.54
97359	04/16/2020	4026	SPASEFF TED C	537.50	0.00	537.50
97360	04/16/2020	4581	STEIN. ANDREW T	999.91	0.00	999.91
97361	04/16/2020	60792	STEPHENS. ERIC	286.00	0.00	286.00
97362	04/16/2020	5345	STONEFIRE GRILL 8. INC.	2,626.03	0.00	2,626.03
97363	04/16/2020	5128	SUKUT CONSTRUCTION. LLC	299,820.00	0.00	299,820.00
97364	04/16/2020	5128	SUKUT CONSTRUCTION. LLC	495,947.50	0.00	495,947.50
97365	04/16/2020	2372	TGIS CATERING SVCS INC	403.49	0.00	403.49
97366	04/16/2020	4364	THE RINKS-LAKEWOOD ICE	24.37	0.00	24.37
97367	04/16/2020	5297	THURSTON ELEVATOR CONCEPTS. INC.	140.00	0.00	140.00
97368	04/16/2020	65224	TUMBLE-N-KIDS. INC	2,073.50	0.00	2,073.50
97369	04/16/2020	66245	TYLER TECHNOLOGIES MUNIS DIVISION	2,500.00	0.00	2,500.00
97370	04/16/2020	57989	U S BANK	141.44	0.00	141.44
97371	04/16/2020	5284	UNIFIRST CORPORATION	22.06	0.00	22.06
97372	04/16/2020	5254	US DEPARTMENT OF EDUCATION AWG	348.76	0.00	348.76
97373	04/16/2020	49848	USA BLUE BOOK A DIVISION OF	131.20	0.00	131.20

CITY OF LAKEWOOD

SUMMARY CHECK REGISTER

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
97374	04/16/2020	4840	VERITIV OPERATING COMPANY	290.72	0.00	290.72
97375	04/16/2020	64652	CELLCO PARTNERSHIP	4,339.08	0.00	4,339.08
97376	04/16/2020	7400	WATER REPLENISHMENT DISTRICT OF	182,204.35	0.00	182,204.35
97377	04/16/2020	3943	WATERLINE TECHNOLOGIES INC	1,378.61	0.00	1,378.61
97378	04/16/2020	17640	WAXIE ENTERPRISES INC	34.74	0.00	34.74
97379	04/16/2020	36166	WEGENER, KATHY	94.64	0.00	94.64
97380	04/16/2020	40925	WEST COAST ARBORISTS INC	36,112.50	0.00	36,112.50
97381	04/16/2020	4230	WEST HOLLYWOOD, CITY OF	1,000,000.00	0.00	1,000,000.00
97382	04/16/2020	2279	AMERICAN PACIFIC PRINTERS COLLEGES	1,428.99	0.00	1,428.99
97383	04/16/2020	3699	ADRIANA CARLOS	12.75	0.00	12.75
97384	04/16/2020	3699	AMBER JACKSON	12.75	0.00	12.75
97385	04/16/2020	3699	ASHLEY WITT	25.50	0.00	25.50
97386	04/16/2020	3699	BONITA HILL	700.00	0.00	700.00
97387	04/16/2020	3699	BRANDICE PONDEXTER	12.75	0.00	12.75
97388	04/16/2020	3699	BRITTANY GARSON	12.75	0.00	12.75
97389	04/16/2020	3699	CIN PARRA	12.75	0.00	12.75
97390	04/16/2020	3699	DEANNA STEINRAD	12.75	0.00	12.75
97391	04/16/2020	3699	DEBRA ALBRECHT	12.75	0.00	12.75
97392	04/16/2020	3699	DEL VALLE TOT LOT	250.00	0.00	250.00
97393	04/16/2020	3699	DYLANN CASTRO	12.75	0.00	12.75
97394	04/16/2020	3699	EARL DOUGLAS, OR MARGIE DOUGLAS	29.31	0.00	29.31
97395	04/16/2020	3699	ELIZABETH VOSSELER	12.75	0.00	12.75
97396	04/16/2020	3699	EMILY OSONGCO	25.50	0.00	25.50
97397	04/16/2020	3699	EMILY REYNOLDS	12.75	0.00	12.75
97398	04/16/2020	3699	GLORIA MCCOY	12.75	0.00	12.75
97399	04/16/2020	3699	HABITABLE ART INC.	12,455.00	0.00	12,455.00
97400	04/16/2020	3699	HUY NGUYEN	12.75	0.00	12.75
97401	04/16/2020	3699	JANET MOK	12.75	0.00	12.75
97402	04/16/2020	3699	JANETTE CASTILLO	12.75	0.00	12.75
97403	04/16/2020	3699	JENIFER DEVOY	12.75	0.00	12.75
97404	04/16/2020	3699	JEREMY RODRIGUEZ	12.75	0.00	12.75
97405	04/16/2020	3699	JESSICA CLAVERO	12.75	0.00	12.75
97406	04/16/2020	3699	JEWELINE MILES	503.00	0.00	503.00
97407	04/16/2020	3699	JOHN CARLO NAPALAN	12.75	0.00	12.75
97408	04/16/2020	3699	JUDY RICHEY	12.75	0.00	12.75
97409	04/16/2020	3699	LIGIA BORRELLI	12.75	0.00	12.75
97410	04/16/2020	3699	LISETTE RUESCH-WANG	25.50	0.00	25.50
97411	04/16/2020	3699	LIZET TORRES	12.75	0.00	12.75
97412	04/16/2020	3699	LUIS VEGA	12.75	0.00	12.75
97413	04/16/2020	3699	MARIANNE INUI	12.75	0.00	12.75
97414	04/16/2020	3699	MARINA RUIZ	12.75	0.00	12.75
97415	04/16/2020	3699	MELINA BRADFORD	12.75	0.00	12.75
97416	04/16/2020	3699	MELISSA BUENO	12.75	0.00	12.75
97417	04/16/2020	3699	MILLICENT NUEVE-ECHAVE	12.75	0.00	12.75

**CITY OF LAKEWOOD
SUMMARY CHECK REGISTER**

CHECK #	CHECK DATE	VEND #	VENDOR NAME	GROSS	DISC.	CHECK AMOUNT
97418	04/16/2020	3699	MYRNA ARNAUT	25.50	0.00	25.50
97419	04/16/2020	3699	NATASHA JONES	12.75	0.00	12.75
97420	04/16/2020	3699	PREZA, JOSE	495.00	0.00	495.00
97421	04/16/2020	3699	OUYEN NGUYEN	12.75	0.00	12.75
97422	04/16/2020	3699	RENEE HERNANDEZ	12.75	0.00	12.75
97423	04/16/2020	3699	ROBERT RIDEOUT	1,700.00	0.00	1,700.00
97424	04/16/2020	3699	ROBERT TAYLOR	12.75	0.00	12.75
97425	04/16/2020	3699	ROCHELLE ROBERTS	25.50	0.00	25.50
97426	04/16/2020	3699	SABRINA WILLIAMS	12.75	0.00	12.75
97427	04/16/2020	3699	SANDRA KUMAR	109.49	0.00	109.49
97428	04/16/2020	3699	SARA TAYLOR	12.75	0.00	12.75
97429	04/16/2020	3699	SHAYNA MEIKLE	12.75	0.00	12.75
97430	04/16/2020	3699	SILVIA RAMIREZ	25.50	0.00	25.50
97431	04/16/2020	3699	TAILYN OUEZADA	12.75	0.00	12.75
97432	04/16/2020	3699	THENG LOCK	12.75	0.00	12.75
97433	04/16/2020	3699	TRISHA HERD	482.00	0.00	482.00
97434	04/16/2020	3699	WANDA LUONG	12.75	0.00	12.75
97435	04/16/2020	3699	WANDA OUINTO	12.75	0.00	12.75
Totals:				<u>2,266,831.60</u>	<u>0.00</u>	<u>2,266,831.60</u>

DIVIDER SHEET

COUNCIL AGENDA

April 28, 2020

TO: The Honorable Mayor and City Council**SUBJECT:** Monthly Report of Investment Transactions – March 2020**INTRODUCTION**

In accordance with California Government Code Section 53607, the City Council has delegated to the City Treasurer the responsibility to invest or to reinvest funds, or to sell or exchange securities so purchased. The California Government Code Section 53607 requires that, if such responsibility has been delegated, then the Treasurer “shall make a monthly report of those transactions to the legislative body.” In compliance with this requirement, the Monthly Report of Investment Transactions is being rendered to be received and filed.

STATEMENT OF MONTHLY ACTIVITY

<u>Date</u>	<u>Amount at Cost</u>	<u>Vehicle</u>	<u>Transaction</u>
03/01/2020	\$ 4,485.00	BONDS	Interest 2.300%
03/01/2020	1,706.25	CORP	Interest 3.250%
03/02/2020	156.26	MMF	Interest
03/03/2020	7,000.00	CORP	Interest 4.000%
03/04/2020	1,018,706.89	NOTE	Sell 2.000%
03/04/2020	507,229.11	NOTE	Purchase 1.125%
03/04/2020	518,333.44	NOTE	Purchase 1.500%
03/06/2020	1,618.75	CORP	Interest 1.750%
03/06/2020	2,097.38	CORP	Interest 2.397%
03/07/2020	1,575.00	CORP	Interest 3.150%
03/09/2020	4,942.50	CORP	Interest 2.635%
03/11/2020	191,337.33	CORP	Purchase 2.875%
03/11/2020	192,672.78	FHLB	Sell 2.250%
03/14/2020	1,350.00	CORP	Interest 3.000%
03/15/2020	3,525.00	NOTE	Interest 3.000%
03/15/2020	1,053.50	NOTE	Interest 1.720%
03/15/2020	433.13	CORP	Interest 1.890%
03/15/2020	2,247.50	NOTE	Interest 2.900%
03/19/2020	1,400,000.00	LAIF	Withdrawal
03/22/2020	5,156.25	NOTE	Interest 2.750%
03/25/2020	195.85	FHMS	Paydown 3.203%
03/25/2020	2,699.95	FNA	Paydown 3.560%
03/25/2020	289.99	FHMS	Interest 3.250%
03/25/2020	491.40	FNA	Interest 3.203%
03/26/2020	300,000.00	LAIF	Withdrawal
03/31/2020	5,625.00	CORP	Interest 1.500%
03/31/2020	3,750.00	CORP	Interest 1.500%
03/31/2020	6,906.25	CORP	Interest 2.125%

Council Agenda
April 28, 2020

RECOMMENDATION

It is recommended that the City Council receive and file the Monthly Report of Investment Transactions rendered for the month of March 2020.



Jose Gomez
Director of Finance & Administrative Services



Thaddeus McCormack
City Manager

DIVIDER SHEET

Public Hearings

CITY COUNCIL AGENDA

April 28, 2020

TO: Honorable Mayor and Members of the City Council

SUBJECT: Fiscal Year 2020-2024 Five-Year Consolidated Plan, Fiscal Year 2020-2021 One-Year Action Plan and Analysis of Impediments to Fair Housing Choice

INTRODUCTION

The United States Department of Housing and Urban Development (HUD) requires all Community Development Block Grant (CDBG) entitlement communities to submit a Five-Year Consolidated Plan (Con Plan), One-Year Action Plan, and to conduct an Analysis of Impediments to Fair Housing Choice (AI).

The Con Plan is a five-year strategic plan and process to implement a unified vision for housing, alleviate homelessness, and conduct community development and economic development activities. It defines the strategy for carrying out these programs and provides the basis for assessing program performance.

The one-year Action Plan lists the activities the jurisdiction is proposing to fund and how it will address both the priority needs and local objectives within the upcoming fiscal year. The Action Plan also includes anticipated program income and funds that are expected to be received during the program year that are allocated to meet housing and community development objectives.

The AI is required for all entitlement cities to affirmatively further fair housing as a part of the obligations assumed when HUD program funds are accepted.

STATEMENT OF FACTS

A Con Plan is required by HUD in order for state and local governments to receive federal funds under the CDBG program. The Con Plan consists of a five-year assessment of the housing and community development needs of the City and a one-year Action Plan to address those needs utilizing federal, state, and local resources. The Action Plan is submitted annually to reflect changes in priorities, programs or resources that may be available to effectively carry out the Con Plan.

The Con Plan describes the City's housing and community development needs and market conditions and is comprised of four main components:

- 1. Housing Needs Assessment** – This section covers the existing and projected housing needs of Lakewood residents based on updated Census data.

2. **Housing Market Analysis** – This section includes the significant characteristics of the local housing market and identifies areas of low-income and minority concentrations.
3. **Strategic Plan** - This section includes a description of the City's priority needs for affordable housing, homelessness, non-housing community development, with specific objectives and proposed actions for addressing those needs.
4. **Action Plan** – This section describes available public and private resources for addressing priority needs.

In preparation of the Five-Year Con Plan, HUD requires that a minimum of one public meeting be held during the development of the draft Con Plan. A public community meeting was held on Monday, January 27, 2020 at 5:00 P.M. in the Executive Board Room.

It is anticipated that Lakewood will receive \$492,866 from for its CDBG Program and \$30,000 in Program Income during Fiscal Year 2020-2021. These funds are allocated for use in carrying out activities that meet the mandates of the Housing and Community Development Act (HCD Act). The mandates are:

- the development of viable communities;
- the provision of decent housing;
- a suitable living environment; and
- the expansion of economic opportunities, principally for persons of low and moderate income.

The HCD Act requires that not less than 70% of CDBG funds be used for activities that benefit low and moderate income persons; support activities to eliminate slum and blight; or are designed to meet community development needs that have a particular urgency.

Based on the objectives of the HCD Act, the City's one-year goals are:

- A. conduct a program of community conservation in conjunction with rehabilitation to eliminate deterioration and potential blight;
- B. conduct a program to increase public awareness for Federal Laws relating to fair housing and equal opportunity;
- C. maintain those programs that provide for the services and therapy needs of the low- and moderate income persons, seniors, youth, and disabled residents;
- D. provide improvements to public facilities and streets in neighborhoods that contain a predominance of low and moderate income persons; and
- E. expand economic opportunities.

Proposed Projects

The proposed projects within Lakewood's Action Plan for FY 2020-2021 are listed in the table below, with the proposed respective portion of the budgeted \$522,688 CDBG entitlement:

<u>PROJECTS</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>
Code Enforcement	\$38,000	7.27
Fair Housing	\$38,695	7.40
Weingart Senior Center Improvements	\$214,946	41.11
Community Family Guidance	\$9,000	1.72
Meals on Wheels	\$10,500	2.00
Pathways Volunteer Hospice	\$9,000	1.72
Human Services Association	\$9,000	1.72
Rehabilitation Delivery Costs	\$85,410	16.33
Planning and Administration	\$108,137	20.73
TOTAL	\$522,866	100%

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

Staff is also requesting public input on the AI. The AI is a comprehensive review of fair housing choice within the community and evaluates existing laws, regulations, administrative policies and procedures. In addition, it identifies practices affecting the location, availability and accessibility of housing, as well as an assessment of conditions, both public and private, affecting fair housing choice.

The current AI was certified and adopted in May, 2015. The proposed update shows that the City of Lakewood will continue to provide fair housing services to Lakewood residents and landlords which include distributing information, conducting workshops, and expanding community partnerships. The update also shows that the City will continue to provide and expand home ownership opportunities and home rehabilitation opportunities and continue to seek other funding sources to expand housing opportunities to enable low and moderate income families to purchase homes in Lakewood.

In preparation of the AI, a consultation workshop was held on January 27, 2020 at 5:00 P.M. in the Executive Board Room to obtain input from the community.

SUMMARY


The Con Plan submittal is a requirement of HUD to receive CDBG funds. The current draft Con Plan outlines a five-year Strategic Plan for the period of July 1, 2020 through June 30, 2024. The Con Plan addresses the housing and community development needs for low and moderate income residents and a one-year Action Plan that prioritizes those needs for the period of July 1, 2020 through June 30, 2021. The AI is required by HUD and shows that the City of Lakewood affirmatively furthers fair housing and is committed to providing fair housing services and homeownership opportunities to all persons wishing to reside in Lakewood. A public comment

period commenced after the hearing before the Planning and Environment Commission on March 5, 2020, and will conclude prior to the review by City Council.

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing for citizen input for the proposed Fiscal Year 2020-2024 Consolidated Plan, Fiscal Year 2020-2021 Action Plan, and the Analysis of Impediments to Fair Housing Choice; and following the public hearing, approve the Fiscal Year 2020-2024 Consolidated Plan, Fiscal Year 2020-2021 Action Plan, and the Analysis of Impediments to Fair Housing Choice and authorize the City Manager to direct staff to submit to HUD the approved Plans along with the required CDBG certifications, no later than May 14, 2020.


Abel Avalos
Director of Community Development


Thaddeus McCormack
City Manager

ATTACHMENTS

- 1) Published Public Hearing Notices
- 2) CDBG Fiscal Year 2020-2024 Consolidated Plan
- 3) CDBG Fiscal Year 2020-2021 Action Plan
- 4) Analysis of Impediments to Fair Housing Choice



CITY OF LAKEWOOD 2020-2024 CONSOLIDATED PLAN

CDBG Grantee Number B-20-MC-06-0521
DUNS Number: 076943638

April 28, 2020

CITY OF LAKEWOOD
5050 N. CLARK AVENUE
LAKEWOOD, CA 90712

City of Lakewood Consolidated Plan 2020-2024

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Executive Summary

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

1. Introduction

The 2020-2024 Consolidated Plan for the City of Lakewood satisfies the statutory Department of Housing and Urban Development (HUD) requirements for the Community Development Block Grant (CDBG) Program. Under federal regulations and program guidelines established by HUD, the reporting requirements for this program must be combined into one consolidated submission. The process reduces the burden of administering housing and community development programs and strengthens partnerships among all levels of government and the private sector to better enable the City to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities for all Americans, particularly those that are low and moderate-income.

The Strategic Plan and Action Plan contained within the City of Lakewood 2020-2024 Consolidated Plan (Consolidated Plan) are provided to establish a specific course of action for Lakewood's revitalization of community development. To this end, residents and other members of the community, neighboring jurisdictions, Los Angeles County and other stakeholders play a vital role in meeting the needs and goals of the City and in shaping Lakewood's future.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Lakewood has prepared a strategy for addressing the housing and community development needs described in the Consolidated Plan during the next five years. By law, the strategy must be designed to achieve the following, principally for low and moderate-income households:

- Provide decent housing;
- Promote a suitable living environment; and
- Expand economic opportunities.

The plan also addresses:

- Elimination of slums and blight.
- Elimination of conditions which are detrimental to health, safety, and public welfare.
- Conservation and expansion of housing stock.
- Expansion and improvement of the quantity and quality of community services.
- Better utilization of land and other natural resources.
- Reduction of the isolation of income groups within communities/geographical areas.
- Alleviation of physically and economically distressed areas.

For more details regarding the specific listed objectives and outcome identified in this Plan, please see Section III: Housing and Community Development Strategic Plan. This section discusses the goals, policies, and quantified objectives of the community as listed in the City's Housing Element as well as other Lakewood Planning and policy documents.

3. Evaluation of past performance

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):

- During the Fiscal Years 2015-2019 Five-Year Consolidated Plan a total of 47 Single-Family Rehabilitation Loans and 26 Fix-Up, Paint-Up Grants were processed to assist Lakewood's low income residents improve their homes.
- During Fiscal Years 2015-2019 over 1,200 residents were provided community services including congregate and delivered meals through Human Services Association and Meals on Wheels; counseling for abused and neglected children through Community Family Guidance; and Pathways Volunteer Hospice provided non-medical care and assistance to those facing end of life conditions.
- During Fiscal Years 2015-2019 over 2,000 code enforcement cases were processed.
- During Fiscal Years 2015-2019 Lakewood's Fair Housing Consultant assisted over 1,200 persons experiencing fair housing issues.
- Lakewood's assistance to Continuum of Care during Fiscal Years 2015-2019 consisted of serving over 230 persons experiencing homelessness. Services include case management, substance abuse counseling, mental health services, medical services, mainstream benefits, emergency shelter, and permanent housing.
- The Burns Community Center improvements were completed during Fiscal Year 2015-2019. The Burns Community Center received necessary upgrades to provide a safe and modernized ADA compliant building. The improvements included the replacement of a non ADA compliant elevator with a compliant elevator, replacement of damaged brick pavers, expansion of the assembly room, expansion of the kitchen utilized by Meals on Wheels, upgrade restrooms to be ADA compliant, add exterior door at exterior stairwell, install an automatic sliding door at entrance, modify window system on second floor, remove built up grade against building, construct a retaining wall, and remove existing siding on building.

The Lakewood Consolidated Plan embodies the City's current Housing Element. Much of the background data, housing issues, goals, objectives, policies and programs of the Consolidated Plan are consistent with the Housing Element, which was last updated on August 13, 2013. The 2010 US Census and updated data from the 2011-2015 and 2013-2017 American Community Survey (ACS) were also used to accurately reflect current demographics and market and inventory conditions. Based upon the Housing Element's goals and objectives, they are then carried forward into the Consolidated Plan as well as the Annual Action Plan for implementation.

At the end of every fiscal year, the City submits its Consolidated Annual Performance Evaluation Report (CAPER) which provides a clear picture of the past year's performance based upon the set goals and objectives. Historically, the City has scored satisfactorily in meeting all of the required and proposed goals and projects.

4. Summary of citizen participation process and consultation process

Citizen participation in the development, implementation and review of the Consolidated Plan is key to the CDBG process. The City has developed a detailed Citizen Participation Plan, which encourages and solicits the participation of its residents and emphasizes the involvement of low to moderate income persons, particularly where housing and community development funds are spent.

The City provides citizens with advance notice of all related materials available for public review as soon as the notice is published. The citizen participation process includes a 30-day public review period of the Consolidated Plan to obtain citizen input on the projects or strategy proposed. In addition, citizens are invited to attend public hearings regarding the Consolidated Plan. Notices of all Consolidated Plan hearings are published in the local newspaper at least 14 days prior to the hearing date. Citizen comments received will be included in the final draft of the Consolidated Plan document.

In accordance with the Lakewood Participation Plan, the following hearings were conducted for the development of the 2020-2024 Consolidated Plan:

- Public Hearing #1: March 5, 2020
- Public Hearing #2: April 28, 2020
- 30-Day Public Review Period: March 5, 2015 – April 28, 2020

5. Summary of public comments

The City has not received any public comments at this time.

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

The City has not rejected any public comments or view presented.

7. Summary

See above comments.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

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

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

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

Table 1 – Responsible Agencies

Narrative

The City of Lakewood, Community Development Department, is the lead agency responsible for overseeing the development of the Consolidated Plan and the significant impacts of the process by which the Plan has been developed, including but not limited to, the citizen participation process and the needs analysis.

The Community Development Department is also responsible for the ongoing administration of CDBG and housing programs covered by the Consolidated Plan. This includes public information, monitoring activities under the Action Plan, financial administration, annual performance reports and amendments to the Action Plan and Consolidated Plan.

As the lead agency responsible for the Consolidated Plan, the Community Development Department monitors the progress of all housing community development objectives. The Community Development Department coordinates with the Housing Authority of the County of Los Angeles, in the administration of various housing projects. In addition, the Community Development Department coordinates with regional groups including the County of Los Angeles on various Community Development and housing services.

Consolidated Plan Public Contact Information

Abel Avalos
Director of Community Development Department
City of Lakewood, Ca 90712
562-866-9771, extension 2301

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Consolidated Plan was prepared by the Lakewood Community Development Department (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(l)).

The City is located within Service Planning Area (SPA) 7, a division within Los Angeles County designated by Los Angeles Homeless Service Authority (LAHSA) to target the specific needs of the homeless in the community. City staff attends monthly SPA meetings to address homeless issues through the Continuum of Care (CoC) Model. The City, along with LAHSA conducts an annual homeless count. In January 2020, an estimated 85 persons experiencing homelessness were counted within the City of Lakewood. The official numbers have not yet been released by LAHSA.

Services are provided to people experiencing homelessness in Lakewood by People Assisting the Homeless (PATH). Services begin with outreach and continue up to one year after a person is permanently housed. An outreach worker (Lakewood Sheriff) and case manager provide services in Lakewood. Activities in the outreach phase are focused 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, retention services can continue up to year and include:

- **Household** set up assistance

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

The City of Lakewood addresses the service needs of residents by providing services, collaborating with other agencies and networking with those who deliver services in the community. City staff coordinates a Lakewood Human Services Agency meeting inviting community service organizations to meet and exchange ideas and information. Agencies that are invited to attend include Community Family Guidance Center; Homeless Outreach staff from the City of Long Beach Multi-Service Center; PATH; Pathways Volunteer Hospice; Su Casa Family Crisis and Support Center; Human Services Association; Long Beach Non-Profit Partnership; Retired Senior Volunteer Program (RSVP); Lakewood Meals on Wheels; and Wise and Healthy Aging Ombudsman. This round-table meeting provides the opportunity for service providers to give information on new programs and/or concerns. The meeting location rotates so that attendees have an opportunity to visit the location of other non-profit agencies in the community.

Many households need affordable housing located near schools, day care centers, and recreation facilities. Many households find this a severe constraint, particularly for a single parent who is unable to work. As a result of not working, parents cannot provide for basic necessities for their children. The City coordinates with Su Casa Family Crisis and Support Center that provides a 24-hour hotline, emergency shelter, counseling, and assistance with restraining orders.

The City of Lakewood has addressed the needs of the elderly through senior housing projects and referrals to Housing Authority of the County of Los Angeles (HACOLA). Currently, federal housing assistance is provided through Section 8. Eligible seniors pay no more than 30% of their income for rent with the remainder paid by HUD.

Support services provided to the elderly in Lakewood include DASH Transportation, and Dial-A-Ride. In addition, the Recreation and Community Services Department and the Weingart Senior Center provide a number of services such as nutrition programs, case management, and other services.

The City of Lakewood coordinates with Pathways Volunteer Hospice to provide in-home volunteer care to isolated seniors. Pathways joined forces with local congregations and agencies to develop a coalition designed to meet the needs of Lakewood's aging population. The goal is to identify older populations in Lakewood that can benefit from a Caregiver's Program. Services include respite care, companionship/socialization, billing assistance, shopping errands, handyman services, transportation assistance, light housekeeping and meal preparation.

Other agencies that the City coordinates with are Human Services Association, Meals on Wheels and Community Family Guidance. Human Service Association serves congregate meals to seniors at Weingart Senior Center in Lakewood while Meals on Wheels delivers meals to residents at home. Community Family Guidance is a non-profit health agency that provides counseling to children.

The City offers the Single-Family Residential Rehabilitation Loan and Fix-Up, Paint-Up Grant Programs for extremely low and low income (0 to 80% Median Family Income (MFI)) families of owner occupied single-family homes. The loans are \$18,000 for home improvements, are deferred payment and zero interest, the grants are \$3,000 and pay for exterior painting and minor repairs. Many of Lakewood's senior citizens

benefit from this program. Additionally, the City provides landlord/tenant information and assistance through contract with Fair Housing Consultants, Inc.

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 Continuum of Care system for Lakewood is a partnership of local government entities, community based organizations, health care providers, and the private sector. LAHSA is the umbrella organization for the Continuum of Care System in Los Angeles County. LAHSA is an independent unit of local government created in 1993 by the City and County of Los Angeles to address the problems of homelessness on a regional basis. LAHSA's mission is to support, create and sustain solutions to homelessness by providing leadership, advocacy, planning and management of program funding. LAHSA works toward the development of a system that nurtures and strengthens the services available for homeless persons. Ultimately, the goal of LAHSA is to give homeless persons an opportunity to become self-sufficient members of the community.

The Los Angeles Continuum of Care (LACoC) includes all areas of the County except for the cities of Long Beach, Glendale, and Pasadena. To ensure local control and planning, LAHSA has divided the County into eight geographic areas designated as **Service Planning Areas** (SPAs). Each Service Planning Area is expected to have a balance of homeless services. LAHSA helps coordinate efforts among agencies, businesses, community leaders, government agencies, and elected officials to determine priority needs and services from an individual, regional, and countywide basis.

LAHSA's 2017 Los Angeles CoC Housing Inventory Count includes a total of 79,563 county wide beds available within emergency shelters, transitional housing, safe havens, rapid re-housing, permanent supportive housing and other forms of permanent housing. SPA 7 has a total of 2,236 beds available.

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 2025.

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.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the 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 jurisdictions 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	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 90 Lakewood residents will receive services by Community Family Guidance Center.
3	Agency/Group/Organization	Pathways Volunteer Hospice
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	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.
4	Agency/Group/Organization	Human Services Association
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	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
5	Agency/Group/Organization	Lakewood Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	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 110 Lakewood residents will be served by Meals on Wheels.
6	Agency/Group/Organization	People Assisting the Homeless (PATH)
	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.
7	Agency/Group/Organization	SU CASA DOMESTIC VIOLENCE NETWORK
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless Services-Education Services-Employment Services - Victims Foundation
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Su Casa Domestic Violence Network assists the City with providing direct services to our residents in need of these specific services. The City has secured a transitional shelter (24 persons) and affordable housing (16 persons) covenants through 2025.

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

Public Housing Agencies were not consulted since the City does not have any Public Housing agencies within its jurisdiction.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	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.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The Lakewood Consolidated Plan embodies the City's current Housing Element. Much of the background data, housing issues, goals, objectives, policies and programs of the Consolidated Plan are consistent with the Housing Element, which was last updated on August 13, 2013. The 2010 US Census and updated data from the 2008-2012 American Community Survey were also used to reflect current demographics and market and inventory conditions. In addition, other widely used documents were also used in the development of the Consolidated Plan:

- US Census Bureau, 2000 and 2010 Summary Files 1, 2, 3, 4
- 2011-2015 American Community Survey 5-Year Estimate
- US Department of Housing and Urban Development, CHAS Databook, 2010 Census
- Lakewood General Plan
- Lakewood Housing Element 2008-2014, August 2013
- Lakewood Zoning Code
- State of California Department of Finance, 2014 Population and Housing Estimates
- Lakewood Community Development Department, Southern California Association of Governments, Department of Housing and Urban Development, Fair Housing Consultants, Inc. County of Los Angeles Department of Health Services -- Child and Adolescent Health Program Gateway Cities Council of Governments Los Angeles County Department of Health Services

Narrative (optional):

PR-15 Citizen Participation

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 provides citizens with advance notice of all related materials available for public review as soon as the notice is published. The citizen participation plan includes a 30-day public review period of the Consolidated Plan to obtain citizen input on the projects or strategy proposed. Citizens are invited to attend public hearings regarding the Consolidated Plan. Notices of all hearings are published in the local newspaper, posted on the City's website, in the City parks and the City Clerk's office at least 14 days prior to the hearing date. The first public hearing is scheduled for March 5, 2020 with the Planning and Environment Commission. The second public hearing is scheduled for April 28, 2020 with the Lakewood City Council. The 30-day review period occurred between March 5 and April 28, 2020.

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	Non-targeted/broad community	No public attendance.	There were no public comments.	There were no public comments.	
2	Public Hearing	Non-targeted/broad community	No public attendance	There were no public comments.	There were no public comments.	
3	Newspaper Ad	Non-targeted/broad community	No public attendance.	There were no public comments.	There were no public comments.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The section addresses the existing and projected housing needs of residents based on 2010 Census data, including updated census data from the 2011-2015 and 2013-2017 American Community Survey, and a housing market analysis, which inventories affordable housing in Lakewood and discusses barriers to the expansion of affordable housing. The section also includes discussion on the nature and extent of homelessness in Lakewood and the need for facilities and services for homeless persons and special needs groups.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The Housing Element is one of several methods the City uses to assess community opinions and concerns about the housing needs in Lakewood. Public participation plays an important role in the formulation of goals, policies, and programs promulgated by the Housing Element. Public participation includes public meetings with the Planning and Environment Commission, focus meetings with planners, developers, housing groups, and other stakeholders, and public hearing before the Lakewood City Council. Various segments of the community contribute insight and vision into the planning efforts and helped develop the goals and policies contained in the Housing Element.

The Consolidated Plan is consistent with the Lakewood Housing Element, which was updated in August 2013, and certified by the California Department of Housing and Community Development (HCD). Like the Consolidated Plan, the Housing Element analyzes the City's housing needs through a review of population and housing stock characteristics, and sets forth housing goals and policies for Lakewood to address these needs. In addition, the Housing Element evaluates the current and potential constraints in meeting those needs, including identifying the constraints that are due to the marketplace and those imposed by the government.

The Housing Element is prepared in accordance with applicable State laws and Lakewood's General Plan. It includes the community's vision of its housing needs and objectives.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	80,048	81,175	1%
Households	24,912	26,085	5%
Median Income	\$76,348.00	\$79,193	4%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,250	3,075	4,400	2,920	13,440
Small Family Households	585	1,265	2,100	1,575	8,275
Large Family Households	195	425	465	420	1,730
Household contains at least one person 62-74 years of age	599	720	1,165	595	2,085
Household contains at least one person age 75 or older	620	645	710	250	1,005
Households with one or more children 6 years old or younger	220	615	675	465	745

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	45	30	19	119	0	10	0	10	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	65	85	110	35	295	0	4	30	20	54
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	130	165	65	70	430	25	40	95	90	250
Housing cost burden greater than 50% of income (and none of the above problems)	660	680	195	30	1,565	445	790	835	130	2,200
Housing cost burden greater than 30% of income (and none of the above problems)	90	330	875	325	1,620	200	145	595	645	1,585

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Zero/negative Income (and none of the above problems)	70	0	0	0	70	115	0	0	0	115

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	880	975	395	160	2,410	470	850	960	250	2,530
Having none of four housing problems	235	495	1,075	760	2,565	460	850	1,875	1,665	4,850
Household has negative income, but none of the other housing problems	70	0	0	0	70	115	0	0	0	115

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	15	290	565	870	25	50	75	150
Large Related	0	80	135	215	0	40	95	135
Elderly	85	100	115	300	165	60	125	350
Other	0	15	185	200	10	40	45	95
Total need by income	100	485	1,000	1,585	200	190	340	730

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	260	400	95	755	185	350	445	980
Large Related	130	175	0	305	30	90	30	150
Elderly	280	85	35	400	155	280	300	735
Other	155	155	60	370	100	80	70	250
Total need by income	825	815	190	1,830	470	800	845	2,115

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	135	225	150	65	575	0	20	59	35	114
Multiple, unrelated family households	60	24	19	34	137	25	29	70	80	204
Other, non-family households	0	0	20	10	30	0	0	0	0	0
Total need by income	195	249	189	109	742	25	49	129	115	318

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	175	350	375	900	55	265	330	650

Table 12 – Crowding Information – 2/2

Data Source 2011 2015 CHAS
Comments:

Describe the number and type of single person households in need of housing assistance.

According to 2011-2015 CHAS estimates, it is estimated that there are 4,719 single person households in the City of Lakewood. Of this number, 3,020 are single senior households (persons 65 years or older). Nearly half (1,455) single seniors are reported to have a cost burden greater than 30%.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Su Casa reported that during FY 18-19 there were 1,648 that they were unable to provide assistance to for a variety of reasons. Of those calls, 1,425 were received from Los Angeles County, 206 were received from neighboring counties and out of state. There were 17 callers from Lakewood that Su Casa was unable to assist.

According to 2018 Point in Time Counts, the County of Los Angeles is home to 8,001 victims of domestic violence 1,438 are sheltered and 6,563 of the victims are unsheltered.

Currently, there is no HUD supplied data that estimates the number and type of families in need of housing assistance who are disabled or victims of domestic violence, sexual assault and stalking. However, according to 2015 American Community Survey, there are 7,782 persons or 9.6% of the population in Lakewood living with a disability. When comparing this data to 2012-2016 CHAS data set describing individuals with hearing or vision impairment, ambulatory limitation, and cognitive limitation, the numbers of persons in the lower income levels are fairly consistent with the number of persons in the moderate to higher income levels. Those persons with a disability in the lower income levels are more likely to need housing assistance than those with moderate and higher incomes.

What are the most common housing problems?

The most common housing problem within the City of Lakewood is cost burden, with 24% of all households paying more than 30% of their household income toward housing costs. Of those cost burdened households, 54% (3,415) are renter households and 46% (2,845) are owner households.

Overcrowding is the next most common problem, affecting 1,060 households in the City of Lakewood.

Are any populations/household types more affected than others by these problems?

Extremely low income renting households and low income owner households are most affected by cost burden, while Lakewood's lower income renting population is most affected by overcrowding.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Extremely low and low income individuals, such as single seniors and extremely low income and low income families with children may encounter risk of becoming unsheltered because of the lack of affordable housing. There are 2,335 single seniors that are extremely low to low income in Lakewood. Among these households, 1,255 have a cost burden greater than 30%. Among those households, 550 are renters. There are 5,025 small and large families in Lakewood that are extremely to low income households. Among these households, 3,850 have a cost burden greater than 30% and among those households, 520 are renters. With rent increases, possibility of job loss, or a catastrophic illness, many of Lakewood's low income households are at risk of residing in shelter or becoming unsheltered, especially those who rent. The City of Lakewood does not receive rapid re-housing assistance.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Lakewood does not provide estimates of the at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Severe housing cost burden and low annual income are the greatest contributing factors for experiencing homelessness. Those households paying more than 50% of their household income towards housing costs are more at risk of experiencing homelessness should an unfortunate event such as job loss or a medical emergency.

Discussion

The City of Lakewood recognizes that the need for homeless programs local and regionally are considerable, as evidenced by increases in the homeless population in Lakewood and Los Angeles County. The City of Lakewood will continue to coordinate with LAHSA in building a continuum of care system for the homeless in the southeast Los Angeles County region, and more particularly in SPA 7. In addition, the City of Lakewood will continue its efforts to fund public services offered by the City and other nonprofit public service organizations to meet the needs of special needs populations as well as of the extremely low-income populations.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The City of Lakewood does not have a disproportionate greater need for members of a particular racial or ethnic group when it comes to Housing Problems.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,640	430	185
White	570	300	100
Black / African American	190	0	10
Asian	325	60	50
American Indian, Alaska Native	15	10	0
Pacific Islander	20	0	0
Hispanic	505	50	24

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,300	1,175	0
White	765	600	0
Black / African American	320	0	0
Asian	450	19	0
American Indian, Alaska Native	0	0	0
Pacific Islander	10	0	0
Hispanic	580	10	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,825	1,585	0
White	1,075	890	0
Black / African American	305	110	0
Asian	390	165	0
American Indian, Alaska Native	20	0	0
Pacific Islander	75	0	0
Hispanic	920	345	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,385	1,535	0
White	680	845	0
Black / African American	45	74	0
Asian	230	145	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	50	0
Hispanic	275	385	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

The City of Lakewood does not have a disproportionate greater need for members of a particular racial or ethnic group when it comes to Housing Problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

According to HUD, disproportionate needs refers to any need for a certain race/ethnicity that is more than ten percentage points above the demonstrated need for the total households within the jurisdiction at a particular income level. The tables and analysis below identify the share of households by race/ethnicity and income level experiencing one or more of the four housing problems outlined by HUD guidelines.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,570	705	205
White	510	380	110
Black / African American	250	10	20
Asian	325	100	75
American Indian, Alaska Native	0	25	0
Pacific Islander	15	0	0
Hispanic	460	185	4

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,825	1,245	0
White	600	765	0
Black / African American	250	70	0
Asian	365	90	0
American Indian, Alaska Native	0	10	0
Pacific Islander	20	0	0
Hispanic	590	140	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,355	3,040	0
White	505	1,460	0
Black / African American	85	285	0
Asian	250	385	0
American Indian, Alaska Native	0	20	0
Pacific Islander	40	35	0
Hispanic	510	785	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	410	2,510	0
White	170	1,355	0
Black / African American	15	105	0
Asian	110	270	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	50	0
Hispanic	115	645	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

The City of Lakewood does not have a disproportionate greater need for members of a particular racial or ethnic group when it comes to Severe Housing Problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD's definition of cost burdened is households that pay more than 30% of their annual income for housing expenses. Cost burdened is measured based on the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance, and utilities. Lakewood used the 2011-2015 CHAS tables which analyzes the levels of cost burdened as less than or equal to 30%, severely cost burdened where households are paying 30-50% for housing expenses and extremely cost burdened where households are paying more than 50% of their annual income for housing expenses.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,114	5,465	4,280	204
White	8,640	2,170	1,660	100
Black / African American	1,120	5250	510	20
Asian	2,300	436	650	60
American Indian, Alaska Native	40	35	0	0
Pacific Islander	154	55	95	0
Hispanic	3,505	1,680	1,325	24

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

According to the US 2015 Census Lakewood is comprised with the following populations:

- White – 53.9%
- Black or African American – 7.2%
- Asian – 16.9%
- American Indian and Alaska Native – 0.5%
- Native Hawaiian and Other Pacific Islander – 1.8%
- Hispanic – 33.1%

According to 2011-2015 CHAS data, the City of Lakewood has 26,085 households. As shown in Table 21, of those households, 16,114 have cost burden of 30% or less. The following percentages consist of the populations that have a cost burden of 30% or less:

- White – 53.3%
- Black or African Americans - 9.9%
- Asians - 13.9%
- American Indian and Alaskan Natives - 0.6%
- Native Hawaiian and Pacific Islander - 0.9%
- Hispanics - 21.6%

As shown in Table 21, 5,465 households have cost burden of 30% - 50%. The following percentages consist of the populations that have a cost burden of 30% - 50%:

- White – 38.0%
- Black or African Americans - 16.1%
- Asians - 14.8%
- American Indian and Alaskan Natives - 0.2%
- Native Hawaiian and Pacific Islander - 0.9%
- Hispanics - 29.4%

As shown in Table 21, 4,280 households have cost burden greater than 50%. The following percentages consist of the populations that have a cost burden greater than 50%:

- White – 39.0%
- Black or African Americans - 11.8%
- Asians - 15.3%
- American Indian and Alaskan Natives - 0.0%
- Native Hawaiian and Pacific Islander – 2.2%
- Hispanics - 31.3%

As shown in Table 21, 204 households have negative or no income. The following percentages consist of the populations that have negative or no income:

- White – 21.7%
- Black or African Americans - 59.9%
- Asians - 13.0%
- American Indian and Alaskan Natives - 0.0%
- Native Hawaiian and Pacific Islander – 0.0%
- Hispanics - 5.2%

The percentages of those populations with a cost burden trend fairly consistently with the total populations with the exception of the African American or Black population. A significantly higher population of African Americans have a cost burden or negative income that is disproportionate to the total African American population in Lakewood.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The housing problem data revealed that housing problems were experienced by race and ethnic categories within specific income ranges of the County Average Median Income (AMI) at relatively similarly levels in Lakewood. A racial or ethnic group can have a disproportionately greater need and still have a significantly fewer households experiencing a housing problem than households in other racial or ethnic groups. The racial and ethnic groups that have disproportionately greater needs than the needs of the City's population as a whole in specified income categories include:

Housing Problems:

0-30% AMI
African American or Black Households
Asian Households

Severe Housing Problems:

0-30% AMI
African American or Black Households
Asian Households

Housing Problems:

30-50% AMI
African American or Black Households

Severe Housing Problems:

30-50% AMI
African American or Black Households

If they have needs not identified above, what are those needs?

All needs are identified above.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

For the purposes of the Consolidated Plan, the City defines an area of minority concentration as a census tract in which there exists a greater proportion of total households than the County average, while a high concentration is defined as a proportion of more than twice the County average. Figures 2.2, 2.3 and 2.4 illustrate minority concentrations and high concentrations in the City of Lakewood. The County averages for the racial groups are as follows:

- African American: 9.0%
- American Indian and Alaskan Native: 1.4%
- Asian: 15.4%
- Native Hawaiian and Other Pacific Islander: 0.4%
- Hispanic: 48.6%

There are areas where African Americans with low and moderate incomes are concentrated and are high concentrated.

Concentrated Census Tracts include: 5550.01, 5550.02, 5551.02, 5551.03, 5551.04, 5700.01, 5700.02, 5700.03, 5707.01, 5707.02, 5708.00, 5709.02, 5713.00, 5714.00 and 5715.03.

High Concentrated Census Tracts include: 5550.01, 5550.02, 5551.02, 5551.03, 5700.01, 5700.03, 5707.01, 5707.02, 5708.00, 5714.00 and 5715.03.

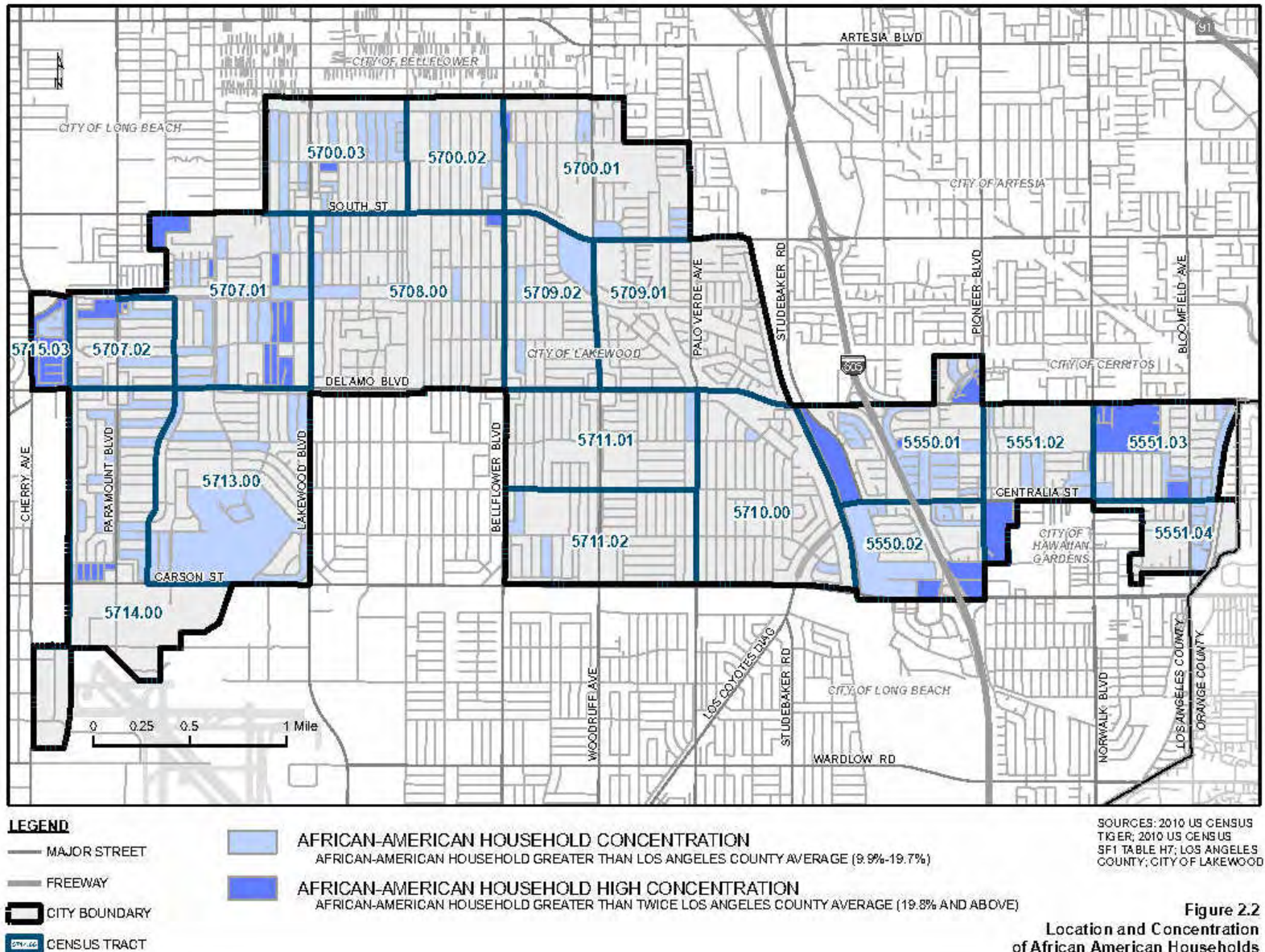
Areas where Asians with low and moderate incomes are concentrated include the following census tracts: 5550.01, 5550.02, 5551.02, 5551.03, 5551.04, 5700.01, 5700.02, 5700.03, 5707.01, 5707.02, 5708.00, 5709.01, 5709.02, 5714.00 and 5715.03.

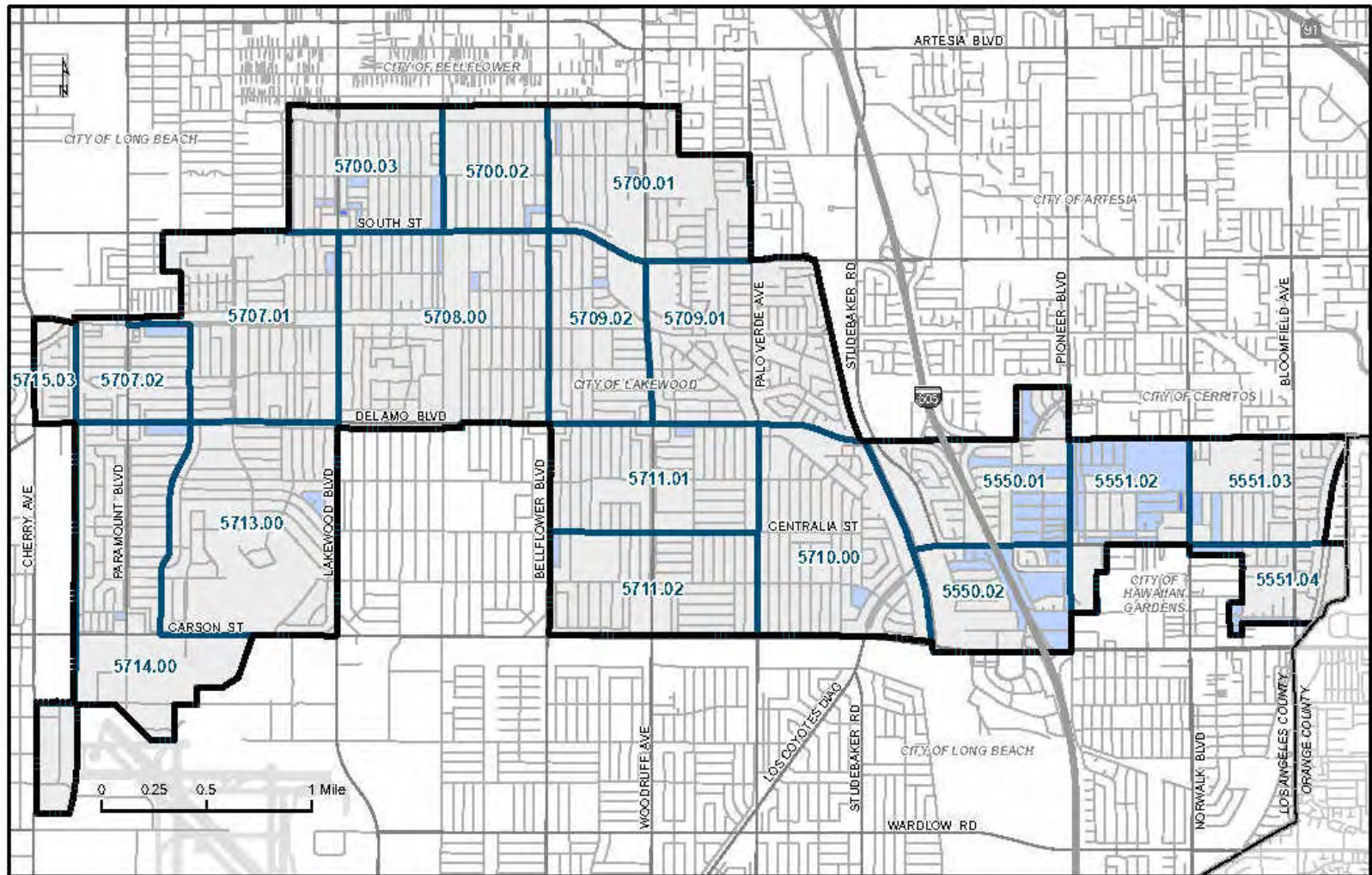
Areas where Asians with low and moderate incomes are high concentrated and include the following census tracts: 5550.01, 5551.02, 5551.03, 5551.04, 5700.01, 5700.03, 5707.01, 5707.2, 5709.01, 5714.00 and 5715.03.

Areas where Hispanics with low and moderate incomes are concentrated and include the following census tracts: 5550.01, 5550.02, 5551.02, 5551.03, 5551.04, 5700.01, 5700.02, 5700.03, 5707.01, 5707.02, 5708.00, 5709.02, 5710.00, 5713.00, 5714.00, and 5714.00

Areas where Hispanics with low and moderate incomes are high concentrated and include the following census tracts: 5551.02 and 5700.03

As Figures 2.2, 2.3 and 2.4 illustrate, most African American households are located in the eastern portion of the City near Cerritos and Hawaiian Gardens, as well as in the western portion of the City near Lakewood Center mall and the City of Long Beach. No high concentrations of African American households exist in the City. Hispanic households have high concentrations in several blocks located in the eastern portion of Lakewood near Cerritos and Hawaiian Gardens and various smaller areas of high concentration throughout the rest of the City. Several blocks have a high concentration of Asian households. These block groups are located in the eastern portion of the City, bordering Cerritos and Hawaiian Gardens, as well as two areas in the western portion of the City near Long Beach. Concentrations of Asian households are also located in the northern portion of the City bordering Bellflower.





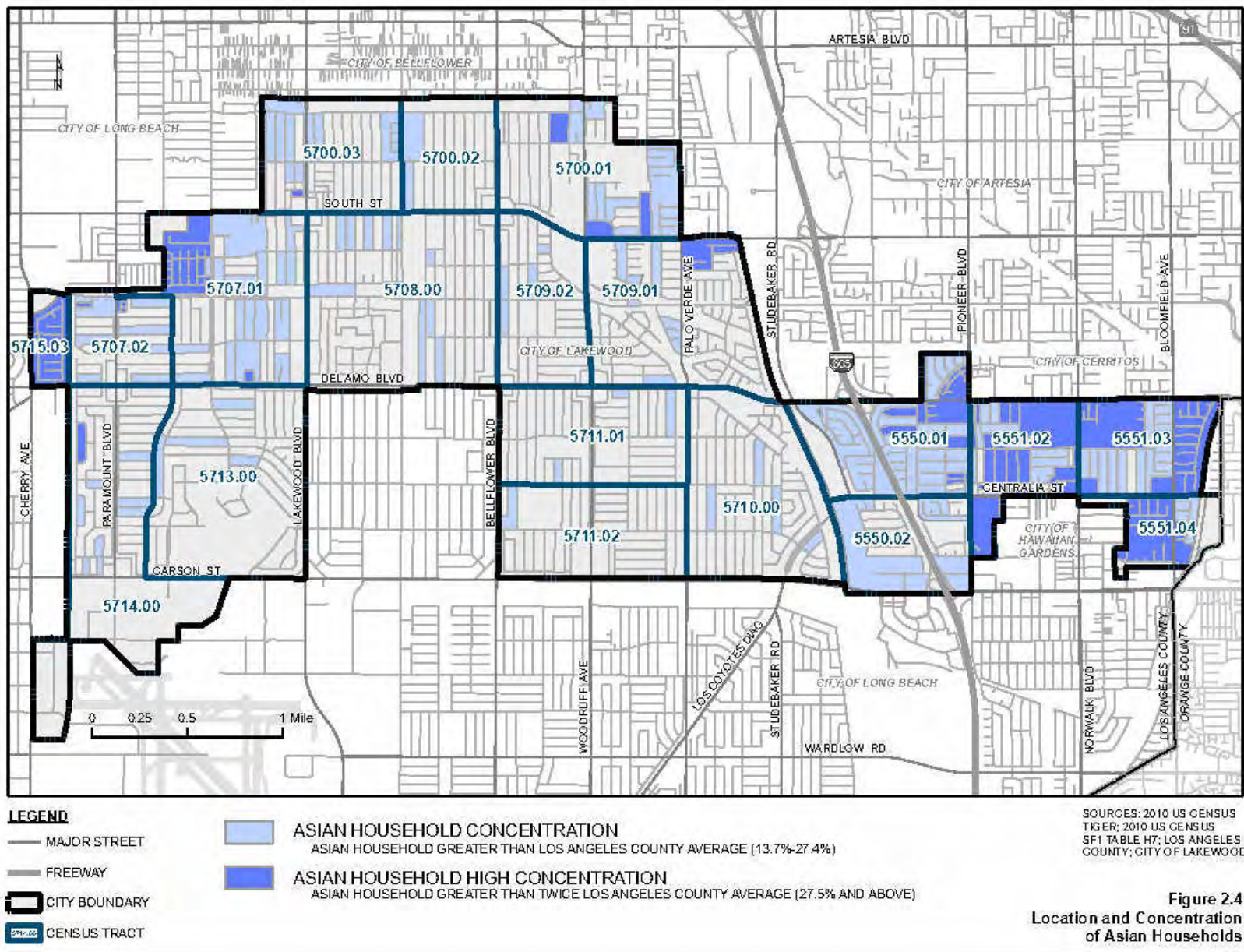
LEGEND

- MAJOR STREET
- FREEWAY
- CITY BOUNDARY
- CENSUS TRACT

- HISPANIC HOUSEHOLD CONCENTRATION
HISPANIC HOUSEHOLD GREATER THAN LOS ANGELES COUNTY AVERAGE (35.6%-71.1%)
- HISPANIC HOUSEHOLD HIGH CONCENTRATION
HISPANIC HOUSEHOLD GREATER THAN TWICE LOS ANGELES COUNTY AVERAGE (71.2% AND ABOVE)

SOURCES: 2010 US CENSUS
TIGER; 2010 US CENSUS
SF1 TABLE H7; LOS ANGELES
COUNTY; CITY OF LAKEWOOD

Figure 2.3
Location and Concentration
of Hispanic Households



NA-35 Public Housing – 91.205(b)

Introduction

There are no public housing units within the City of Lakewood.

This section estimates the total number of public and assisted housing units in the City and assesses the potential for the loss of these units.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	253	2,883	21,087	47	20,550	268	163	59

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project-based	Tenant-based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City of Lakewood does not have any Public Housing units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The City of Lakewood does not have any Public Housing units.

How do these needs compare to the housing needs of the population at large

Not Applicable

Discussion

See Above

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The 2019 Annual Homeless count conducted by LAHSA revealed that there are 135 homeless persons in Lakewood. Of those experiencing homelessness, 39 were on the street, 5 were in tents, 14 were in makeshift shelters, 32 were in RVs or campers, 17 were in vans, and 28 were in cars.

This section describes the nature and extent of homelessness in Lakewood as well as a summary of persons and families at risk of becoming homeless. This section also includes an inventory of programs and facilities available to serve the homeless and those threatened by homelessness. Service and facility gaps in the continuum of care are also identified.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	2	2	2	1	365
Persons in Households with Only Adults	0	85	130	20	10	350
Chronically Homeless Individuals	0	30	30	15	0	390
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	4	7	7	3	150
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source LAHSA

Comments:

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness,"

describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	41
Black or African American	0	18
Asian	0	1
American Indian or Alaska Native	0	5
Pacific Islander	0	2
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	0	70
Not Hispanic	0	65

Table 27 – Nature and Extent of Homelessness

Data Source LAHSA 2019 Homeless Count and Homeless Management Information System (HMIS) LAHSA database.

Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The estimated number of families in need of housing assistance for families with children is two while the number of veterans in need is four. The largest population of persons experiencing homelessness are adults only.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The majority of Lakewood's homeless population in terms of race are white followed by African Americans. There are more homeless Hispanic persons than there are non-Hispanic.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The City of Lakewood does not have any homeless shelters to serve the homeless population in Lakewood. According to LAHSA, Lakewood is home to approximately 30 chronically homeless persons. There are approximately 85 adult individuals experiencing homeless on any given night.

Discussion:

The City of Lakewood has an estimated 135 unsheltered homeless persons according to the 2019 Homeless Count. The homeless population in Lakewood are primarily single adults, the city is awaiting the final results of the 2020 Homeless Count.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section examines the housing needs of different categories of households that are disadvantaged in finding decent, affordable housing. These households include large families, single persons, the elderly, and the disabled (including persons with HIV).

Describe the characteristics of special needs populations in your community:

The characteristics of special needs populations in Lakewood include: large households, single person households, female-headed households, elderly and frail elderly, persons with disabilities, and persons with drug/alcohol addictions.

What are the housing and supportive service needs of these populations and how are these needs determined?

Housing supportive services needs of the special needs populations include access to more affordable housing units. Lakewood will continue to act to alleviate these problems in a variety of ways, including referrals Section 8 units and making density bonuses an option for multi-family developers in accordance with State Law.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to Los Angeles County Public Health Department, at the end of 2015, over 61,000 persons were estimated to be living with HIV in Los Angeles County, of which approximately 8,943 were unaware of their HIV infection. Among the 50,771 persons diagnosed and living with HIV in Los Angeles County, the majority were male (89%), Latino (42%) or White (32%) and over 40 years of age (74%). Most reported being exposed to HIV through male-to-male sexual contact (78% MSM; 6% MSM/IDU) and an increasing percentage reported heterosexual contact (10%).

Discussion:

See discussion above.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City's needs for public facilities include facilities to support Lakewood's aging population, its sports programs, parks and green space, street lighting, and ADA improvements.

How were these needs determined?

Historically, the City of Lakewood has provided many recreational activities and social opportunities for its young, persons with special needs, and senior residents. The success in Lakewood's ability to provide program and services to a broad community is what determined the need for public Facilities. In 1981 the Weingart Foundation donated land and one half the construction costs to create the Weingart Senior Center. Today, the Weingart Senior Center is a bustling center used by hundreds of seniors daily. Human Services Association provides congregated meals for Lakewood's senior population, tax preparation assistance services are offered at the Center and many exercise classes and leisure activities are enjoyed by Lakewood's senior citizens.

Lakewood is known for its dedication to the youth and as evidenced with Lakewood Youth Sports (LYS) is free of charge to all residents and a small fee of \$20 to non-residents. LYS places emphasis on participation and sportsmanship. Benefits from this program include physical fitness, teamwork, life skills, character formation, self-discipline, self-respect, pride, camaraderie, time management, commitment and fair play. Because of this program and others like it, Lakewood was recognized in 2010 as a Playful City USA by KaBOOM!. KaBOOM! is a non-profit group dedicated to ensuring that all children get a childhood filled with balanced active play they need to thrive.

The City of Lakewood has worked to serve the needs of the developmentally and physically disabled since 1981. This has been accomplished through the Adaptive Recreation and Special Olympics programs operated out of Bloomfield Park. The main objective of these programs is to provide equal recreation and leisure opportunities for people of all ages with special needs.

Other attributes that Lakewood is known for is its beautiful tree-lined street and lush parks. Lakewood has been awarded Tree City USA for 35 years by the Arbor Day Foundation.

Lakewood is proud of the services, youth programs, programs for persons with special needs, and serene parks and neighborhoods that the community as a whole has created. It is a priority of the City to maintain these assets that provide a quality of life for the community.

Describe the jurisdiction's need for Public Improvements:

The City of Lakewood has several public facilities that are in need of repair, modernization and improvements as most facilities were constructed more than 30 years ago. Currently the City is focusing on improving the Weingart Senior Center. The improvements include removing the existing barriers to the disabled, replacing the flooring, converting assembly space to private offices for social services, enclosing the billiards room, and remodeling the lobby.

How were these needs determined?

The Lakewood CDBG Committee meets once a month to review federally-funded projects and where the need is greatest. The last improvement project for the Weingart Senior Center was in 2007 and consisted of roof replacement and repair and replacing some skylights. The Center is outdated, both in design and with ADA requirements. More office space is needed to function properly and the floors have become a trip hazard.

Describe the jurisdiction's need for Public Services:

Community Family Guidance Center provides counseling services for emotionally disturbed children. Through this program, an estimated 24 children who are emotionally disturbed will receive counseling annually.

Meals on Wheels provides in-home meal delivery to low income, senior, and disabled persons. Under this program, the City will serve an estimated 100 low income and special needs individuals.

Pathways Volunteer Hospice provides in-home non-medical services to terminally ill persons. Through this program, the City will serve 20 low and moderate income households annually with in-home services for terminally ill persons.

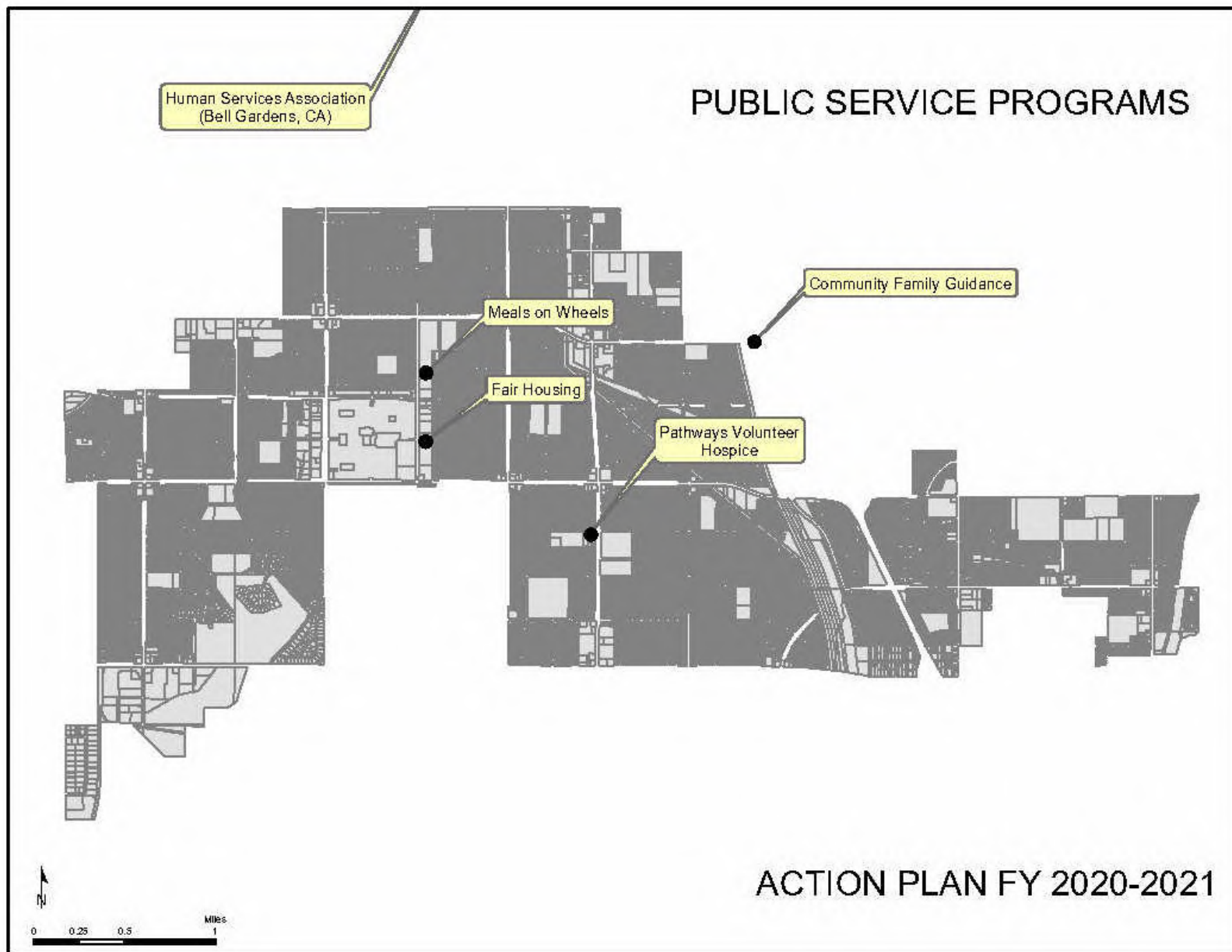
Human Services Association support senior citizen congregate meals at the Weingart Senior Center and home delivered meals to Lakewood residents. Through this program, the City will provide congregate and home delivered meals to 75 seniors annually.

Fair Housing program provides funds for a fair housing counseling program and landlord tenant services for residents and property owners. The Fair Housing Consultant functions 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.

The need for these services in Lakewood is ongoing.

How were these needs determined?

The Lakewood CDBG Committee meets once a month to review public service needs. The committee will continue to meet to determine the needs of the community and distribution of federal allocated funds.



Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Lakewood is a highly urbanized community that is virtually built out. There is less than eight acres of land available for residential development which creates a challenge to meet the housing needs of Lakewood residents who are in the low, very low and extremely low income category as defined by HUD.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

The housing needs of the Lakewood's low, very low or extremely low income category are not being met. During 1990s, housing construction in the Southern California region did not keep pace with population growth and Lakewood's pace of housing construction was even slower than in the county as a whole. In recent years, development of new housing stock has been minimal due to the lack of available land to develop.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	22,265	81%
1-unit, attached structure	765	3%
2-4 units	600	2%
5-9 units	1,620	6%
10 or more units	2,130	8%
Mobile Home, boat, RV, van, etc	88	1%
<i>Total</i>	<i>27,468</i>	<i>100%</i>

Table 28– Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	85	0%	440	6%
1 bedroom	105	1%	1,535	20%
2 or 3 bedrooms	2,810	15%	2,685	35%
4 or more bedrooms	15,310	84%	3,110	40%
<i>Total</i>	<i>18,310</i>	<i>100%</i>	<i>7,770</i>	<i>101%</i>

Table 29 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

A significant number of households in the City, 9,730, or nearly 37% of all households in Lakewood remain in the low, very low or extremely low-income category, indicating a continued need for housing that is affordable and accessible to people of limited economic means. The need is greatest with small household and elderly, non-family households. These household are targeted for assistance of federal, state and local programs.

In 2015 there were 2,250 extremely low income households in Lakewood. Of those households 1,595 (70.9%) had a housing cost burden where at least 30% of their income paid for rent or mortgage. There were 3,075 very low income households and of those households 2,285 (74.3%) had a housing cost burden where at least 30% of their income paid for rent or mortgage. There were 4,405 low income households and of those households 2,265 (51.4%) had a housing cost burden where at least 30% of their income paid for rent or mortgage.

Affordability needs of female-headed households can be addressed through rent subsidies, affordable childcare, and family housing in proximity to commercial uses, recreational facilities and public transit. The City of Lakewood encourages the use of these programs and services particularly among female-headed households with children.

The City of Lakewood has attempted to address the needs of the elderly through a variety of projects and services, including a number of senior public housing projects. Currently, federal housing assistance is provided through Section 8 and other federal housing assisted senior citizens projects. Eligible seniors pay no more than 30% of their income for rent with the remainder paid by HUD through a housing assistance payment. Currently, the waiting list is closed.

The following 3 senior housing establishments are located within the City:

§ Candlewood Apartments, 81- One Bedroom Units

§ Whispering Fountains, 201 Units

§ Seasons Senior Apartments, 85 Units

In compliance with State Law, the City has adopted an ordinance allowing for the construction Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). There are currently 13 units that have been constructed.

The City of Lakewood is currently contracted with the Housing Authority of the County of Los Angeles for the administration of its Section 8 program. This program provides rental assistance voucher to low and very low (0 to 50% MFI) income disabled persons.

The City offers many services to assist persons with disabilities, including the Meals on Wheels Program, which provides meals to the disabled and homebound residents. The City's DASH Transportation Program and Long Beach Transit Dial-A-Ride also provide free transportation to people with disabilities. In addition, the City offers a Single Family Rehabilitation Loan Program and the Fix-Up Paint-Up Program to help improve deteriorated housing conditions. The City of Lakewood coordinates with Pathways Volunteer Hospice to provide in-home services to seniors with disabilities.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Lakewood does not anticipate a loss of affordable housing inventory as Lakewood's contract with Los Angeles County Housing Authority is current, and it is anticipated that the contract will be renewed. Additionally, the City expects to increase its affordable housing inventory by 40 units within the Five-Year Consolidated Plan term as the City is in possession of nine parcels slated for the development of affordable housing.

Does the availability of housing units meet the needs of the population?

According to CHAS 2011-2015, there are 695 vacant for rent housing units in Lakewood. Only 20 of the 695 units are reserved for households to pay 30% or less of their income. Of those vacant units, 420 lack complete plumbing or kitchen facilities. Additionally, 10,690 (40.9%) of the households in Lakewood are units with one or more housing problems; 9,750 (37.3%) have overpayment issues, and 1,600 (6.1%) households have overcrowded conditions. The housing assistance needs of renters are much greater than owners, despite the 70% to 30% ratio of homeowners to renters in Lakewood. The biggest impact in Lakewood is housing cost burden to the extremely to low income households, particularly for renters (44%) of all renter occupied households and owners (17%) of all owner occupied households.

According to the SCAG Regional Housing Needs Assessment (RHNA), in 2012, 9,814 households or approximately 40% of Lakewood's total households overpaid for housing. More than two-thirds (70.1%) of the overpaying households were owners. According to the Housing Element, nearly 66% of all extremely low-income owner households are paying more than 30% of their total income on housing. However, 71.8% of renter households are paying more than 30% of their total income on housing.

Describe the need for specific types of housing:

Housing need is defined as the gap between the type of housing required by the City's existing and projected residents and the type of housing available. Housing needs for Lakewood are based on Census data, surveys, and information and community input. Based on this information, areas of local housing needs in Lakewood include:

- Housing preservation and improvement to the existing affordable housing supply and nature of Lakewood's residential neighborhoods.
- Development of new housing on sites suitable for residential use to expand the supply and choice of units for all household incomes.
- Housing assistance to low and moderate income households and households with special needs.
- Equal housing opportunity
- Affordable housing

The housing assistance need of low and moderate-income households in the City is based on information provided by CHAS 2011-2015 data. Households with housing problems are defined by HUD and include:

- Occupying units with physical defects (lacking complete kitchen or bathroom)
- Living in overcrowded conditions (more than one person per room); and
- Experiencing a housing cost burden, including utilities, exceeding 30% of gross income.

Discussion

See discussion above

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Although the cost of housing in Lakewood is below the county average, the cost of housing in Lakewood is a problem for moderate, low and extremely low income Lakewood residents.

Housing costs are directly related to the quality of life in a given community. If housing costs are high in comparison to the resident's income, a community will experience higher levels of overcrowding and overpayment.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	525,000	424,200	(19%)
Median Contract Rent	1,214	1,403	16%

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Current data from SCAG City of Lakewood Local Profiles report shows that the median home value for Lakewood in 2018 was \$575,000.

Rent Paid	Number	%
Less than \$500	542	7.0%
\$500-999	859	11.1%
\$1,000-1,499	3,150	40.5%
\$1,500-1,999	1,995	25.7%
\$2,000 or more	1,225	15.8%
<i>Total</i>	<i>7,771</i>	<i>100.0%</i>
Rent Paid	Number	%

Table 31 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	330	No Data
50% HAMFI	620	205
80% HAMFI	3,050	595
100% HAMFI	No Data	1,515
<i>Total</i>	<i>4,000</i>	<i>2,315</i>

Table 32 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,158	\$1,384	\$1,791	\$2,401	\$2,642
High HOME Rent	\$1,158	\$1,253	\$1,506	\$1,730	\$1,911
Low HOME Rent	\$913	\$979	\$1,175	\$1,375	\$1,515

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The City of Lakewood's population has remained fairly stable over the last decade, teetering at approximately 80,000. The fair market rent for an efficiency unit is \$1,158 a month. An extremely low income family of four could only afford a rent of \$235 before the family must spend more than one-third of their income to pay their rent. Very low income families can only afford to pay \$653 a month before the family spends more than one-third of their income on housing. Lower income families could only spend \$1,670. Median income families can afford \$1,681 in monthly rent. Moderate income families can afford a two-bedroom unit without spending more than one-third of their income. Although affordable housing may be available for medium and moderate income families, this does not take into consideration the likelihood that overcrowding would be an issue for the majority of those families. This discrepancy between income and cost of housing demonstrates that there is insufficient housing for extremely low income families, very low income families, lower income families, median income families and moderate income families.

How is affordability of housing likely to change considering changes to home values and/or rents?

The City of Lakewood is a highly urbanized community that is virtually built-out. There is less than eight acres of vacant land available for residential development citywide, and therefore, most of the opportunities for affordable housing growth lie in the recycling of existing residential land to higher densities in the M-F-R zone. Because there is a deficiency of land to develop, the premiums for land tend to rise. Affordability of housing is expected to become more and more difficult as the population increases and less land is available to develop for residential uses.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Table 33 illustrates the 2018 HUD fair market rents for rental housing, as well as the allowable high and low HOME rents. Their rents are the upper limits of rents that can be charged by property owners with units assisted by HUD rental housing programs. Rapidly increasing rents in the City's market have widened the gap between HUD FMRs and market rents, creating problems for low-income households seeking units that will accept their HUD voucher for rent assistance.

According to Rent Café, average rents in Lakewood are \$1,825. The median family income is \$61,015 in the County of Los Angeles. Using HUD's definition, affordable housing for a household earning up to 80% Consolidated Plan Lakewood 47

of the AMI, would be an apartment renting for about \$1,220 which is well below the average rent in the City of Lakewood.

The City of Lakewood, in compliance with the State mandated law, requiring Cities to permit the construction of Accessory Dwelling Units (ADU's) by right, which increases the number of affordable housing units in the City. During FY 18-19, eight ADU's were constructed.

Additionally, the City is in possession of nine lots that are reserved for the construction of up to 40 affordable housing units. The City anticipates construction of the sites within the following two years.

Discussion

Lakewood's strategy to produce or preserve affordable housing will not be impacted as Lakewood's rents are lower than the County Median. Additionally, Lakewood is committed to providing affordable housing by maintaining its contract with the Los Angeles County Housing Authority. The City intends to construct 40 affordable housing units within the next two years providing additional units for low- income families.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Although the majority of Lakewood's housing stock is in good condition, the City is expecting a large percentage of the housing to require maintenance within the next ten years due to the age of the housing stock.

Accurate assessment of housing conditions can provide the basis for developing appropriate programs to maintain the quality of living in Lakewood. Housing, like any other tangible asset, is susceptible to deterioration over time. Declining housing conditions can lower property values and discourage reinvestment as well as increase crime and promote slum and blight.

Common repairs needed include new roofs, wall plaster and stucco. Homes thirty years or over with deferred maintenance require more substantial repairs, such as new siding, plumbing or multiple repairs to the roof, walls, etc.

Describe the jurisdiction's definition for "substandard condition" and "substandard condition but suitable for rehabilitation:

Definitions

The California Health and Safety Code define a substandard condition as being an endangerment to the occupants for the building or the public. The City of Lakewood considers a substandard condition suitable for rehabilitation when the estimated cost of rehabilitation does not exceed the estimated cost of new construction. This includes units having structural hazards, faulty weather protection, fire, health and safety hazards, or lacking complete kitchen or plumbing facilities. Standard condition is defined as complying with the California Health and Safety Code.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,955	33%	3,860	50%
With two selected Conditions	235	1%	620	8%
With three selected Conditions	0	0%	20	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	12,120	66%	3,270	42%
<i>Total</i>	<i>18,310</i>	<i>100%</i>	<i>7,770</i>	<i>100%</i>

Table 34 - Condition of Units

Data Source: 2011-2015 CHAS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	104	1%	125	2%
1980-1999	705	4%	1,105	14%
1940-1979	15,085	82%	5,805	75%
Before 1939	2,415	13%	735	9%
<i>Total</i>	<i>18,309</i>	<i>100%</i>	<i>7,770</i>	<i>100%</i>

Table 35 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	17,500	96%	6,540	84%
Housing Units built before 1980 with children present	495	3%	140	2%

Table 36 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	765	0	765
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 37 - Vacant Units

Data Source: 2011-2015 CHAS Data on vacant units or suitability for rehabilitation is not collected by the City of Lakewood

Need for Owner and Rental Rehabilitation

The majority of the City's housing stock is in good condition. However, homes built more than 30 years ago are likely to require renovation and maintenance. According to information available from the U.S. Census and County Assessor, more than two-thirds (84.3%) of the existing housing stock in Lakewood was built prior to 1970. Age of the current housing stock in Lakewood strongly suggest there will be an increased need for structural improvements to Lakewood's residential structures during the next decade. In general, older homes require greater maintenance which results in higher costs. This leads to deferred maintenance that further deteriorates the physical conditions of the homes in the City. In addition, older deteriorated structures often violate building code standards and lack safety features such as fire suppression, home security devices and seismic safety retrofits.

Only 15.7% of Lakewood's housing stock was built after 1970. These homes should meet most of the building code standards.

Lakewood will continue to offer Residential Rehabilitation loans and grants to qualified homeowners in the City. Additionally, the City will continue code enforcement activities that target deteriorated and/or deteriorating areas and properties. The City's Community Conservation Representatives responded to 1,288 Service Request during 2018 reporting violations of the municipal code that includes property maintenance, structural violations, and other unsafe conditions.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the Los Angeles County Health Department, approximately 2,602 low and moderate income households in the City of Lakewood may occupy units with lead-based paint. Of these units, properties most at risk include deteriorated units with leaky roofs and plumbing and rehabilitated units where there was not a thorough cleanup with high-phosphate wash after the improvements were completed.

Discussion

Based on a sampling of cases, the Childhood Lead Poisoning Program (CLPPP) has identified paint as the most commonly associated source of lead based poisoning. The majority of homes that contain this exposure or paint were built prior 1978. It is estimated that 77% of all residential structures built prior to 1978 contain lead-based paint and that older structures have the highest percentage. In order to estimate the number of extremely low and low income households occupying lead-based paint units, the number of households occupying pre-1979 units is combined with an estimated lead-based paint factor. The lead-based paint factor is highest for pre-1940 units, at 90%, and decreases with newer units.

MA-25 Public and Assisted Housing – 91.210(b)

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.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data PIC (PIH Information Center)
Source:

Describe the supply of public housing developments:

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.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

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.

Public Housing Condition

Public Housing Development	Average Inspection Score
0	N/A

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

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.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in 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.

Discussion:

None

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The United States Department of Housing and Urban Development's Continuum of Care model recognizes that all homeless persons are not at the same level of stability and they address a variety of needs. Recognized components of the Continuum of Care include: Prevention, Outreach & Assessment, Emergency Shelter, Transitional Housing, Permanent Housing and Permanent Supportive Housing, and Supportive Services.

It is the goal of the City of Lakewood to coordinate services and facilities available for the homeless as a continuum of care. A continuum of care begins with a point of entry in which the needs of a homeless individual or family are assessed. Once a needs assessment is completed, the person/family may be referred to permanent housing or transitional housing where supportive services are provided to prepare them for independent living.

This section describes the nature and extent of homelessness in Lakewood as well as a summary of persons and families at risk of becoming homeless. This section also includes an inventory of programs and facilities available to serve the homeless and those threatened by homelessness. Service and facility gaps in the continuum of care are also identified.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	3,035	0	2,463	0	0
Households with Only Adults	2,425	0	4,263	0	0
Chronically Homeless Households	45	0	0	5,239	0
Veterans	102	0	34	0	0
Unaccompanied Youth	53	0	34	0	0

Table 40 - Facilities and Housing Targeted to Homeless Households

Data Source

Comments: HIC

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

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 conducts an annual homeless count; this year, FY 2019-2020, approximately 135 persons experiencing homelessness were counted within the City of Lakewood. The official numbers have not yet been released by LAHSA.

Services are provided to people experiencing homelessness in Lakewood by PATH. Services begin with outreach and continue up to one year after a person is permanently housed. An outreach worker (Lakewood Sheriff) and case manager provide services in Lakewood. Activities in the outreach phase are focused 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, retention services can continue up to year and include:

- **Household** set up assistance
- **Case management**, including prevention assistance to maintain housing
- **Home** visits
- **Linkage** to mainstream support services.
- **Direct services** including assistance with Activities of Daily Living such as budgeting, nutrition, cooking and housekeeping, establishing service with utilities and telecommunications providers and support during the initial phase of housing and the adjustment that come with being housed are provided.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40

Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

As specified on screen SP-40, the City partners with PATH and LAHSA to link homeless persons to services listed above.

The Burns Community Center is the headquarters for homeless assistance in the City estimates that the Center assists approximately 25-30 homeless persons a year. City staff is prepared and trained to adequately respond to the needs of the homeless. At the Burns Community Center, the homeless receive assistance, information, and referral to address their immediate needs, including shelter, food, health services, transportation, and employment.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Certain segments of Lakewood's population have special housing needs. Those segments are in need of various forms of specialized housing assistance that is not needed by the typical Lakewood household. These groups may include households with physically, mentally and/or developmentally disabled persons, elderly individuals, homeless persons, large families, and female-headed households.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Physically Disabled

Disabled persons need housing assistance, including features such as wider doorways, access ramps in place of stairs, and elevators for units with multiple stories.

Mentally and Developmentally Disabled

In addition, to some of the more common disabilities that are commonly associated as mental and physical disabilities, Lakewood residents with developmental disabilities also need to be considered. According to Section 4512 of the California Welfare and Institutions Code, a developmental disability "originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy and autism." This term shall also include disabling conditions found to be closely related to mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Elderly and Frail Elderly

The U.S. Census and other programs and regulations define persons 65 years of age and older as elderly. Lakewood's elderly population has special housing needs associated with affordability, maintenance and upkeep of their homes, and physical access. According to the 2013-2017 American Community Survey 5-year estimates an estimated 13 percent of the City's population of 81,106 was 65 or older, or 10,542 persons. This proportion was essentially the same in 2000 (11.9%) and 2015 (11%). Lakewood's population of people whose income was below the poverty line remained the same. According to the 2013-2017 American Community Survey 5-year estimates, seven percent of Lakewood's seniors fell below the poverty line, compared to about six and one half percent in 2015.

Large Families

Large families are defined as five or more persons in a household. Large households are usually included as a special needs group because they require larger dwelling units than the market normally provides, but larger homes typically are higher-cost units. In addition, trends in new housing construction indicate

a movement towards smaller units; thus, large families have difficulty finding larger units at affordable prices, which result in families living in overcrowded conditions.

Difficulties in securing housing large enough to accommodate all members of a household are heightened for renters because rental units are typically smaller than single-family units. According to Census Data, the average household size of owner-occupied units was 3.2 persons, and rent-occupied units housed an average of 3.3 persons in Lakewood.

The increase of households spending more than 30% of their gross income towards rents, and the small amount of housing stock with four or more bedrooms (13.5% of total housing stock), the ability for large families to find affordable housing has become increasingly difficult.

Female Headed Households

According to the 2013-2017 American Community Survey 5-year estimates, there were 4,112 female-headed households living in the City of Lakewood. This represents 15.8 percent of Lakewood's total households. Approximately 6.2 percent of the households headed by a female had children under 18 years of age, and approximately 11 percent of these female-headed families were living below poverty. All family households, especially those headed by females, typically need affordable units located near schools, day care centers, and recreation facilities and services. Many households find this a severe constraint, particularly for the single parent who is unable to work. As a result of not working, the parent cannot provide for basic necessities such as food and housing for their children.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Small Family Homes

Small Family Homes provide 24-hour care in the licensee's family residence for six or fewer children who are mentally disabled, developmentally disabled, or physically handicapped, and who require special care and supervision as a result of such disabilities.

Group Homes

Group Homes are facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youth.

Adult Residential Facility

Adult Residential Facilities (ARF) are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

Residential Care Facilities for the Elderly

Residential Care Facilities for the Elderly (RCFE) provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes, and board and care homes. The facilities can range in size from fewer than six beds to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision. Because of the wide range of services offered by RCFEs, consumers should look closely at the programs of each facility to see if the services will meet their needs.

Social Rehabilitation Facility

A Social Rehabilitation Facility is any facility that provides 24-hours-a-day non-medical care and supervision in a group setting to adults recovering from mental illnesses who temporarily need assistance, guidance, or counseling.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will continue with the Meals on Wheels, DASH Transportation, and Dial-A-Ride supportive services. The City will also continue with the Single-Family Residential Rehabilitation Loan and Grant programs that assist owner occupied single-family homes with deteriorating structures. Coordination with Pathways Volunteer Hospices that provides in-home long-term volunteer care and support to isolated seniors will continue. The contract with the County of Los Angeles for the administration of its Section 8 program will continue while the City continues to financially support Fair Housing services, Community Family Guidance Center and the Human Services Association. The City will also continue to fund one full-time Sheriff Deputy to assist the continuum of care with homeless outreach.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

The City of Lakewood is not part of a consortia.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Governmental constraints are defined as government decisions or actions that have the unintended potential to impede the market's ability to satisfy demand for affordable housing. Categories of governmental constraints may include appropriately zoned land, zoning ordinances, and the availability of infrastructure. Each of these is listed below:

- Land Use Controls
- Development Standards
- Building Codes, Permits, and Processing Procedures
- Development Fees and Exactions
- Constraints Due to Limitations of Public Facilities, Services, and/or Infrastructure
- Constraints on Housing for Persons with Disabilities
- Other Governmental Constraint

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

SCAG estimated the City's 2003 employment total at 16,700 which increased to 17,000 jobs in 2005 and then down to 15,700 in 2008. Due in part by the economic downturn following the "housing bubble," the City's employment total is projected to be 16,800 by 2020 and in 2035 it is projected to be 17,800. This is a projected increase of 6.6 percent between 2003 and 2035. During the same period, the Gateway Cities Subregion is projected to increase by 38% and countywide by 10.8 percent.

Economic Development Market Analysis

The U.S. Census estimated the 2017 labor force for the City of Lakewood at 51,930. The labor force by definition includes the working population and those wishing to work. There were an estimated 3,125 persons unemployed in Lakewood, the resulting unemployment rate was 3.9%. This rate was lower than the 5.6% witnessed during 2015 and more than the unemployment rates from 1980 and 1990. The increase in employment is due to the steady rebound from the recession in 2012. Employment and the labor force have increased dramatically since 1960. The City labor force grew from 23,900 to an estimated 45,800 in 2007, an increase of more than 21,900 persons or 91.6%. This increase is due primarily to: (a) population increase; (b) the entrance of numerous women into the labor force; and (c) the demographic shift in age distribution from young to working age residents. Each of these three factors will continue to cause increases in the labor force, although at lower rates than in the last few decades.

Unemployment in Lakewood has historically been lower than the region and the nation. According to the U.S. Census 2013-2017 American Community Survey 5-Year Estimates, Lakewood's 2017 unemployment rate reached 3.9% compared to 4.3% for the County, 4.2% for the State and 3.6% for the nation. The stability of the population and labor force is an important factor in keeping the local unemployment rate low.

Table 41 below shows the number of employees for occupations of Lakewood residents based on ACS Survey 2011-2015. Table 43 shows the largest segment of the residents is in sales and office occupations (10,825), followed by management business and financial occupations (9,515), the number of people in service occupations fell sharply to 3,650 residents.

The state of the economy and its effect on employment and job growth plays a significant role in housing demand, housing costs, and vacancy rates. During the post housing bubble recession, the median home price of homes dropped in Lakewood, and the vacancy rate increased. As the economy recovered employment increased which will improve the City's jobs/housing balance. The 2019 Local Profiles noted that in 2016 the number of jobs in Lakewood was 20,938 while there were 27,552 housing units. This indicates that Lakewood is a jobs-poor and housing-rich city.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	425	7	1	0	-1
Arts, Entertainment, Accommodations	4,402	4,406	13	27	13
Construction	1,577	366	5	2	-3
Education and Health Care Services	5,620	3,280	17	20	3
Finance, Insurance, and Real Estate	1,889	574	6	3	-2
Information	841	244	3	1	-1
Manufacturing	3,592	472	11	3	-8
Other Services	1,133	554	3	3	0
Professional, Scientific, Management Services	2,939	616	9	4	-5
Public Administration	0	0	0	0	0
Retail Trade	3,850	5,490	12	33	22
Transportation and Warehousing	2,027	43	6	0	-6
Wholesale Trade	2,309	114	7	1	-6
Total	30,604	16,166	--	--	--

Table 41 - Business Activity

Data 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)
Source:

Labor Force

Total Population in the Civilian Labor Force	42,870
Civilian Employed Population 16 years and over	39,680
Unemployment Rate	7.46
Unemployment Rate for Ages 16-24	20.09
Unemployment Rate for Ages 25-65	4.85

Table 42 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	9,515
Farming, fisheries and forestry occupations	1,860
Service	3,650
Sales and office	10,825
Construction, extraction, maintenance and repair	3,045
Production, transportation and material moving	2,330

Table 43 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,300	54%
30-59 Minutes	13,535	36%
60 or More Minutes	3,650	10%
<i>Total</i>	<i>37,485</i>	<i>100%</i>

Table 44 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,960	250	1,500
High school graduate (includes equivalency)	6,495	680	2,205
Some college or Associate's degree	13,370	840	3,190
Bachelor's degree or higher	10,995	400	1,955

Table 45 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	55	330	600	1,090	1,045
9th to 12th grade, no diploma	790	485	585	1,620	850
High school graduate, GED, or alternative	2,540	1,880	2,420	5,075	2,915
Some college, no degree	3,415	2,835	2,960	6,820	2,180
Associate's degree	420	740	1,530	2,535	805
Bachelor's degree	650	2,745	2,655	4,320	1,025
Graduate or professional degree	10	730	1,115	1,810	705

Table 46 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	25,533
High school graduate (includes equivalency)	36,160
Some college or Associate's degree	46,032
Bachelor's degree	59,053
Graduate or professional degree	68,140

Table 47 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

According to the Business Activity table above, the major employment sector in Lakewood are education and health care services with 5,620 workers within those sectors. Lakewood has 4,402 workers within the arts, entertainment and accommodation sector and 3,850 within the retail trade sector.

Describe the workforce and infrastructure needs of the business community:

In 2015, there were 42,870 members of the workforce in Lakewood. According to SCAG 2017 Profile of Lakewood more than half (57%) of the workforce of Lakewood has a commute time that is less than 30 minutes in 2016, indicating that there are a number places of employment that are in close proximity to Lakewood residents. Approximately one-third (35%) had a commute time of 30-59 minutes. Only 9% of the workforce had a commute time of more than hour. Although the majority of the workforce enjoyed a relatively short commute, there were still a large population, (18,863) who spent more than 30 minutes commuting to work.

A comparatively small percentage of Lakewood's land is devoted to commercial and industrial uses which lends to a dependence on other communities for employment. It is in the interest of the economic health of Lakewood to maintain the existing stock of non-residential uses. As employment figures indicate, the City is housing-rich and jobs-poor.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The shift of the nation's economy to a service economy is clearly reflected in the City of Lakewood. According to the 2015 ACS estimates, Lakewood is predominantly a "public services" community, as evidenced by the high percentage (18.4%) of its residents working in the educational, health, and social services industry. This is a significant shift from the employment trends of the 1980's, which showed the highest portion of the labor force in the manufacturing sector. Even within the last five years (2010-2015), the manufacturing industry declined from being 14.1% to 11.7% of the total labor force population. The reduction is due primarily to a combination of three key issues: (1) less dependence on Boeing Company's operations in Long Beach; (2) more labor sector options in the City of Lakewood over the last 34 years; and (3) the entrance of numerous women into the labor force. In 2015, an estimated 50.1% of the City's female population was in the labor force, as compared to the County's 45.8% and the State's 45.9%.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

As indicated in Table 45, Educational Attainment by Employment Status, the majority of the workforce (13,370) have some college or an Associate's degree. There are 10,995 residents with a Bachelor's or Graduate degree. According to ACS, the largest segment of the residents is in sales and office (10,825) the second largest is management and professional occupations (9,515).

The skills and education of the current workforce corresponds with Lakewood's employment opportunities as the majority of the population has some college or an associate's degree and a majority of the population is in the sales and office sector, a career type that does not necessarily require a college degree. The second largest population of the workforce has a bachelors or graduate degree and the second largest population in Lakewood is in management and professional career which typically does require a college degree.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Southeast Los Angeles County Workforce Investment Board (SELACO WIB) and the Greater Lakewood Chamber of Commerce are two organizations affiliated with the City of Lakewood that provide workforce training initiatives for residents of Lakewood. SELACO WIB's mission is two-fold. As a workforce development agency, they support a pool of quality job seekers in addition to promoting the growth of local businesses. SELACO WIB has a menu of specialized programs that support the needs of our job seekers and local employers. They are recognized by both the U.S. Department of Labor and the State of California as a national model for community-based workforce and employment development. SELACO WIB receives funding in the form of grants that allow them to develop new and innovative programs designed to meet the employment needs of the community.

SELACO WIB provides the tools and support to assist the community in job search. The Career Center in Cerritos and the Career Center at the Norwalk EDD office offer a wide variety of no cost workshops, programs and assistance to those who are laid off, unemployed or underemployed.

SELACO WIB Career Centers offer a comprehensive array of resources and information available on everything from occupation and career exploration, current labor market information, financial aid information to how to conduct an effective job search campaign. SELACO WIB clients have immediate access to computers for Internet job search, to create resumes, covers letters, or other business and job application correspondence. Job seekers also have immediate access to current job openings via the Internet, California Employment Development Department's (EDD) CalJOBS Website, local newspapers and periodicals and a roomful of job listings.

Job seekers may also access partner services such as Employment Development Department, Veteran Services, 55+ Employment Services, Disability Services, and more.

Additional assistance is available if clients are not finding success in their job search efforts. Clients have access to trained professionals called Career Development Specialists (CDS). CDSs can help in the following areas:

- Make appropriate and practical career decisions.
- Provide up-to-date labor market information.
- Provide information about educational and vocational training programs.
- Provide information on facilities and financial aid assistance.
- Help develop practical action plans to achieve career goals.
- Provide testing services to determine career interests, aptitudes, etc.

The SELACO WIB, along with training partners, provide assistance to employers by making sure that employers receives the most current, comprehensive and cost-effective education and training available. SELACO WIB's services include:

- Staffing and recruitment
- On-the-Job Training
- Layoff and outplacement assistance
- Employee training and professional development

The Greater Lakewood Chamber of Commerce supports several councils for employment. The Chamber's focus is Women in Business Council, Homebased Business Council, and a Veteran's Home Based business council. The Homebased business councils provide training for start up businesses. These efforts support the Consolidated Plan by facilitating networking through meetings, referrals and leads, workshops, job training, and assistance.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Lakewood is a member of Gateway Cities Council of Governments (COG). COG has implemented Comprehensive Economic Development Strategy (CEDS) in 2015. CEDS is a strategy designed to foster job creation and diversify the economic base of the Gateway Cities Region. The following principles guided the development the development of the Gateway Cities Region's vision and goals:

1. Seek regional collaboration to address chronic and complex problems that transcend municipal boundaries
 - a. Develop synergies by increasing coordination and reducing duplication of resources
 - b. Pursue innovative public-private partnerships
 - c. Leverage public funds
2. Target investments in hard and soft infrastructure to reduce disparities in transportation (highways/public transit), education, health care, etc.
3. Enhance focus on education, technical/soft skills training, career pathways for youth and retrain dislocated adult workers
4. Invest in the information and communication technology across industry sectors
5. Capitalize on industry sectors that exhibit regional specialization such as manufacturing, transportation and logistics, wholesale trade, and emerging sector such as health care
6. Streamline processes to retain and attract new businesses
7. Promote entrepreneurship and innovation by facilitation access to capital

Discussion

As mentioned above, SELACO WIB and the Greater Lakewood Chamber of Commerce are two organizations affiliated with the City of Lakewood that provide workforce training initiatives for residents of Lakewood. SELACO WIB's mission is two-fold. As a workforce development agency, they support a pool of quality job seekers in addition to promoting the growth of local businesses. SELACO WIB has a menu of specialized programs that support the needs of our job seekers and local employers. They are recognized by both the U.S. Department of Labor and the State of California as a national model for community-based workforce and employment development. SELACO WIB receives funding in the form of grants that allow them to develop new and innovative programs designed to meet the employment needs of the community.

The Greater Lakewood Chamber of Commerce supports several councils for employment. The Chamber's focus is Women in Business Council, Homebased Business Council, and a Veteran's Home Based business council. The Homebased business councils provide training for start-up businesses. These efforts support the Consolidated Plan by facilitating networking through meetings, referrals and leads, workshops, job training, and assistance.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Low and moderate income high concentration is defined as census block group with more than 51% low and moderate income population. Lakewood is an exception CDBG grantee. The percentage of low and moderate income concentration is defined as a census block group with more than 43.5% low and moderate income population.

According to 2011-2015 ACS, areas where there are concentrated households with multiple problems include the following census tracts:

5550.01, 5550.02, 5551.02, 5551.03, 5551.04, 5700.01, 5700.03, 5708.00, 5714.00, and 5715.03

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

For the purposes of the Consolidated Plan, the City defines an area of minority concentration as a census tract in which there exists a greater proportion of total households than the County average, while a high concentration is defined as a proportion of more than twice the County average. The County averages for the racial groups are as follows:

- African American: 8.3%
- Asian: 13.5%
- Hispanic: 47.7%

There are areas where African Americans with low and moderate incomes are concentrated and area where there are high concentrations.

Concentrated Census Tracts include:

5550.01, 5550.02, 5551.02, 5551.03, 5551.04, 5700.01, 5700.02, 5700.03, 5707.01, 5707.02, 5708.00, 5709.02, 5713.00, 5714.00 and 5715.03.

High Concentrated Census Tracts include:

5550.01, 5550.02, 5551.02, 5551.03, 5700.01, 5700.03, 5707.01, 5707.02, 5714.00 and 5715.03.

Areas where Asians with low and moderate incomes are concentrated and include the following census tracts:

5550.01, 5550.02, 5551.02, 5551.03, 5551.04, 5700.01, 5700.02, 5700.03, 5707.01, 5707.2, 5708.00, 5709.01, 5709.02, 5714.00 and 5715.03.

Areas where Asians with low and moderate incomes are high concentrated and include the following census tracts:

5550.01, 5551.02, 5551.03, 5551.04, 5700.01, 5700.03, 5707.01, 5707.2, 5709.01, 5714.00 and 5715.03.

Areas where Hispanics with low and moderate incomes are concentrated and include the following census tracts:

5550.01, 5550.02, 5551.02, 5700.01, 5700.02, 5700.03, 5707.01, 5707.02, 5708.00, 5709.02, 5710.00, 5713.00, 5714.00, and 5714.00

Areas where Hispanics with low and moderate incomes are high concentrated and include the following census tracts:

5551.02 and 5700.03

What are the characteristics of the market in these areas/neighborhoods?

The characteristics in many of these neighborhoods are multiple-family residential dwelling units and an aging population.

Are there any community assets in these areas/neighborhoods?

Community assets include City Parks, Community Centers, public schools, access to transit, and commercial centers.

Are there other strategic opportunities in any of these areas?

There are other strategic opportunities in these areas. All areas have access to Long Beach Transit public transportation which provides transportation to community facilities. Other forms of public transportation include Metropolitan Transportation Authority and Orange County Transportation Authority.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Lakewood has prepared a strategy for addressing the housing and community development needs described in the Consolidated Plan during the next five years. By law, the strategy must be designed to achieve the following, principally for low and moderate-income households:

- Provide decent housing;
- Promote a suitable living environment; and
- Expand economic opportunities.

The plan must also address:

- Elimination of slums and blight.
- Elimination of conditions which are detrimental to health, safety, and public welfare.
- Conservation and expansion of housing stock.
- Expansion and improvement of the quantity and quality of community services.
- Better utilization of land and other natural resources.
- Reduction of the isolation of income groups within communities/ geographical areas.
- Alleviation of physically and economically distressed areas.

Lakewood's Housing and Community Development Strategy includes the goals, policies, and quantified objectives of the community and the City's Housing Element as well as other Lakewood planning and policy documents. The goals and objectives established therein and in the Consolidated Plan provide a practical and workable framework in which the Planning and Environment Commission and the City Council may take action and affect the housing and neighborhood conditions of the community.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name:	5550.01 BG 1
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Exception Criteria Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	44.5%
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	City of Cerritos to the North, Centralia Street to the South, San Gabriel River to the West, 605 Fwy to the East
	Include specific housing and commercial characteristics of this target area.	Single-Family Residential, mobile home park, and a small commercial center
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Promote a suitable living environment
	What are the opportunities for improvement in this target area?	Home improvement programs
	Are there barriers to improvement in this target area?	Funding
2	Area Name:	5550.01 BG 2
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Exception Criteria Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	44.68%
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	City of Cerritos to the North, East and West and Del Amo Boulevard to the South.
	Include specific housing and commercial characteristics of this target area.	Single-Family Residential and medium-sized commercial center
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Promote a suitable living environment
	What are the opportunities for improvement in this target area?	Home improvement programs

	Are there barriers to improvement in this target area?	Funding
3	Area Name:	5550.01 BG 3
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Target Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	51.04%
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	City of Cerritos to the North, Centralia Street to the South, 605 Fwy to the West, Roseton Avenue to the East.
	Include specific housing and commercial characteristics of this target area.	Mix of Single-Family and Multi-Family Residential properties, small commercial centers.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Promote a suitable living environment
	What are the opportunities for improvement in this target area?	Home improvement programs
	Are there barriers to improvement in this target area?	Funding
4	Area Name:	5550.01 BG 4
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Target Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	69.61%
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	Del Amo Boulevard to the North, Centralia Street to the South, Roseton Avenue to the West, Pioneer Boulevard to the East
	Include specific housing and commercial characteristics of this target area.	Apartment buildings mixed with a few Single-Family homes, small commercial centers
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Provide decent housing
	What are the opportunities for improvement in this target area?	Four vacant sites slated for affordable housing

	Are there barriers to improvement in this target area?	Funding
5	Area Name:	5550.02 BG 1
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Target Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	60.68%
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	Centralia Street to the North, City of Hawaiian Gardens to the South, 605 Fwy to the West, Roseton Avenue to the East.
	Include specific housing and commercial characteristics of this target area.	Multi-Family units and small commercial centers
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	US Census data
	Identify the needs in this target area.	Promote a suitable living environment
	What are the opportunities for improvement in this target area?	Home improvement programs
	Are there barriers to improvement in this target area?	Funding
6	Area Name:	5550.02 BG 2
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Exception Criteria Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	49.76%
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	Centralia Street to the North, City of Long Beach to the South San Gabriel River to the West, 605 Fwy to the East.
	Include specific housing and commercial characteristics of this target area.	Mix of Single-Family, Multi-Family Residential properties, a trailer park and small commercial centers
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Promote a suitable living environment
	What are the opportunities for improvement in this target area?	Home improvement programs

	Are there barriers to improvement in this target area?	Funding
7	Area Name:	5551.02 BG 1
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Target Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	61.39%
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	Del Amo Boulevard to the North, City of Hawaiian Gardens to the South, Pioneer Boulevard to the West, Norwalk Boulevard to the East
	Include specific housing and commercial characteristics of this target area.	Apartment buildings mixed with a few Single-Family homes, small commercial centers
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
8	Are there barriers to improvement in this target area?	Funding
	Area Name:	5551.02 BG 2
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Target Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	77.06%
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	209 th Street to the North, City of Hawaiian Gardens to the South and East, Pioneer Boulevard to the West, Norwalk Boulevard to the West
	Include specific housing and commercial characteristics of this target area.	Apartment buildings mixed with a few Single-Family homes, small commercial centers
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Promote suitable living environment
	What are the opportunities for improvement in this target area?	Park and facility improvements

	Are there barriers to improvement in this target area?	Funding
9	Area Name:	5551.03 BG 2
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Target Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	51.53%
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	City of Cerritos to the North, Centralia Street to the South, Bloomfield Avenue to the West, City of Cypress to the East
	Include specific housing and commercial characteristics of this target area.	Single-Family homes small commercial center
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Provide decent housing
	What are the opportunities for improvement in this target area?	Home improvement programs
10	Are there barriers to improvement in this target area?	Funding
	Area Name:	5551.04 BG 1
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Exception Criteria Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	46.59%
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	Centralia Street to the North, City of Hawaiian Gardens to the West and South, City of Cypress to the East
	Include specific housing and commercial characteristics of this target area.	Single-Family homes, small commercial center
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Provide decent housing
	What are the opportunities for improvement in this target area?	Home improvement programs

	Are there barriers to improvement in this target area?	Funding
11	Area Name:	5700.01 BG 2
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Exception Criteria Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	44.19%
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	North of South Street
	Include specific housing and commercial characteristics of this target area.	Single-Family homes mixed with a couple apartment buildings and a small commercial center
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Provide decent housing
	What are the opportunities for improvement in this target area?	Home improvement programs
	Are there barriers to improvement in this target area?	Funding
12	Area Name:	5700.01 BG 4
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Target Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	50.00%
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	City of Bellflower to the North, Bellflower Boulevard to the West
	Include specific housing and commercial characteristics of this target area.	Single-Family homes small commercial centers adjacent to Bellflower Boulevard
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Provide decent housing
	What are the opportunities for improvement in this target area?	Home improvement programs
	Are there barriers to improvement in this target area?	Funding
	Area Name:	5700.03 BG 1

13	Area Type:	Local Target area
	Other Target Area Description:	CDBG Exception Criteria Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	43.05
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	City of Bellflower to the North, South Street to the South, Clark Avenue to the East
	Include specific housing and commercial characteristics of this target area.	Single-Family homes.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Provide decent housing
	What are the opportunities for improvement in this target area?	Home improvement programs
14	Area Name:	5700.03 BG 3
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Exception Criteria Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	47.06
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	City of Bellflower to the North, South Street to the South, Lakewood Boulevard to the West
	Include specific housing and commercial characteristics of this target area.	Single-Family homes, small commercial center
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Provide decent housing
15	Area Name:	5700.03 BG 4
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Target Area
	HUD Approval Date:	4/1/2019

	% of Low/Mod:	52.33
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	City of Long Beach to the West, Lakewood Boulevard to the East, South Street to the South
	Include specific housing and commercial characteristics of this target area.	Single-Family homes mixed with multi-family units and small commercial centers
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Provide decent housing
	What are the opportunities for improvement in this target area?	Home improvement programs
	Are there barriers to improvement in this target area?	Funding
16	Area Name:	5708.00 BG 1
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Exception Criteria Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	46.45
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	South Street to the North, Candlewood Street to the South, Bellflower Boulevard to the East and Pearce Avenue to the West
	Include specific housing and commercial characteristics of this target area.	Single family homes and a small commercial center
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Provide decent housing
	What are the opportunities for improvement in this target area?	Home improvement programs
	Are there barriers to improvement in this target area?	Funding
17	Area Name:	5714.00 BG 3
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Target Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	71.5
	Revital Type:	Other

	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	Generally Carson Street to the North, City of Long Beach to the South, East and West
	Include specific housing and commercial characteristics of this target area.	Housing includes apartment buildings, a caretakers unit for a self-storage facility; commercial characteristics include a large commercial center, industrial and manufacturing uses
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Expand economic opportunities
	What are the opportunities for improvement in this target area?	Amend the Municipal Code to allow more uses
	Are there barriers to improvement in this target area?	Funding
18	Area Name:	5715.03 BG 1
	Area Type:	Local Target area
	Other Target Area Description:	CDBG Exception Criteria Area
	HUD Approval Date:	4/1/2019
	% of Low/Mod:	49.75
	Revital Type:	Other
	Other Revital Description:	Code Enforcement
	Identify the neighborhood boundaries for this target area.	City of Long Beach to the North, West and South, Cherry Avenue to the East
	Include specific housing and commercial characteristics of this target area.	Single family homes and a small industrial site
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	HUD identified CDBG entitlement area
	Identify the needs in this target area.	Provide decent housing
	What are the opportunities for improvement in this target area?	Home improvement programs
	Are there barriers to improvement in this target area?	Funding

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

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

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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:

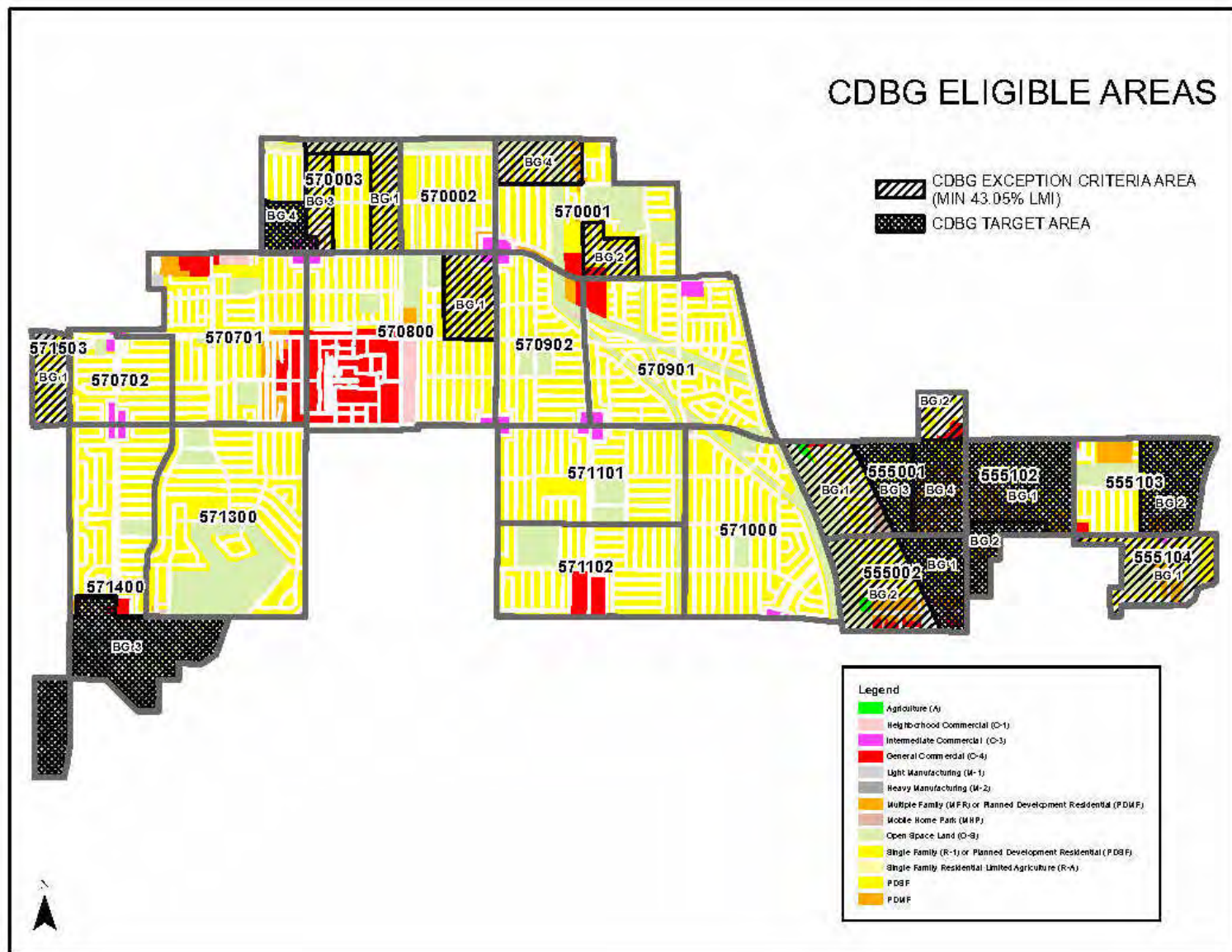
- *High Priority:* Activities to address this need will be funded by the City during the five-year period.
- *Medium Priority:* If funds are available, activities to address this need may be funded during the five-year period. Also, the City may take other actions to help this group locate other sources 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
- Public Housing Improvements

Activities

- Anti-Poverty Strategy
- Reduction of Barriers to Affordable Housing
- Institutional Structure and Intergovernmental Cooperation



5551.02 Housing Characteristics

Tract No. 555001	
Zoning Type	CDBG Parcels In Tract
Single Family (R-1)	746
Planned Development Residential (PDSF)	114
Single Family Residential Limited Agriculture (R-A)	0
Multiple Family (MFR)	395
Planned Development Residential (PDMF)	0
Mobile Home Park (MHP)	1
Neighborhood Commerical (C-1)	0
Intermediate Commercial (C-3)	2
General Commercial (C-4)	3
Light Manufacturing (M-1)	0
Heavy Manufacturing (M-2)	0
Agriculture (A)	1
Open Space Land (O-S)	10
Total Parcels	1272

Tract No. 555002	
Zoning Type	CDBG Parcels In Tract
Single Family (R-1)	545
Planned Development Residential (PDSF)	0
Single Family Residential Limited Agriculture (R-A)	0
Multiple Family (MFR)	209
Planned Development Residential (PDMF)	17
Mobile Home Park (MHP)	1
Neighborhood Commerical (C-1)	0
Intermediate Commercial (C-3)	1
General Commercial (C-4)	16
Light Manufacturing (M-1)	0
Heavy Manufacturing (M-2)	0
Agriculture (A)	1
Open Space Land (O-S)	9
Total Parcels	799

Tract No. 555102	
Zoning Type	CDBG Parcels In Tract
Single-Family Residential (R-1)	431
Planned Development Residential (PDSF)	0
Single Family Residential Limited Agriculture (R-A)	0
Multi-Family Residential (MFR)	257
Planned Development Residential (PDMF)	109
Mobile Home Park (MHP)	0
Neighborhood Commerical (C-1)	3
Intermediate Commercial (C-3)	5
General Commercial (C-4)	0
Light Manufacturing (M-1)	0
Heavy Manufacturing (M-2)	0
Agriculture (A)	0
Open Space Land (O-S)	2
Total Parcels	807

Tract No. 555103	
Zoning Type	CDBG Parcels In Tract
Single-Family Residential (R-1)	467
Planned Development Residential (PDSF)	0
Single Family Residential Limited Agriculture (R-A)	0
Multi-Family Residential (MFR)	0
Planned Development Residential (PDMF)	2
Mobile Home Park (MHP)	0
Neighborhood Commerical (C-1)	1
Intermediate Commercial (C-3)	2
General Commercial (C-4)	1
Light Manufacturing (M-1)	0
Heavy Manufacturing (M-2)	0
Agriculture (A)	0
Open Space Land (O-S)	9
Total Parcels	482

Tract No. 555104	
Zoning Type	CDBG Parcels In Tract
Single Family (R-1)	361
Planned Development Residential (PDSF)	233
Single Family Residential Limited Agriculture (R-A)	0
Multiple Family (MFR)	17
Planned Development Residential (PDMF)	0
Mobile Home Park (MHP)	0
Neighborhood Commercial (C-1)	1
Intermediate Commercial (C-3)	8
General Commercial (C-4)	0
Light Manufacturing (M-1)	0
Heavy Manufacturing (M-2)	0
Agriculture (A)	0
Open Space Land (O-S)	12
Total Parcels	632

Tract No. 570001	
Zoning Type	CDBG Parcels In Tract
Single-Family Residential (R-1)	406
Planned Development Residential (PDSF)	9
Single Family Residential Limited Agriculture (R-A)	44
Multi-Family Residential (MFR)	23
Planned Development Residential (PDMF)	0
Mobile Home Park (MHP)	0
Neighborhood Commercial (C-1)	3
Intermediate Commercial (C-3)	0
General Commercial (C-4)	5
Light Manufacturing (M-1)	0
Heavy Manufacturing (M-2)	0
Agriculture (A)	0
Open Space Land (O-S)	17
Total Parcels	507

Tract No. 570003	
Zoning Type	CDBG Parcels In Tract
Single-Family Residential (R-1)	651
Planned Development Residential (PDSF)	0
Single Family Residential Limited Agriculture (R-A)	49
Multi-Family Residential (MFR)	34
Planned Development Residential (PDMF)	0
Mobile Home Park (MHP)	0
Neighborhood Commercial (C-1)	1
Intermediate Commercial (C-3)	5
General Commercial (C-4)	0
Light Manufacturing (M-1)	0
Heavy Manufacturing (M-2)	0
Agriculture (A)	0
Open Space Land (O-S)	31
Total Parcels	771

Tract No. 570800	
Zoning Type	CDBG Parcels In Tract
Single-Family Residential (R-1)	419
Planned Development Residential (PDSF)	0
Single Family Residential Limited Agriculture (R-A)	0
Multi-Family Residential (MFR)	0
Planned Development Residential (PDMF)	0
Mobile Home Park (MHP)	0
Neighborhood Commercial (C-1)	0
Intermediate Commercial (C-3)	4
General Commercial (C-4)	0
Light Manufacturing (M-1)	0
Heavy Manufacturing (M-2)	0
Agriculture (A)	0
Open Space Land (O-S)	0
Total Parcels	423

Tract No. 571400	
Zoning Type	CDBG Parcels In Tract
Single-Family Residential (R-1)	0
Planned Development Residential (PDSF)	0
Single Family Residential Limited Agriculture (R-A)	0
Multi-Family Residential (MFR)	23
Planned Development Residential (PDMF)	0
Mobile Home Park (MHP)	0
Neighborhood Commercial (C-1)	0
Intermediate Commercial (C-3)	0
General Commercial (C-4)	4
Light Manufacturing (M-1)	13
Heavy Manufacturing (M-2)	52
Agriculture (A)	0
Open Space Land (O-S)	1
Total Parcels	93

Tract No. 571503	
Zoning Type	CDBG Parcels In Tract
Single-Family Residential (R-1)	278
Planned Development Residential (PDSF)	0
Single Family Residential Limited Agriculture (R-A)	0
Multi-Family Residential (MFR)	0
Planned Development Residential (PDMF)	0
Mobile Home Park (MHP)	0
Neighborhood Commercial (C-1)	0
Intermediate Commercial (C-3)	1
General Commercial (C-4)	0
Light Manufacturing (M-1)	4
Heavy Manufacturing (M-2)	0
Agriculture (A)	0
Open Space Land (O-S)	2
Total Parcels	285

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Housing Preservation and Improvement
	Priority Level	High
	Population	Extremely Low, Very Low, and Low income households, Large Families, Families with Children and Senior Citizens
	Geographic Areas Affected	City Wide
	Associated Goals	Housing Preservation and Improvement
	Description	Preservation and rehabilitation of existing housing is essential to meeting the housing needs of the community. The Needs Assessment section of this Consolidated Plan identified a considerable need for residential rehabilitation, property maintenance, and code enforcement, based on the age of the City's housing stock. Maintenance and improvement help preserve and protect homes while providing decent and suitable living environments. When housing stock is maintained rather than replaced through neglect, construction efforts can be targeted at new housing projects that increase housing stock,.
	Basis for Relative Priority	The City offers a Single-Family Rehabilitation Loan and Grant Program to low income residents. These programs are designed to assist residents to age in place and maintain a suitable housing stock.
2	Priority Need Name	Housing Development
	Priority Level	High
	Population	Extremely Low, Very Low, Low and Moderate income households
	Geographic Areas Affected	Census Tract 5550.01
	Associated Goals	Housing Development
	Description	Development of new housing on sites suitable for residential use to expand the supply and choice of units for all household incomes.
	Basis for Relative Priority	The City is in possession of nine Housing Successor Agency sites that can be developed with a total of 40 affordable housing units.
3	Priority Need Name	Housing Assistance
	Priority Level	High
	Population	Extremely Low, Very Low, Low and Moderate income households

	Geographic Areas Affected	City Wide
	Associated Goals	Housing Assistance
	Description	Assistance to extremely low to moderate income households with special needs.
	Basis for Relative Priority	
4	Priority Need Name	Equal Housing Opportunity
	Priority Level	High
	Population	Extremely Low, Very Low, Low and Moderate income households, Large Families, Families with Children and Elderly
	Geographic Areas Affected	City Wide
	Associated Goals	Equal Housing Opportunity
	Description	All housing in the City will be available equally to all persons without restrictions based on race, color, ethnicity, national origin, religion, sex, marital status, disability, or familial status.
	Basis for Relative Priority	The demand for Fair Housing services in the City of Lakewood is high. During FY 2018-2019, Lakewood's Fair Housing consultant served 356 individuals and 242 households. Services include discrimination, tenant landlord problems and predatory lending issues. This service is a high priority for Lakewood residents.
5	Priority Need Name	Improve and Provide Community Facilities
	Priority Level	High
	Population	Extremely Low, Very Low, Low and Moderate Income households, Large Families, Families with Children and Senior Citizens
	Geographic Areas Affected	City Wide
	Associated Goals	Improve and Provide Community Facilities
	Description	Make necessary infrastructure improvements to serve extremely low to moderate income persons and senior citizens.
	Basis for Relative Priority	Lakewood's community facilities are in need of modernization, ADA upgrades, maintenance and repairs due to their age. Lakewood's community centers are a vital part of Lakewood's community as evidenced by the many activities that take place in the facilities.
6	Priority Need Name	Provide Community Services
	Priority Level	High

	Population	Extremely Low, very low, low and moderate income households, large families, families with children, senior citizens, frail senior citizens, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence, Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	Provide Community Services
	Description	Assist the community by providing services including counseling, meals, and hospice care as well as educating residents on services provided.
	Basis for Relative Priority	The City of Lakewood has an aging population in need of services to assist them in remaining in their homes.
7	Priority Need Name	Assistance to the Continuum of Care
	Priority Level	High
	Population	Extremely Low, Very Low, Low and Moderate income households, Large Families, Families with Children and Senior Citizens
	Geographic Areas Affected	City Wide
	Associated Goals	Provide Assistance to Continuum of Care
	Description	Provide support services to homeless persons in need. Support services include emergency food, referrals to qualified social service providers and transportation to their facilities, and use of the telephone when persons are calling for assistance.
	Basis for Relative Priority	The number of homeless persons in Lakewood has increased to 135 and to over 5,000 in SPA 7.
8	Priority Need Name	Economic Development
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	Economic Development
	Description	Promote economic revitalization and development opportunities.
	Basis for Relative Priority	Through the State's tax revenue take-away, approximately \$3,000,000.00 annually, the City is operating in the red and services provided to the community will be compromised if the City is unable to re-coup those losses.

9	Priority Need Name	Urgency Need
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	Disaster Relief
	Description	To prevent, prepare for, and respond to Federal, State or Locally declared emergencies, disasters or crisis.
	Basis for Relative Priority	Prompted by the Coronavirus Aid, Relief and Economic Security Act (CARES Act), this priority allows the disbursement of CDBG funds during a Federal, State or Locally declared emergencies, disasters or crisis.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Lakewood is comprised of 25,955 households. Of those households, 9,205 households or 35.4% are overpaying. Of those households that are overpaying, 40.6% (3,745) are renters. Given the composition of Lakewood's zoning, the majority of land is dedicated to single-family residential, the number of renters overpaying for housing is high. Most families who are overpaying for housing are also overcrowded (more than 1 occupant per room). Approximately 75% of Lakewood's extremely-low income households experience overpaying and overcrowding.
TBRA for Non-Homeless Special Needs	There are approximately 11,290 disabled residents in the City of Lakewood. Age is a factor in the likelihood of having a disability. Persons over the age of 65 have the highest percentage of disabilities (36.2%).
New Unit Production	Lakewood has a vacancy rate of approximately 3% which creates competition for housing and driving the cost of rents up. Alleviating some of the cost burden for new unit construction provides housing for extremely low to moderate income families and helps alleviate competition by adding more units to the market.
Rehabilitation	Although the majority (54.1%) of Lakewood's housing stock was built between 1950 and 1959, the housing stock is in good condition. Providing deferred, not interest loans and grants to Lakewood residents who qualify for this CDBG funded service has certainly attributed to quality of Lakewood's housing stock. The Rehabilitation Loan pays for upgrades such as roofing, windows, plumbing, and electrical. The Fix-Up Paint-Up grant pays for exterior painting and other minor exterior repair and maintenance.
Acquisition, including preservation	Under the former Redevelopment Agency, the City acquired lots throughout the City with the intention of combining lots that are adjacent to one another to create a larger lot and thereby increasing density to provide more affordable housing.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

Lakewood is faced with meeting challenging new state laws and increasing needs of the community while funding from state and federal resources fluctuates and / or decreases.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public – federal	Admin and Planning, Rehab Delivery Costs, Public Improvements Public Services, Continuum of Care	492,866	30,000	232,946	755,812	0	Program Income will be used to fund Public Facilities Improvements

Table 51 - Anticipated Resources

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

Lakewood's sole funding source is CDBG, therefore, leveraging additional resources and satisfying matching requirements is not applicable to Lakewood. However, the City partners with a private waste disposal company to offer an annual Neighborhood Clean-Up Program that is operated through the City's Code Enforcement program. The program provides assistance to tenants and property owners in disposing of unsightly and unwanted debris in neighborhoods identified as needing assistance. Each year a total of six clean-up events are scheduled and each event has three 40-yard roll-off bins or more available to the residents in the vicinity of the bin. Neighborhood residents are notified of the event date and community volunteer assistance is provided. The private waste disposal company donates the bins for this yearly event saving the City \$9,111.96 in rental fees.

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

The City of Lakewood operates many of the CDBG funded programs and non-CDBG funded programs from City property. For example, Meals on Wheels, Project Shepard, and homeless services are operated out

of the Burns Community Center. Human Services Association is operated out of Weingart Senior Center, LAHSA's annual homeless count is operated out of the Mayfair Park Swim Pavilion and Fair Housing services are operated out of Lakewood City Hall.

The Recreation and Community Services Department offer many programs to assist Lakewood's youth. For example, After School Activity Zone is a free drop-in after school program for school-age children, teens and preteens and is held at city parks. Activities include playground games, arts and crafts, homework help and organized sports leagues through the Lakewood Youth Sports Program.

Discussion

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Family Guidance	Non-Profit	Non-homeless special needs public services	Jurisdiction
Lakewood Meals On Wheels	Non-Profit	Non-homeless special needs public services	Jurisdiction
Human Services Association	Non-Profit	Non-homeless special needs public services	Jurisdiction
Pathways Volunteer Hospice	Non-Profit	Non-homeless special needs public services	Jurisdiction
City of Lakewood	Government	Furthering Fair Housing	Jurisdiction
LAHSA	Government	CoC	Regional
PATH	Non-Profit	CoC	Regional
HACOLA	Government	Housing Authority	Regional

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City benefits from strong non-profit organizations that provide excellent services to Lakewood's low income residents and aging population. Community Family Guidance provides counseling services to children. Lakewood Meals on Wheels provides home delivered meals to Lakewood's senior population. Human Services Association provides congregate meals to Lakewood's senior population. Pathways Volunteer Hospice provides non-medical services to for those facing end of life conditions. The City consults with a Fair Housing consultant to provide fair housing services to its residents.

The City partners with LAHSA and PATH (People Assisting the Homeless) to provide homeless services, shelter and ultimately housing for persons experiencing homelessness in Lakewood. The gap in this institutional delivery system include available funding and land to provide shelter, services and affordable housing.

To remedy these gaps, the City of Lakewood routinely inventories its existing dwelling units to evaluate the potential for residential growth. Existing properties are analyzed by zone designation to determine the maximum number of units that could be constructed, despite the development standards for each respective zone. Currently, all residential properties can accommodate affordable housing. Properties in the M-F-R zone have the greatest potential for the development of new dwellings. Such units may be the

result of building on vacant land or by recycling underutilized M-F-R parcels. An example of this is the development of four vacant sites that are slated for the development 40 affordable housing units.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy		X	
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse		X	X
Child Care	X		
Education			
Employment and Employment Training		X	X
Healthcare		X	X
HIV/AIDS		X	X
Life Skills		X	X
Mental Health Counseling		X	X
Transportation	X	X	X
Other			

Table 53 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

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 conducts an annual homeless count; this year, FY 2019-2020, approximately 135 persons

experiencing homelessness were counted within the City of Lakewood. The official numbers have not yet been released by LAHSA.

Services are provided to people experiencing homelessness in Lakewood by PATH. Services begin with outreach and continue up to one year after a person is permanently housed. An outreach worker (Lakewood Sheriff) and case manager provide services in Lakewood. Activities in the outreach phase are focused on decreasing the barriers to housing and include:

- Basic Needs including: 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 motel voucher programs.
- 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, the lead agency of the COG program.
- Access to medical and mental health, substance addiction treatment services, and primary care home establishment, i.e. Department of Mental Health, Mental Health America-Housing Innovations Program, Veterans Administration, and local medical clinics.
- 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 assistance.
- Move in assistance.

Once a person or family is housed, the focus is housing retention and is provided through case management services, coordination and referral. Services are available for up to six months. Activities are concentrated on lease adherence, maintenance of services, increased income, maintenance of income, community reintegration and family reunification (where appropriate). These activities are carried out through:

- Direct services that include assistance with Activities of Daily Living such as budgeting, nutrition, cooking and housekeeping. Establishing service with utilities and telecommunications providers. Support during the initial phase of housing and the adjustment that come with being housed.
- Assistance with subsidy and lease compliance, i.e. annual reviews, inspections, income reporting.
- Transportation assistance to include bus tokens and passes and obtaining a disabled bus pass if required.
- Case Coordination with established providers to coordinate ongoing care and access to new services if needed.
- Community Re-integration activities surrounding good neighbor policies, support groups in the area, age related services like senior centers, community class offerings and social events.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The limited availability of land and public funding sources for affordable housing construction represent the major gaps in Lakewood's housing delivery system. Generally, affordable housing construction requires suitable land and some form of financial incentive and/or government subsidy. To remedy these gaps, the City of Lakewood routinely inventories its existing dwelling units to evaluate the potential for residential growth.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to work with developers and non-profit groups in the development of affordable housing projects and will continue to seek state and federal funds and other similar financial incentives, when available, to facilitate the construction of affordable housing projects.

The City will engage in the following activities to enhance its coordination with other agencies:

- The City will continue to coordinate with Los Angeles County and other social service providers to provide needed housing and community services for its residents.
- The City will encourage the cooperation and participation of property owners, public agencies, and community organizations with the planning of programs or projects and in their implementation to promote community development and address the needs of Lakewood's residents.
- The City will encourage private sector investments in Lakewood.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Preservation and Improvement	2020	2024	Non-Homeless Special Needs	City Wide	Housing Preservation and Improvement	CDBG, Housing Successor Agency	1,580 Units
2	Housing Development	2020	2024	Affordable Housing	5550.01	Housing Development	Private	40 Units
3	Housing Assistance	2020	2024	Affordable Housing	City Wide	Housing Assistance	HACOLA	100 referrals to HACOLA
4	Equal Housing Opportunity	2020	2024	Non-Homeless Special Needs	City Wide	Equal Housing Opportunity	CDBG	1,250 households
5	Improve and Provide Community Facilities	2020	2024	Non-Housing Community Development	5707.01	Improve and Provide Community Facilities	CDBG	Improve and Provide Community Facilities
6	Provide Community Services	2020	2024	Non-Housing Community Development	City Wide	Provide Community Services	CDBG	1,500 Persons
7	Provide Assistance to Continuum of Care	2020	2024	Homeless	City Wide	Assistance to the Continuum of Care	CDBG and General Fund	250
8	Economic Development	2020	2024	Non-Housing Community Development	City Wide	Economic Development	General Fund	

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Equal Housing Opportunity
	Goal Description	The City will provide funding to the Fair Housing Consultants to administer a fair housing complaint intake, enforcement, education, and outreach program. The intended outcome will be the provision of Decent Housing (DH) Availability/ Accessibility. The quantifiable five-year goal is to assist 1,250 households (250 persons annually).
2	Goal Name	Housing Preservation and Improvement
	Goal Description	The City will provide funding to the Single-Family Residential Rehabilitation Loan and Fix-Up, Paint-Up Grant programs to assist Low/Moderate income persons. The intended outcome will be the provision of a Suitable Living Environment (SLE) and Availability/Accessibility. The quantifiable FY goal is to provide 10 Residential Rehabilitation Loans (\$18,000/ea.) and 6 Grants (\$3,000/ea.). The City will provide funds for Lakewood's Code Enforcement program.
3	Goal Name	Housing Development
	Goal Description	Development of up to 40 new affordable housing units on four sites, formerly Housing Successor Agency sites, suitable for residential use to expand the supply and choice of units for low income families.
4	Goal Name	Improve and Provide Community Facilities
	Goal Description	Provides necessary costs associated with modernizing facilities, including ADA upgrades, repairs and maintenance.
5	Goal Name	Provide Assistance to Continuum of Care
	Goal Description	Attend regular monthly SPA meetings to address homeless issues through the Continuum of Care (CoC) Model. Provide information and referral to social service agencies, emergency food, assistance for transportation and use of the telephone to homeless individuals and families at the Burns Community Center. Conduct outreach, provide case management, link individuals and families to mainstream resources including: medical, mental health, employment, veteran's benefits and income supports, and ultimately permanently house people and link with move in assistance programs
6	Goal Name	Housing Assistance
	Goal Description	Assistance to low and moderate income households with special needs.
7	Goal Name	Provide Community Services
	Goal Description	The City will provide funding to four subrecipients to provide services to the residents of Lakewood. Services include home delivered and congregate meals for senior citizens, counseling services to emotionally disturbed and abused children, and non-medical hospice services to individuals facing end of life illnesses.
8	Goal Name	Economic Development
	Goal Description	The City will concentrate efforts to develop economic opportunities in the City.

Table 55 – Goals Description

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Lakewood is home to three large developments offering a total of 327 affordable units reserved for seniors. Additionally, the City has completed three smaller scale affordable housing projects offering 5 units. Lastly, the City is possession of nine parcels slated for the development of 40 affordable housing units.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

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.

Activities to Increase Resident Involvements

N/A

Is the public housing agency designated as troubled under 24 CFR part 902?

N/A

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Governmental constraints are defined as government decisions or actions that have the unintended potential to impede the market's ability to satisfy demand for affordable housing. Categories of governmental constraints may include appropriately zoned land, zoning ordinances, and the availability of infrastructure. Each of these is listed below:

- Land Use Controls
- Development Standards
- Building Codes, Permits, and Processing Procedures
- Development Fees and Exactions
- Constraints Due to Limitations of Public Facilities, Services, and/or Infrastructure
- Constraints on Housing for Persons with Disabilities
- Other Governmental Constraint

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Since 1989, Lakewood has demonstrated a willingness to encourage housing development of all types. The City 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 of a motel into apartments in 1999, Intermediate Commercial (C-3) to PDSF to allow 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.

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.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Lakewood participates in the Los Angeles Continuum of Care to address the needs of the homeless in a continuum of care model. This model includes the following components: outreach intake assessment, emergency shelter, transitional housing, permanent supportive housing, and employment support services.

Addressing the emergency and transitional housing needs of homeless persons

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.

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.

The Gateway Cities Council of Governments COG program and the SPA 7 Coordinated Entry System provide services to those experiencing homelessness in Lakewood. Services are aimed at reducing homelessness through coordination with Lakewood's human service providers, COG outreach, case management and linkages to permanent housing placement.

Services begin with outreach and continue up to 6 months after a person is permanently housed. Activities in the outreach phase are focused on decreasing the barriers to housing and include: Housing location and re-location assistance, move in assistance, assistance with subsidy and lease compliance i.e. annual reviews, inspections, income reporting, and community Re-integration activities surrounding good neighbor policies, support groups in the area, age related services like senior centers, community class offerings and social events.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

In Lakewood, some of the most "at risk" of homeless are the low income households that pay more than 30 percent of their income on housing expenses. Any disruption to their income, such as the loss of employment, a rent increase, or medical expenses, could impair their ability to pay for housing.

The at-risk population also includes persons who are in danger of residing in shelters or being unsheltered. This is due primarily to the lack of permanent housing and the absence of an adequate support network, such as parental family or relatives in which whose homes they could temporarily reside. These individuals, especially those being released from the penal, mental, or substance abuse facilities, and some foster homes require a variety of services including counseling, rental assistance and job training to help them make a positive transition into society.

Section 8 Housing Choice Voucher Program was voluntarily transferred 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.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

To reduce lead-based paint hazard 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

The housing stock in Lakewood is relatively old—the majority (over 90%) of the housing stock was built before 1979. Out of the 90%, there are an estimated 2,600 low and moderate income households that may be at risk for lead exposure.

The Los Angeles County Department of Public Health, Child Lead Poisoning Prevention Program, receives funds for various educational and outreach activities regarding lead-based hazards and abatement. The Community Development Department will coordinate with the County to ensure information and resources are available to the community.

How are the actions listed above integrated into housing policies and procedures?

Lakewood's Community Conservation Program, Code Enforcement, and Residential Rehabilitation Program have literature available relative to lead-based paint hazard. Part of the City's strategy is to increase awareness of the dangers of lead-based paint and encourage the community to obtain screening. The City coordinates with the County Childhood Lead Poisoning Prevention Program and County Environmental Health Inspectors for information, abatement, and follow-up.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing 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.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City's Recreation and Community Services Department refers many persons to the County anti-poverty programs described above. The City will continue this endeavor during the five-year planning period.

The City of Lakewood will also continue to work with the Los Angeles County Housing Authority to encourage full participation in the Family Self-Sufficiency Program (FSS). The National Affordable Housing Act amended the US Housing Act of 1937 to add this program. Under this Act, housing authorities that receive Section 8 vouchers during federal fiscal year 1993 and thereafter must operate a Family Self-Sufficiency Program. The program is intended to assist families in gaining financial self-sufficiency through participation in employment training programs. The trainings help persons develop job skills, further their education, receive their high school diploma, and/or improve their literacy to enable them to become more employable.

The City will continue to coordinate efforts with public and private organizations providing economic development and job training opportunities. Some of these are summarized as follows:

- Southeast Los Angeles County Workforce Investment Board
- California Trade and Commerce Agency- Team California
- California Employment Development Department
- Los Angeles County Regional Occupation Program (ROP)

In addition, as described in the housing priorities, the City will continue with efforts to preserve, rehabilitate, and expand affordable housing. Maintaining and expanding affordable housing improves the quality of housing and neighborhood involvement, particularly for households in poverty. Programs include the Residential Rehabilitation Program and Section 8 Housing Choice Voucher Program.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Consolidated Plan provides the City with a number of benchmarks for measuring its progress toward the five-year goals. The Annual Action Plan is developed with this progress in mind, with quantifiable objectives and measurable outcomes for each of the proposed activities to adequately assess the City's Housing and Community Development accomplishments.

The City follows the monitoring requirements for the use of federal funds as established by HUD. The Community Development Department tracks the City's progress in implementing all of the strategies outlined in the Consolidated Plan. The lead person responsible for the Consolidated Plan preparation and yearly reporting is the Housing Specialist, under the supervision of the Neighborhood Preservation Manager and Director of Community Development.

Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. The City notifies all sub-recipients that annual monitoring of their agency's day-to-day operations will take place to ensure compliance with all CDBG rules and regulations. The City also coordinates with the Fair Housing Consultant in the administration of the Fair Housing Program.

The Department's loan portfolio, including loan administration and servicing functions, is managed and tracked by the Community Development Department. Loans are monitored for compliance and regulatory requirements such as affordability restrictions, occupancy and rent requirements, maintenance requirements, and loan repayments.

In addition to this monitoring, the Community Development Department tracks housing unit production through a housing database, which identifies housing projects from concept to completion. This database provides opportunity for staff to respond to City Council and public inquiries regarding the City's progress toward its Regional Housing Needs Goals.

In September 2003, HUD issued a notice to all entitlement grantees encouraging the development and use of a local performance measurement system. This performance measurement system has two critical components - productivity and program impact. Productivity reflects the level of efficiency (quantity, quality, and pace), and program impact reflects the desired outcomes in the community or in the lives of persons assisted.

The City's performance measurement system, as requested by HUD, is modeled from the City of Los Angeles' Matrix of Goals versus Accomplishments by Priority. The matrix collects an array of data, including priority, activity, funding source and amount spent, strategy, goals, and annual and long-term accomplishments. In addition, a performance indicator for each activity is defined. These performance indicators help the City identify if goals are being met and/or if outcomes are being produced. Generally, the performance indicators relate to people, housing units, public facilities, and jobs.

The required tracking matrix will be attached to the City's Consolidated Annual Performance Evaluation Report (CAPER). The matrix is expected to yield the following outcomes over a five-year period:

- Improved quality of life for CDBG program participants and low and moderate income persons
- Maintained current property values
- Increased percentage of housing units that are standard
- Increased business sales volume

Expected Resources

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

Introduction

A variety of local, state and Federal programs are available to cities to help them achieve their housing and community development goals. Many of these programs are competitive and contingent on the demographics or low income status of the community. The low concentration of low income persons in Lakewood often limits the City's opportunity to apply for programs. The following chart summarizes these programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning, Rehab Delivery Costs, Public Improvements, Public Services, Continuum of Care	492,866	30,000	232,946	755,812	0	Program Income will be used to fund Weingart Senior Center Improvements

Table 56 - Expected Resources – Priority Table

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

While the City does not leverage additional funds, the City partners with a private waste disposal company to offer an annual Neighborhood Clean-Up Program that is operated through the City's Code Enforcement program. The program provides assistance to tenants and property owners in disposing of unsightly and unwanted debris in neighborhoods identified as needing assistance. Each year a total of six clean-up events are scheduled and each event has three 40-yard roll-off bins or more available to the residents in the vicinity of the bin. Neighborhood residents are notified of the event date and community volunteer assistance is provided. The private waste disposal company donates the bins for this yearly event saving the City \$9,111.96 in rental fees.

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. Other facilities include the Mayfair Park Swim Pavilion where LAHSA's annual homeless count is operated from and Lakewood's Fair Housing services are operated from Lakewood City Hall.

The Recreation and Community Services Department offer many programs to assist Lakewood's youth. For example, After School Activity Zone is a free drop-in after school program for school-age children, teens and preteens and is held at city parks. Activities include playground games, arts and crafts, homework help and organized sports leagues through the Lakewood Youth Sports Program.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Equal Housing Opportunity	2020	2021	Non-Homeless Special Needs	City Wide	Equal Housing Opportunity	CDBG	250 households
2	Housing Preservation and Improvement	2020	2021	Non-Homeless Special Needs	City Wide	Housing Preservation and Improvement	CDBG, Housing Successor Agency, General Fund	350 Units
3	Housing Development	2020	2021	Affordable Housing	5550.01	Housing Development	Private, Housing Successor Agent	40 Units
4	Improve and Provide Community Facilities	2020	2021	Non-Housing Community Development	5707.01	Improve and Provide Community Facilities	CDBG	Improve Weingart Senior Center
5	Provide Assistance to Continuum of Care	2020	2021	Homeless	City Wide	Assistance to the Continuum of Care	CDBG, General Fund	58 Persons
6	Housing Assistance	2020	2021	Affordable Housing	City Wide	Housing Assistance	HACOLA	100 Referrals to HACOLA
7	Provide Community Services	2020	2021	Non-Housing Community Development	City Wide	Provide Community Services	CDBG	300 Persons
8	Economic Development	2020	2021	Non-Housing Community Development	City Wide	Economic Development	General Fund	Economic Development

Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Equal Housing Opportunity
	Goal Description	The City will provide funding to the Fair Housing Consultants to administer a fair housing complaint intake, enforcement, education, and outreach program. The intended outcome will be the provision of Decent Housing (DH) Availability/ Accessibility. The quantifiable five-year goal is to assist 1250 households (250 persons annually).
2	Goal Name	Housing Preservation and Improvement
	Goal Description	The City will provide funding to the Single-Family Residential Rehabilitation Loan and Fix-Up, Paint-Up Grant programs to assist Low/Moderate income persons. The intended outcome will be the provision of a Suitable Living Environment (SLE) and Availability/Accessibility. The quantifiable FY goal is to provide 10 Residential Rehabilitation Loans (\$18,000/ea.) and 6 Grants (\$3,000/ea.). The City will provide funds for Lakewood's Code Enforcement program.
3	Goal Name	Housing Development
	Goal Description	Development of up to 40 new affordable housing units on four sites, formerly Housing Successor Agency sites, suitable for residential use to expand the supply and choice of units for low income families.
4	Goal Name	Improve and Provide Community Facilities
	Goal Description	The Weingart Senior Center Improvement Project provides for necessary costs associated with complying ADA improvements, enclosing the billiards room, replacing the flooring, converting assembly space to private offices for social services and remodeling the lobby.
5	Goal Name	Provide Assistance to Continuum of Care
	Goal Description	Attend regular monthly SPA meetings to address homeless issues through the Continuum of Care (CoC) Model. Provide information and referral to social service agencies, emergency food, assistance for transportation and use of the telephone to 15 homeless individuals and families at the Burns Community Center. Conduct outreach, provide case management, link individuals and families to mainstream resources including: medical, mental health, employment, veteran's benefits and income supports, and ultimately permanently house 6 people and link with move in assistance programs
6	Goal Name	Housing Assistance
	Goal Description	Assistance to low and moderate income households with special needs.
7	Goal Name	Provide Community Services
	Goal Description	The City will provide funding to four subrecipients to provide services to the residents of Lakewood. Services include home delivered and congregate meals for senior citizens, counseling services to emotionally disturbed and abused children, and non-medical hospice services to individuals facing end of life illnesses.
8	Goal Name	Economic Development
	Goal Description	The City will concentrate efforts to develop economic opportunities.

Table 58 – Goals Description

Projects

AP-35 Projects – 91.220(d)

Introduction

Included in this Action Plan is a Listing of Proposed Projects identifying activities that will be undertaken during the FY 2020-2021 using CDBG funds. Anticipated accomplishments for each activity are also listed. All activities are expected to start and/or be completed during FY 2020-2021. 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 2020-2021.

Projects

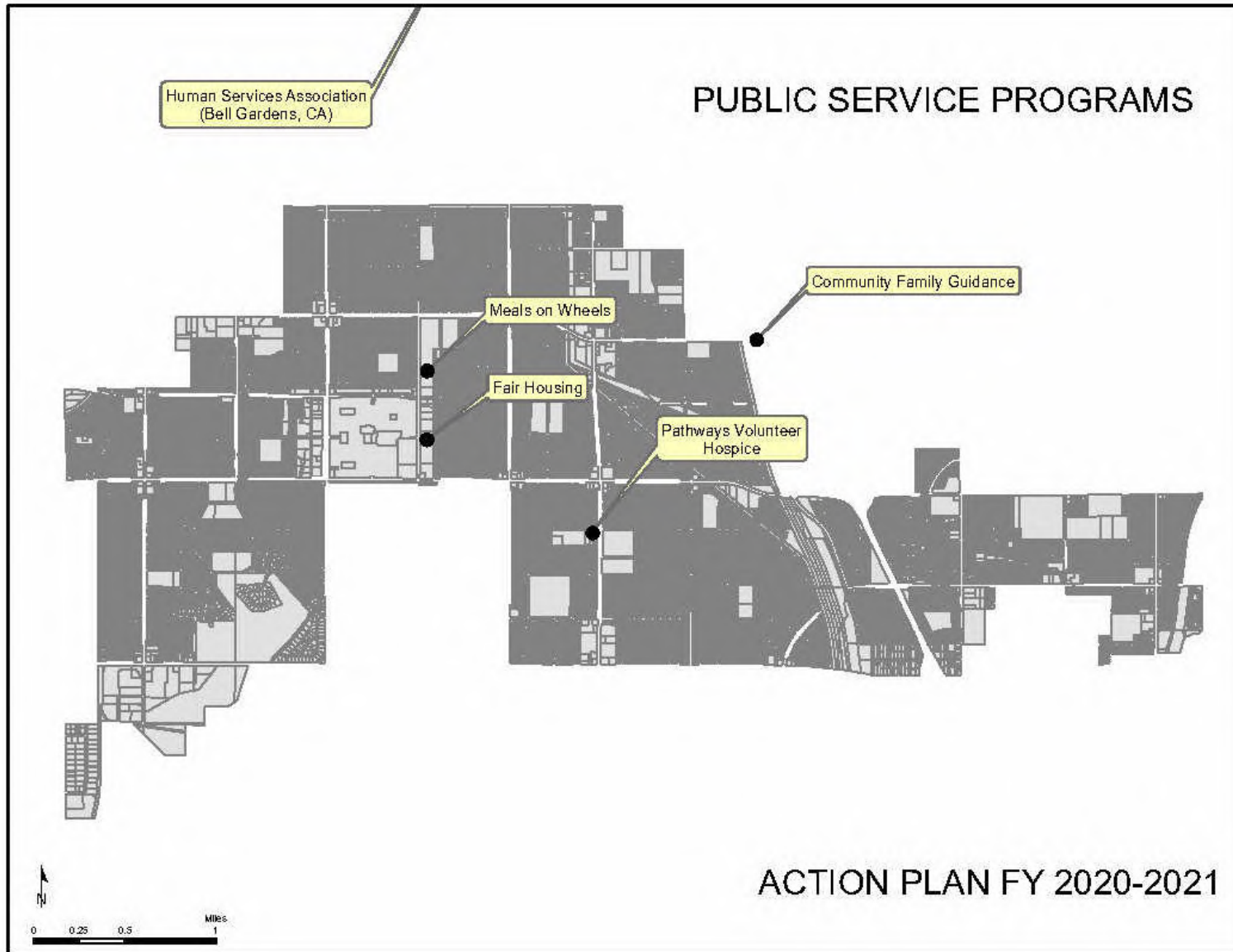
#	Project Name
1	Code Enforcement
2	Fair Housing Program
3	Weingart Senior Center Improvements
4	Community Family Guidance
5	Meals on Wheels
6	Pathways Volunteer Hospice
7	Human Services Association
8	Rehabilitation Delivery Costs
9	Program Administration

Table 59 – Project Information

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 2019 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 service to over 4,000 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 60 – Project Summary Information

1	Project Name	Code Enforcement
	Target Area	City Wide
	Goals Supported	Housing Preservation and Improvement
	Needs Addressed	Housing Preservation and Improvement
	Funding	CDBG and General Fund
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 500 households will be served during FY 2020-2021. Of those households approximately 250 household 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 1, 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	Housing Preservation and Improvement
	Needs Addressed	Housing Preservation and Improvement
	Funding	CDBG
	Description	Provide 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	6/30/21
	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	Weingart Senior Center Improvements
	Target Area	Citywide
	Goals Supported	Improve and Provide Community Facilities
	Needs Addressed	Improve and Provide Community Facilities
	Funding	CDBG
	Description	Bring facility into compliance with current ADA standards
	Target Date	6/30/21
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000 unduplicated low-moderate income seniors households will benefit from the proposed improvements.
	Location Description	5220 Oliva Avenue
	Planned Activities	Conduct improvements to bring facility into ADA compliance
4	Project Name	Community Family Guidance
	Target Area	Citywide
	Goals Supported	Community Services
	Needs Addressed	Provide Community Services
	Funding	CDBG
	Description	This program provides counseling services for emotionally disturbed children.
	Target Date	6/30/21
	Estimate the number and type of families that will benefit from the proposed activities	Through this program, an estimated 90 children from low to moderate income households, who are emotionally disturbed will receive counseling annually.
	Location Description	Citywide
	Planned Activities	Counsel emotionally disturbed children
5	Project Name	Meals on Wheels
	Target Area	Citywide
	Goals Supported	Community Services
	Needs Addressed	Provide Community Services
	Funding	CDBG
	Description	This program provides in-home meal delivery to low income, senior, and disabled persons.
	Target Date	6/30/21
	Estimate the number and type of families that will benefit from the proposed activities	Under this program, the City will serve an estimated 135 low income and special needs individuals.
	Location Description	Citywide
	Planned Activities	Prepare and deliver meals to senior citizens
6	Project Name	Pathways Volunteer Hospice
	Target Area	Citywide
	Goals Supported	Provide Community Services
	Needs Addressed	Provide Community Services

	Funding	CDBG
	Description	This program provides in-home non-medical services to terminally ill persons.
	Target Date	6/30/21
	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 non-medical services to terminally ill persons
	Planned Activities	Provide non-medical services to terminally ill persons
7	Project Name	Human Services Association
	Target Area	Citywide
	Goals Supported	Provide Community Services
	Needs Addressed	Provide Community Services
	Funding	CDBG
	Description	This activity will support senior citizen congregate meals at the Weingart Senior Center and home delivered meals to Lakewood residents.
	Target Date	6/30/21
	Estimate the number and type of families that will benefit from the proposed activities	Through this program, the City will provide congregate and home delivered meals to 75 seniors annually.
	Location Description	Weingart Senior Center 5220 Oliva Avenue
	Planned Activities	Serve meals to senior citizens
8	Project Name	Rehabilitation Delivery Costs
	Target Area	Citywide
	Goals Supported	Housing Preservation and Improvement
	Needs Addressed	Housing Preservation and Improvement
	Funding	CDBG
	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	6/30/21
	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	Citywide
	Planned Activities	Process 10 Single-Family Rehabilitation Loans and 6 Fix-Up, Paint-Up Grants and process approximately 11 loan paybacks
9	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	Provide Community Services

Needs Addressed	Provide Community Services
Funding	CDBG
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	6/30/21
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

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 43.05 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 18 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 6,069 parcels of land within those 18 Block Groups. Of those 6,069 parcels, 4,754 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 226 parcels are zoned for open space, agricultural, commercial uses, and manufacturing uses.

Geographic Distribution

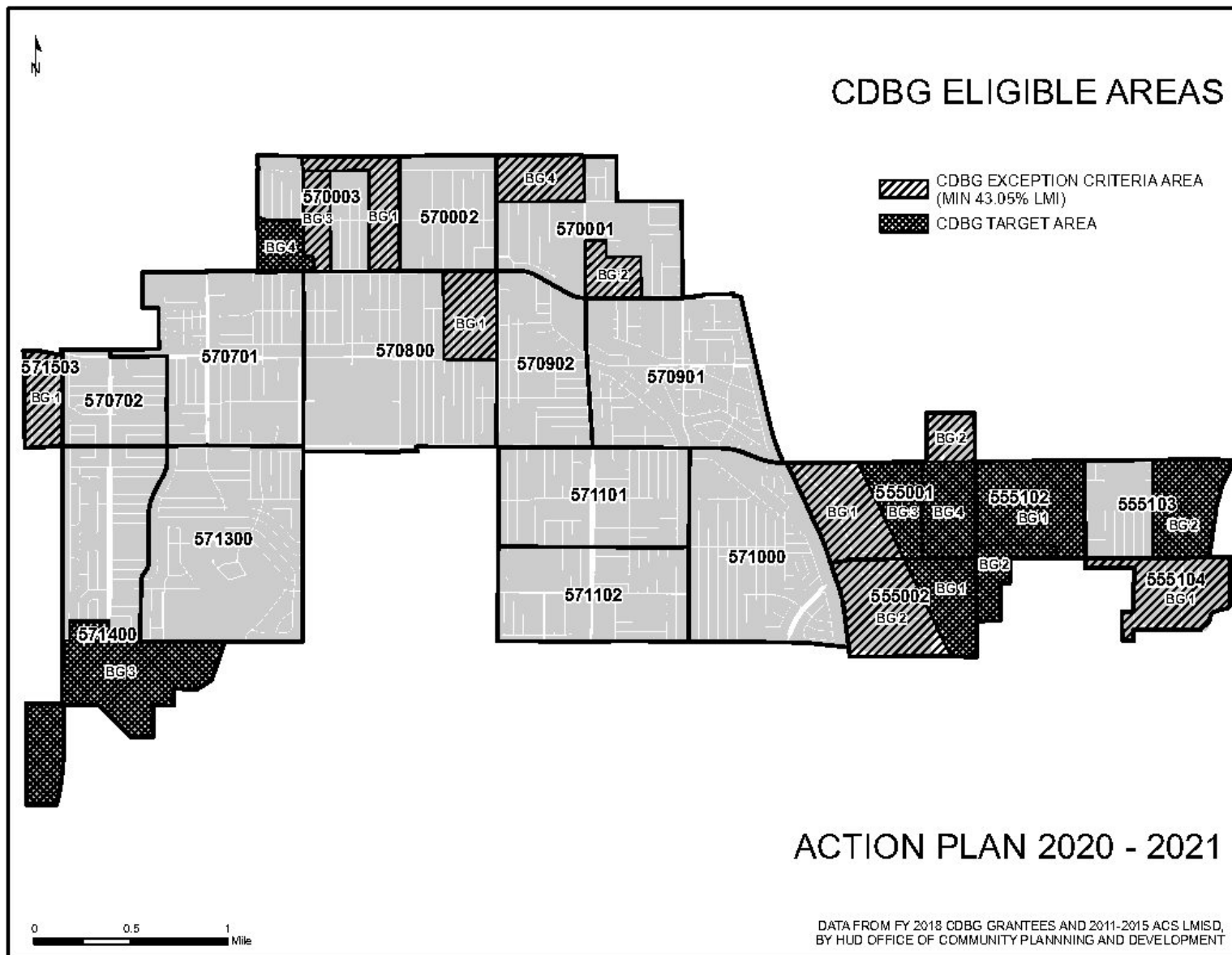
Target Area	Percentage of Funds
5550.01	10
5550.02	10
5551.02	10
5551.03	10
5551.04	10
5700.01	10
5700.03	10
5708.00	10
5714.00	10
5715.03	10

Table 61 - Geographic Distribution

Consolidated Plan

Lakewood

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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 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) on Single-Family Residentially (R-1) zoned properties as mandated by the State of California.

During FY 18-19 the City approved the construction of eight ADUs within the City of Lakewood. It is anticipated that during FY 19-20, the City will approve the construction of ten ADUs.

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.

One Year Goals for the Number of Households to be Supported	
Homeless	58
Non-Homeless	5
Special-Needs	4
Total	67

Table 62 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	10
Rehab of Existing Units	16
Acquisition of Existing Units	0
Total	26

Table 63 - One Year Goals for Affordable Housing by Support Type

Discussion

As shown in Table 62, the City proposes to assist 58 homeless persons. This number is derived from the Consolidated Plan

Lakewood

122

number of homeless persons (43) PATH proposes to assist in Lakewood during FY 20-21 plus the proposed number of homeless persons (15) to be assisted at Burns Community Center during FY 20-21. The City anticipates approving the construction of ten 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. Table 62 also shows that there are four special-needs households being supported. This number is derived from the number of units Su Casa offers as transitional housing for to up to 16 residents. 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. The City has secured the transitional shelter with affordable housing covenants, which will run through December 2025.

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 is in possession of nine vacant properties remaining from the Housing Successor Agency that are reserved to be developed with affordable housing using private funding. The City is currently drafting a Request for Development Proposals for those sites which could yield up to 40 affordable housing units.

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.

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

The City of Lakewood contracts with the Los Angeles County Sheriff Department. A sheriff's deputy routinely performs outreach to persons experiencing homelessness to connect the homeless to services. Services are provided to people experiencing homelessness in Lakewood by LAHSA and PATH.

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.

The short-term emergency housing location allows a maximum stay of 30 days providing supportive services to battered women and their children. At this facility, Su Casa has 20 beds and a shelter capacity of 22 to 24 persons. Their support services include food, shower facilities, laundry facilities, mail drop (the site is used as a mailing address), clothing, childcare, transportation, and intensive individual and group counseling for children.

At the second location, 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 maximum capacity at this facility is 16 persons and the residents are provided counseling, assistance in seeking jobs, schooling, and assistance with the location of permanent housing. Those persons who are employed while residing in the shelter are charged a small percentage of their income, which is saved in an escrow account and used for the costs associated with securing permanent housing.

Admittance to the program is strictly on a referral basis. The City has provided funding for Su Casa operations in the past. Also the City has secured the transitional shelter with affordable housing covenants, which run through December 2025.

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 2017, LAHSA released the Los Angeles Continuum of Care Housing Inventory Count. The Count shows that there are 6,505 emergency shelters within Los Angeles County offering 9,933 beds. There are 5,147 transitional housing units offering 6,665 transitional housing beds. SPA 7 offers 512 emergency shelters with 959 beds and 443 transitional housing units with 582 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

The City contracts with the Los Angeles County Sheriff Department. A sheriff's deputy takes the lead in providing outreach to over 250 homeless persons annually in the City of Lakewood connecting them to PATH and LAHSA for services. 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 2020-2024 program year, the City intends to aggressively 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 programs
- Coordination with neighborhood networks to elaborate on the needs of the community
- Code enforcement
- Home Improvement Programs
- Infrastructure improvements
- Provision of Fair Housing Services

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.

The programs mentioned herein are not in need of remedial actions. Therefore, no remedial actions are planned at this time.

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 (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(l)(1,2,4)

Introduction:

The sole source of projected program income for the City of Lakewood is rehabilitation loan payback. The City has consistently received approximately \$30,000 per year in loan payback and we anticipate this number to stay consistent.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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.	N/A
3. The amount of surplus funds from urban renewal settlements	N/A
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	N/A
5. The amount of income from float-funded activities	N/A
Total Program Income:	N/A

Other CDBG Requirements

1. The amount of urgent need activities	0
HUD is committed to the activity of emergency preparedness and will spend approximately \$120,000 of General Fund monies during FY 20-21 on the following emergency preparedness programs and functions: participate as a member in Area E of Los Angeles County of Emergency Planning Office, coordinate and integrate City forces into the resources available and on call through the Los Angeles County Sheriff's Department (LASD) emergency operation program, the Los Angeles County Fire Department (LACoFD), American Red Cross (ARC), and other emergency organizations, maintain City staff awareness of emergency responsibilities through training programs, coordinate an ongoing citizen training program, coordinate a public information program, and assess local needs to develop courses of action in cooperation with LASD, LACoFD and ARC.	

Appendix - Alternate/Local Data Sources

ASSURANCES

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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 project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, 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 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 progressive 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 of 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.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
<div></div>	<div>City Manager</div>
APPLICANT ORGANIZATION	DATE SUBMITTED
<div>City of Lakewood</div>	<div>04/28/2020</div>

APPLICATION FOR FEDERAL ASSISTANCE

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: 05/14/2020		4. Applicant Identifier: B-20-MC-06-0521
5a. Federal Entity Identifier: <input type="text"/>		5b. Federal Award Identifier: <input type="text"/>
State Use Only:		
6. Date Received by State: <input type="text"/>		7. State Application Identifier: <input type="text"/>
8. APPLICANT INFORMATION:		
* a. Legal Name: City of Lakewood		
* b. Employer/Taxpayer Identification Number (EIN/TIN): 95-6005417		* c. Organizational DUNS: 0769436380000
d. Address:		
* Street1: 5050 Clark Avenue		
Street2: <input type="text"/>		
* City: Lakewood		
County/Parish: <input type="text"/>		
* State: CA: California		
Province: <input type="text"/>		
* Country: USA: UNITED STATES		
* Zip / Postal Code: 90712-2603		
e. Organizational Unit:		
Department Name: Community Development		Division Name: Housing
f. Name and contact information of person to be contacted on matters involving this application:		
Prefix: <input type="text"/>	* First Name: Carolyn	
Middle Name: <input type="text"/>		
* Last Name: Lehouillier		
Suffix: <input type="text"/>		
Title: Housing Specialist		
Organizational Affiliation: <input type="text"/>		
* Telephone Number: (562) 866-9771, ext. 2320		Fax Number: (562) 866-0505
* Email: 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 Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant (CDBG)

* 12. Funding Opportunity Number:

14-218

* Title:

Community Development Block Grant (CDBG)

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 2020-2024 five-year Consolidated Plan and FY 2020-2021 one-year 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 CA-038

* b. Program/Project CA-038

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2020

* b. End Date: 06/30/2021

18. Estimated Funding (\$):

* a. Federal 492,866.00

* b. Applicant

* c. State

* d. Local

* e. Other

* f. Program Income 30,000.00

* g. TOTAL 522,866.00

*** 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

Add Attachment

Delete Attachment

View Attachment

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 218, 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: Mr. * First Name: Thaddeus

Middle Name:

* Last Name: McCormack

Suffix:

* Title: City Manager

* Telephone Number: (562) 866-9771

Fax Number: (562) 866-0505

* Email: tmccormack@lakewoodcity.org

* Signature of Authorized Representative:

* Date Signed: 04/28/2020

CERTIFICATIONS



CPMP Certifications

Non-State

Grantee

☐ This certification does not apply.

☒ This certification is applicable.

NON-STATE GOVERNMENT CERTIFICATIONS

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

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

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

Drug Free Workplace -- *It will or will continue to provide a drug-free workplace by:*

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about –
 - a. The dangers of drug abuse in the workplace;
 - b. The grantee's policy of maintaining a drug-free workplace;
 - c. Any available drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will –
 - a. Abide by the terms of the statement; and
 - b. Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted –
 - a. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - b. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency.
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

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

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

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

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

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

April 28, 2020

Signature/Authorized Official

Date

Thaddeus McCormack

Name

City Manager

Title

5050 North Clark Avenue

Address

Lakewood, CA 90712

City/State/Zip

562-866-9771

Telephone Number

☐ This certification does not apply.

☒ This certification is applicable.

Specific CDBG Certifications

The Entitlement Community certifies that:

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

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

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

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

- **Maximum Feasible Priority** - With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
- **Overall Benefit** - The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2015-2016 (a period specified by the grantee consisting of one program year), shall principally benefit persons of low- and moderate-income in a manner that ensures that at least 70% of the amount is expended for activities that benefit such persons during the designated period;
- **Special Assessments** - It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

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

Excessive Force -- It has adopted and is enforcing:

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

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

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

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

April 28, 2020

Signature/Authorized Official

Date

Thaddeus McCormack

Name

City Manager

Title

5050 North Clark Avenue

Address

Lakewood, CA 90712

City/State/Zip

562-866-9771

Telephone Number

☐ This certification does not apply.

☒ This certification is applicable.

APPENDIX TO CERTIFICATIONS

Instructions Concerning Lobbying and Drug-Free Workplace Requirements

Lobbying Certification

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

Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
 - The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
 - Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
 - Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
 - If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
2. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant: Place of Performance (Street address, city, county, state, zip code) Check if there are workplaces on file that are not identified here. The certification with regard to the drug-free workplace is required by 24 CFR part 21.

Place Name	Street	City	County	State	Zip
City of Lakewood	5050 N. Clark Ave.	Lakewood	Los Angeles	CA	90712

- Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules: "Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15); "Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes; "Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance; "Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: All "direct charge" employees; all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

Note that by signing these certifications, certain documents must be completed, in use, and on file for verification. These documents include:

- 1. Analysis of Impediments to Fair Housing**
- 2. Citizen Participation Plan**
- 3. Anti-displacement and Relocation Plan**

April 28, 2020

Signature/Authorized Official

Date

Thaddeus McCormack

Name

City Manager

Title

5050 North Clark Avenue

Address

Lakewood, CA 90712

City/State/Zip

562-866-9771

Telephone Number

HUD Listing of Proposed Projects

Table 3C
Consolidated Plan Listing of Projects**Jurisdiction's Name** CITY OF LAKEWOOD**Priority Need** COMMUNITY FACILITIES AND INFRASTRUCTURE**Project** WEINGART SENIOR CENTER IMPROVEMENTS**Activity** 1**Description**

The improvements include removing the existing barriers to the disabled, replacing the flooring, converting assembly space to private offices for social services, enclosing the billiards room, and remodeling the lobby.

Objective Category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location:

5520 Oliva Avenue, Lakewood CA 90712

Objective Number 11	Project ID 001
HUD Matrix Code 03A	CDBG Citation 570.201 (c)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2019	Completion Date (mm/dd/yyyy) 06/30/2020
Performance Indicator Public Facilities	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$215,124.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$215,124.00

The primary purpose of the project is to help the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☒ Public Housing Needs ☐

Table 3C
Consolidated Plan Listing of Projects**Jurisdiction's Name** CITY OF LAKEWOOD**Priority Need** HOUSING PRESERVATION AND IMPROVEMENT**Project** COMMUNITY CONSERVATION PROGRAM**Activity** 2**Description** Provide funds for a community conservation program (code enforcement) in eligible low and moderate income deteriorated and/or blighted neighborhoods.**Objective Category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location:

CDBG Eligible Areas- Census Tract 5550.01, Block Groups 1, 2, 3 and 4; Census Tract 5550.02 Block Groups 1 and 2; Census Tract 5551.02 Block Groups 1 and 2; Census Tract 5551.03, Block Group 2; Census Tract 5551.04, Block Group 1; 5700.01, Block Groups 2 and 4; Census Tract 5700.03, Block Group 3 and 4; Census Tract 5708.00, Block Group 1; Census Tract 5714.00, Block Group 3; Census Tract 5715.03, Block Group 1.

Objective Number 10	Project ID 002
HUD Matrix Code 15	CDBG Citation 570.202 (c)
Type of Recipient Local Government	CDBG National Objective LMA
Start Date (mm/dd/yyyy) 07/01/2019	Completion Date (mm/dd/yyyy) 06/30/2020
Performance Indicator Housing Units	Annual Units 250 Households
Local ID	Units Upon Completion 1250

Funding Sources:

CDBG	\$38,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$38,000.00

The primary purpose of the project is to help the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☒ Public Housing Needs ☐

Table 3C
Consolidated Plan Listing of Projects**Jurisdiction's Name** CITY OF LAKEWOOD**Priority Need** PUBLIC SERVICES**Project** FAIR HOUSING PROGRAM**Activity** 3

Description Provide 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.

Objective Category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location:
Community Wide

Objective Number 01	Project ID 003
HUD Matrix Code 05J	CDBG Citation 570.201 (e)
Type of Recipient Local Government	CDBG National Objective 570.208(a)(1)
Start Date (mm/dd/yyyy) 07/01/2019	Completion Date (mm/dd/yyyy) 06/30/2020
Performance Indicator People	Annual Units 250 Households
Local ID	Units Upon Completion 1250

Funding Sources:

CDBG	\$38,695.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$38,695.00

The primary purpose of the project is to help the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs ☒

Table 3C
Consolidated Plan Listing of Projects**Jurisdiction's Name** CITY OF LAKEWOOD**Priority Need** PUBLIC SERVICES**Project** MEALS ON WHEELS**Activity** 4**Description** Provide funds toward the operation of a public service program, which provides in home meal delivery to low-income, senior and disabled residents. The City will serve an estimated 110 low-income (unduplicated numbers) and special needs persons throughout the fiscal year.**Objective Category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability**Location:**
Community Wide

Objective Number 01	Project ID 004
HUD Matrix Code 05A	CDBG Citation 570.201 (e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2019	Completion Date (mm/dd/yyyy) 06/30/2020
Performance Indicator People	Annual Units 110 Households
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$10,500.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$10,500.00

The primary purpose of the project is to help the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☒ Public Housing Needs ☐

Table 3C
Consolidated Plan Listing of Projects**Jurisdiction's Name** CITY OF LAKEWOOD**Priority Need** PUBLIC SERVICES**Project** PATHWAYS VOLUNTEER HOSPICE**Activity** 5**Description** Provide funds for the operation of a public service program, which provides in-home non-medical services to individuals and/or families living with illness or loss. It is expected 30 households will receive services throughout the fiscal year.**Objective Category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ SustainabilityLocation:
Community Wide

Objective Number 01	Project ID 005
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Local Government	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2019	Completion Date (mm/dd/yyyy) 06/30/2020
Performance Indicator People	Annual Units 30
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$9,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$9,000.00

The primary purpose of the project is to help the Homeless ☐ Persons with HIV/AIDS ☒ Persons with Disabilities ☒ Public Housing Needs ☐

Table 3C
Consolidated Plan Listing of Projects**Jurisdiction's Name** CITY OF LAKEWOOD**Priority Need** PUBLIC SERVICES**Project** COMMUNITY FAMILY GUIDANCE**Activity** 6**Description** Provide funds toward the operation of a public service program, which provides counseling services for emotionally disturbed children. An estimated 90 unduplicated participants will receive services throughout the fiscal year.**Objective Category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability**Location:**
Community Wide

Objective Number 01	Project ID 006
HUD Matrix Code 05N	CDBG Citation 570.201(e)
Type of Recipient Non-profit	CDBG National Objective LMC
Start Date (mm/dd/yyyy) 07/01/2019	Completion Date (mm/dd/yyyy) 06/30/2020
Performance Indicator People	Annual Units 90
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$9,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$9,000.00

The primary purpose of the project is to help the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☒ Public Housing Needs ☐

Table 3C
Consolidated Plan Listing of Projects**Jurisdiction's Name** CITY OF LAKEWOOD**Priority Need** PUBLIC SERVICES**Project** HUMAN SERVICES ASSOCIATION (HSA)**Activity** 7

Description This activity will support senior citizen congregate meals at two Lakewood locations and home delivered meals to Lakewood residents. In addition, they have a variety of other services seniors can tap in to. These services include integrated Care Management, Caregiver Support, as well as a Registry for Home Based Care. It is expected that approximately 75 unduplicated frail and isolated Lakewood seniors will receive meals.

Objective Category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location:
Community Wide

Objective Number 01	Project ID 007
HUD Matrix Code 05A	CDBG Citation 570.201(e)
Type of Recipient Subrecipient	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2019	Completion Date (mm/dd/yyyy) 06/30/2020
Performance Indicator People	Annual Units 75
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$9,000.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$9,000.00

The primary purpose of the project is to help the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☒ Public Housing Needs ☐

Table 3C
Consolidated Plan Listing of Projects**Jurisdiction's Name** CITY OF LAKEWOOD**Priority Need** HOUSING PRESERVATION AND IMPROVEMENT**Project** REHABILITATION DELIVERY COSTS**Activity** 8**Description** Provide funds for the payment of administrative costs for carrying charges such as rehabilitation counseling, work specifications, loan processing, inspections and processing loan paybacks. It is expected that approximately 11 loan paybacks will be processed and 10 loans and up to 6 grants funded will be approved.**Objective Category:** ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ SustainabilityLocation:
Community Wide

Objective Number 10	Project ID 008
HUD Matrix Code 14A	CDBG Citation 570.202(b)
Type of Recipient Local Government	CDBG National Objective 570.208(a)(2)
Start Date (mm/dd/yyyy) 07/01/2019	Completion Date (mm/dd/yyyy) 06/30/2020
Performance Indicator	Annual Units 16 Housing Units
Local ID	Units Upon Completion 80

Funding Sources:

CDBG	\$85,410.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$85,410.00

The primary purpose of the project is to help the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs ☐

Table 3C
Consolidated Plan Listing of Projects**Jurisdiction's Name** CITY OF LAKEWOOD**Priority Need** PLANNING AND ADMINISTRATION**Project** PROGRAM ADMINISTRATION**Activity** 9

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 are trained on CDBG requirements and future program development.

Objective Category: ☒ Suitable Living Environment ☐ Decent Housing ☐ Economic Opportunity
Outcome Category: ☒ Availability/Accessibility ☐ Affordability ☐ Sustainability

Location:
Community Wide

Objective Number 3	Project ID 009
HUD Matrix Code 21A	CDBG Citation 570.206
Type of Recipient Local Government	CDBG National Objective 570.208(a)(1)
Start Date (mm/dd/yyyy) 07/01/2019	Completion Date (mm/dd/yyyy) 06/30/2020
Performance Indicator	Annual Units
Local ID	Units Upon Completion

Funding Sources:

CDBG	\$108,137.00
ESG	
HOME	
HOPWA	
Total Formula	
Prior Year Funds	
Assisted Housing	
PHA	
Other Funding	
Total	\$108,137.00

The primary purpose of the project is to help the Homeless ☐ Persons with HIV/AIDS ☐ Persons with Disabilities ☐ Public Housing Needs

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, and May 2005.) 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 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 2016-2017 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.

Public Notices

NOTICE OF FUNDING AVAILABILITY

NOTICE IS HEREBY GIVEN that the City of Lakewood Recreation and Community Services Department is accepting Requests for Funding through the Community Development Block Grant Program for Program Year 2020-2021. All Requests for Funding must be for programs that serve Lakewood's low-income population. Applications may be obtained by contacting Nancy Hitt, Recreation and Community Services Manager, at 562-866-9771, ext. 2404.
THE DEADLINE TO SUBMIT APPLICATIONS IS MONDAY, FEBRUARY 3, 2020, AT 5:00 P.M.

DATED this 13th day of JANUARY 2020.

Abel Avalos
Community Development

Pub Jan 13, 2020 (1P) PT (11352267)

**NOTICE OF PUBLIC HEARING FOR PROPOSED
FIVE YEAR
CONSOLIDATED PLAN AND ONE YEAR ACTION
PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR
HOUSING CHOICE**

NOTICE IS HEREBY GIVEN that on Thursday, March 5, 2020, at 7:00 P.M., a Public Hearing will be held before the City of Lakewood's Planning and Environment Commission concerning the Community Development Block Grant Program Five-Year Consolidated Plan for FY 2020-2024, the One-Year Action Plan for FY 2020-2021, and the Analysis of Impediments to Fair Housing Choice (AI). You and/or your collective representative or your group, citizens, and interested parties may be present and heard for the solicitation of public comment on the City of Lakewood Five-Year Consolidated Plan, One-Year Action Plan and AI at the public hearing in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California, 90712. The CDBG program staff is proposing the allocation of funds for this coming Fiscal Year's 2020-2021 CDBG budget. 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 suggested budget submitted by staff. The estimated allocation of funds available for this coming year is approximately \$510,000.

NOTICE IS FURTHER GIVEN that on Tuesday, April 28, 2020, at 7:30 P.M., a Public Hearing will be held before the City of Lakewood's City Council concerning the Community Development Block Grant Program Five-Year Consolidated Plan for FY 2020-2024, the One-Year Action Plan for FY 2020-2021, and the Analysis of Impediments to Fair Housing Choice (AI) in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California, 90712. Further information may be obtained by contacting Carolyn Lehouillier at (562) 866-9771, ext. 2320.

A copy of the Five-Year Consolidated Plan, the One-Year Action Plan, and AI will be available for public review on March 5, 2020. It includes the proposed activities, resources and expenditures for the Community Development Block Grant program for Fiscal Years 2020-2024, as well as an analysis of demographic profile, housing stock characteristics, access to public transportation, evaluation of fair housing complaints and violations, and analysis of public and private activities that may impede fair housing choice in Lakewood. The City of Lakewood welcomes any written recommendations, suggestions, or other input on the Consolidated Plan and Action Plan.

During FY 2020-2021, the City of Lakewood anticipates receiving approximately \$510,000 in CDBG Entitlement funds that will be available to meet identified needs within Lakewood. The City also anticipates receiving approximately \$30,000 in program income funds. At least 70% or more of the FY 2020-2021 entitlement total must be used for activities benefiting low and moderate-income residents of Lakewood.

The City of Lakewood intends to provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If special accommodations are required, please call Carolyn Lehouillier, Housing Specialist, at (562) 866-9771, extension 2320, at least 48 hours prior to the March 5th Public Hearing. Citizens wishing to comment on the 2020-2024 Consolidated Plan, Action Plan or AI after the March 5th Public Hearing must do so in writing by Monday, April 20, 2020. Written comments must be addressed to:

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

It is anticipated that the Mayor and City Council will take final action on the Five-Year Consolidated Plan, One-Year Action Plan, and AI at the City Council meeting to be held on April 27, 2020.

NOTICE IS FURTHER GIVEN that if you challenge the aforementioned action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City at, or prior to the public hearing.

Dated this 14th Day of February, 2020

Abel Avalos
Director of Community Development
City of Lakewood

Pub Feb 14, 2020 (11 PT) (1363513)



City of Lakewood Analysis of Impediments to Fair Housing Choice

April 28, 2020

City of Lakewood
5050 Clark Avenue
Lakewood, California 90712

City of Lakewood 2020-2024 Analysis of Impediments to Fair Housing Choice

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Executive Summary

Background

The Analysis of Impediments (AI) to Fair Housing Choice provides an overview of laws, regulations, conditions or other possible obstacles that may affect an individual or a household's access to housing in the City of Lakewood (City). The AI presents a demographic profile of the community. It assesses the extent of housing needs among specific income groups, and evaluates the availability of a range of housing choices for residents. This report also contains an analysis of the conditions in the private market and the public sector that may limit the range of housing choices or impede a person's access to housing.

Incorporated in 1954, Lakewood experienced most of its population growth during the 1950s and 1960s. By 1970, Lakewood had approximately 83,000 residents. In 1990, the population had declined to approximately 73,500. In 2000, the population increased to 79,345 residents and in 2019, Lakewood's population was estimated to be 81,352.

The decrease in population during the 1970s was not accompanied by a decrease in housing units (single-family homes, apartments, condominiums, and mobile homes). The number of housing units has been slowly and consistently increasing over several decades due to new construction. The reduction in population was due to instead to decreases in household size. Many of the young couples who moved to Lakewood in the 1940s, 50s, and 60s to raise their families became one or two person households again as their children moved out of the home. This demographic transition is reflected in the changes in the City's average household size, which declined from 3.77 in 1960 to 3.03 in 2000 and subsequently rose to 3.1 in 2010 and has remained at 3.1 in 2018. The subsequent population increase over the past two decades has come from an increase in the number of persons per household as younger families again move into the City. The increase in the residential population is also due in part to the conversion of single-family properties located in the Multi-Family Residential (M-F-R) zone being redeveloped into multi-family residences.

Along with this new growth, the ethnic and racial composition of the community has changed. Over the past decade. The percentage of White residents has decreased while the proportion of Hispanic, Asian, and African American residents has increased.

The City has been approaching build-out for several years. As a result, housing growth has been minimal compared to other jurisdictions with surplus land. The housing stock has increased by fewer than 4,000 units since 1970, with an increase of 278 units since 2000. Ownership housing in the City is affordable only to above moderate income households, while moderate income households can afford most rental units throughout the City.

Lending Issues

Though the City has become increasingly diverse since 1990, significant differences are present in the loan approval rates among the different racial and ethnic group. Conventional home purchase loan approval rates for African Americans and Hispanic applicants are significantly lower than rates for White and Asian applicants. Similar patterns are also found in the approval rates for home improvement loans. Approval rates of government assisted home purchase loans were high for all ethnic and racial backgrounds.

Loan approval rates in Census tracts with high minority concentration were similar to approval rates in tracts with low minority concentration. Therefore, minority concentration does not appear to be a factor in the loan approval rates of the Census tracts. Loan approval correlates most closely with Census tract income.

Fair Housing Issues

Lakewood contracts with Fair Housing Consultants Inc. to provide fair housing services to City residents. Fair Housing Consultants Inc. received five housing discrimination complaints during FY 2018-2019 pertaining to racial discrimination or based on familial status. Fair Housing Consultants Inc. referred all five cases to the Department of Fair Employment and Housing (DFEH) for further investigation after consulting with the clients.

Landlord/Tenant Disputes

During FY 2018-2019, Fair Housing Consultants Inc. responded to 242 complaints regarding various tenant/landlord disputes. The most common complaint dealt with rent increase. Other complaints pertained to repairs, security deposits, and evictions. Section 5 contains discussion and tables on this topic.

Recommendations and Actions

This AI proposes several recommendations and actions for the City of Lakewood, lending institutions, and service agencies to address these fair housing concerns. The actions are identified below:

A. Expand Affordable Housing Opportunities

While the availability of affordable housing is not in itself a Fair Housing issue, it becomes an issue when Hispanic and African American households are disproportionately impacted by lower and moderate incomes and, therefore, have fewer housing options than other racial/ethnic groups. The following actions will continue to assist the City in expanding affordable housing opportunities for City residents.

1. Homeownership Assistance

Action 1.1: The City will continue to provide and expand home ownership opportunities for low and moderate income households. Specifically, the City will explore the use of different funding programs to assist households with income between 30 and 80 percent of the County Median Income (MFI), as such funding sources become available. This group has the most difficulty in obtaining conventional home purchase financing. The City is currently seeking an affordable housing developer for four sites (nine lots) to develop with affordable housing for either for sale or for rent or a combination of the two. The City will continue to refer interested residents to California Housing Finance Agency (CalHFA).

Time Frame: Ongoing

2. Rehabilitation Assistance

Action 2.1: The City will continue to provide and expand assistance for low income households in meeting housing rehabilitation needs. Specifically, the City will explore the use of different funding programs to assist households with income between 30 and 80 percent of the County MFI. This group has the most difficulty in obtaining home improvement financing. Rehabilitation assistance is also accomplished using the City's Home Improvement Loan and Fix-Up, Paint-Up Grant programs.

Time Frame: Ongoing

3. Section 8 Assistance

Action 3.1: In July 2011, the City voluntarily transferred its budget authority and baseline units from the Lakewood Housing Authority (LHA) to the Housing Authority of the County of Los Angeles (HACoLA) for administration of the program.

Time Frame: Completed

Action 3.2: Currently, the City continues to provide contact information for, and refers the elderly, large families and low-income families to HACoLA for participation in the Section 8 program.

Time Frame: Ongoing

4. Affordable Housing Resources

Action 4.1: The City will identify and pursue other funding sources for the development of affordable housing.

Time Frame: At least one year, assess the feasibility of applying to different funding programs.

B. Public Policies and Programs Affecting Housing Development

The City has identified several public policies and programs that have the potential to restrict equal access to housing. However, many City programs, including programs contained in the General Plan Housing Element, contain actions that actively promote equal access to housing. As a City committed to ensuring Fair Housing Choices for all residents, Lakewood has identified the following actions:

5. Incentives for Affordable Housing Development

Action 5.1: The City will continue to provide development incentives to owners or developers of multi-family housing to set aside units that are affordable to low and moderate income residents as such opportunities become available.

Time Frame: Ongoing

Action 5.2: The City has adopted an Accessory Dwelling Unit (ADU) Ordinance complying with California State Law to allow the construction and occupancy of up to two additional units intended for affordable housing on residentially zoned properties.

Time Frame: Ongoing

6. Housing Element

Action 6.1: The City will continue to implement the policies and programs identified in the certified Housing Element.

Time Frame: Lakewood's Housing Element was adopted on August 13, 2013 and implementation will be ongoing until the 2021 update.

C. Access to Financing

The analysis of lending data revealed that there are some differences that exist in the approval rates of loan by the race of the applicant. The City will take the following actions to improve access to financing for residents.

7. Outreach to Lenders

Action 7.1: The City will work with local lenders and government institutions, such as CalHFA to provide information about government-backed financing for low and moderate income residents. The City will encourage local lenders to provide information in both English and Spanish.

Time Frame: Ongoing

8. Education and Resources

Action 8.1: The City will encourage workshops to be held in Lakewood by local lending institutions and Fair Housing Consultants, Inc. regarding the home loan process and the resources available to low and moderate income homebuyers. The City will refer homebuyers and realtors to designated lenders. The City will encourage local lenders and Fair Housing Consultants Inc. to hold workshops in both English and Spanish.

Time Frame: Ongoing

Action 8.2: The City will provide brochures or information on homeownership, rental assistance, and rehabilitation assistance programs in English and Spanish.

Time Frame: Ongoing

9. Unfair Lending Practices

Action 9.1: The City will work with Fair Housing Consultants, Inc. to monitor complaints regarding unfair lending and assess lending patterns using the Home Mortgage Disclosure Act (HMDA) and other data sources.

Action 9.2: Periodically, the City will use *Lakewood Living*, the City newsletter, or other media to alert residents of predatory lending practices, or other unfair practices that surface in the City.

Time Frame: Ongoing

D. Public Outreach

10. Fair Housing Services

Action 10.1: The City will continue to distribute information regarding the services provided by Fair Housing Consultants, Inc. The City will provide a description of the services on the City website.

Time Frame: Ongoing

Action 10.2: Fair Housing Consultants, Inc. will continue conducting fair housing workshops for residents, real estate professionals, apartment owners, and property managers. Specific efforts should be made to expand community participation in these workshops, including a greater awareness among property owners and managers.

Time Frame: Ongoing

Action 10.3: Fair Housing Consultants, Inc will continue to work with local boards of realtors to distribute fair housing information to member agencies in Lakewood.

Time Frame: Ongoing

Chapter 1

Introduction

Over the past three decades Lakewood experienced significant changes in its demographic profile, evolving, from a primarily White community to one with more than half of its population comprised of minority persons. Along with the demographic shifts have been changes in the housing market. In recent years, the housing market has experienced an upturn, resulting in higher housing values. Generally, limited housing stock and the uncertain housing market, particularly in the rental housing market, may rise fair housing concerns.

Federal Fair Housing laws prohibit discrimination in the sale, rental, lease, or negotiation of real property based on race, color, religion, sex, national origin, familial status, and disability. California Fair Housing laws are built upon the federal laws and add marital status, ancestry, and “any arbitrary discrimination” as the protected categories under the laws.

To affirmatively promote equal housing opportunity, a community must strive to remove impediments in the private and public sectors that may work to impede fair housing choice. Impediments to fair housing choice are:

- *Any actions, omissions, or decisions taken because of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor which restrict housing choices or the availability of housing choices; or*
- *Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices on the basis of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor.*

1.1 Purpose of Report

This AI to Fair Housing Choice provides an overview of laws, regulations, conditions or other possible obstacles that may affect an individual or a household’s access to housing in Lakewood. The AI involves:

- § A review of Lakewood's laws, regulations, and administrative policies, procedures, and practices;
- § An assessment of how those laws affect the location, availability, and accessibility of housing; and
- § An assessment of conditions, both public and private, affecting fair housing choice.

The scope of analysis and the format used for the AI adhere to recommendations contained in the *Fair Housing Planning Guide* developed by HUD.

1.2 Organization of Report

This (AI) is divided into seven chapters.

1. ***Introduction*** defines “fair housing” and explains the purpose of the report.
2. ***Community Profile*** presents the demographic, housing, and income characteristics in Lakewood. It also presents major employers and identifies transportation access to job centers. Lastly, the relationships among these variables are discussed.
3. ***Mortgage Lending Practices*** analyzes private lending activities that may impede fair housing in Lakewood.
4. ***Public Policies*** evaluate City policies to determine if they impede Fair Housing Choice in Lakewood.
5. ***Assessment of Fair Housing Practices*** evaluates the fair housing services available to residents and identifies fair housing complaints and violations in the City.
6. ***Findings, Recommendations, and Actions*** provides conclusions and recommendations about fair housing in Lakewood.
7. ***Signature Page*** which includes the signature of the Chief Elected Official and a statement certifying that the AI represents Lakewood’s official conclusions regarding impediments to Fair Housing Choice and the actions necessary to address identified impediments.

1.3 Preparers of Report and Data Sources

This report was prepared by City of Lakewood Community Development staff and is funded by Community Development Block Grant (CDBG) administration funds.

The following data sources were used to complete this Analysis of Impediments to Fair Housing Choice. Sources of specific information are identified in the text, tables and figures.

- 1990, 2000, 2010, and 2015 U.S. Census
- Local Profiles Report 2019, Profile of the City of Lakewood, Southern California Association of Governments (SCAG)
- 2011-2015, 2012-2016 and 2017 American Community Survey
- City of Lakewood Comprehensive General Plan, including the 2013-2021 Housing Element
- City of Lakewood Municipal Code
- Housing Authority of Los Angeles County, Section 8 data
- Home Mortgage Disclosure (HMDA) data regarding lending patterns
- Dataquick housing sales activity data

- Metropolitan Transportation Authority (MTA), Orange County Transportation Authority (OCTA), Long Beach Transit (LBT) and Cerritos on Wheels (COW) routes and schedules
- Interviews with Fair Housing service providers and other agencies
- Lakewood 2020-2024 Consolidated Plan
- 2011-2015 and 2012-2016 Comprehensive Housing Affordability Strategy (CHAS) Databook

1.4 Public Participation

The preparation of this AI involved public outreach, participation, and incorporation of comments relative to meeting the fair housing needs of Lakewood. On January 27, 2020, a consultation workshop on the AI was conducted in the Executive Board Room located at the Centre in Lakewood. Public Notice of the meeting was published in the *Press Telegram*, was posted in three public locations, and was published on the City's website (www.lakewoodcity.org). The meeting was attended by City staff and Fair Housing Consultants, Inc.

On March 5, 2020, the City held a community forum in conjunction with the Planning and Environment Commission to solicit input from service providers and residents. Public notice was published in the *Press Telegram*, was posted in three public locations, and was published on the City's website (www.lakewoodcity.org). The meeting was attended by members of the City of Lakewood Planning and Environment Commission, City staff and Fair Housing Consultants, Inc.

The Draft AI was made available for public review from January 27, 2020 through April 28, 2020. A public hearing was held before the City Council on April 28, 2020. Public notice was published in the *Press Telegram*, was posted in three public locations, and was published on the City's website (www.lakewoodcity.org). The meeting was attended by members of the City of Lakewood City Council, City staff and Fair Housing Consultants, Inc.

Chapter 2

Community Profile

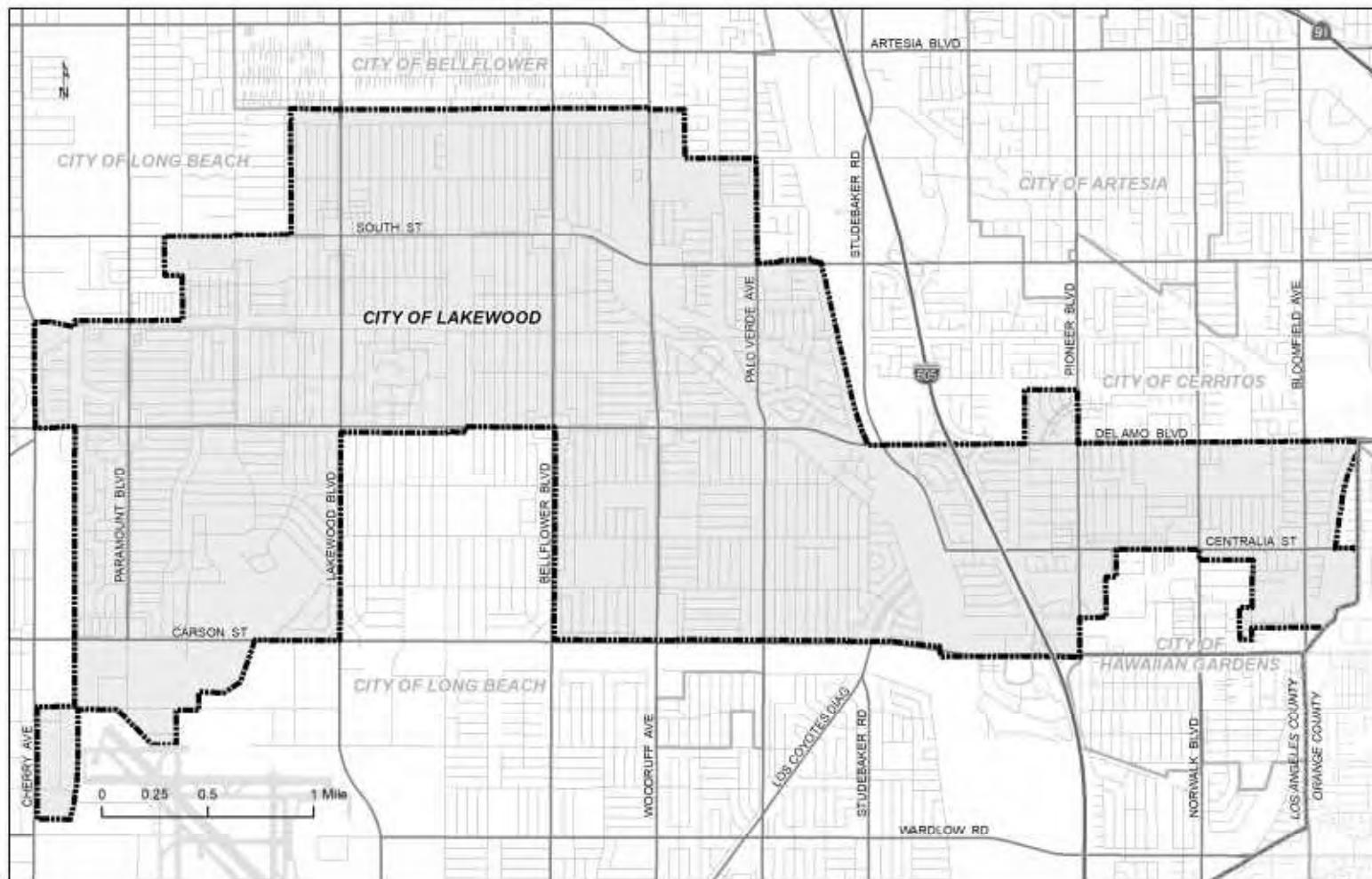
This chapter analyzes the demographic profile, income distribution, housing stock characteristics, and access to public transportation in Lakewood. The location of community facilities, such as group homes, in relation to low and moderate income areas is also analyzed. By assessing this information, the development of housing patterns within the City in relation to race, ethnicity, income, and other characteristics can be determined. This chapter discusses the various characteristics that may affect the availability of households with similar income in the same housing market to have a like range of housing choice.

2.1 Demographic Profile

Examination of demographic characteristics provides insight into the extent of equal access to housing in a community. Factors such as population growth and changes in age characteristics and racial/ethnic composition help determine a community's housing needs and assist in identifying potential impediments to Fair Housing Choice.

Population Growth

Lakewood is an older, developed community located in southeast Los Angeles County (see Figure 2.1). Between 1960 and 2018, the population of Lakewood increased from approximately 67,000 to 81,179 persons, representing an increase of 18.4 percent. Over this 60-year period, the population of the City had risen to 83,000 in 1970 and declined to 73,500 in 1990, and rebounded to an estimated 81,179 persons in 2018 (see table 2-1).



LEGEND

- MAJOR STREET
- FREEWAY
- CITY BOUNDARY
- ADJACENT CITY BOUNDARY

SOURCES: 2010 US CENSUS
TIGER; CITY OF LAKEWOOD;
LOS ANGELES COUNTY

Figure 2.1
Lakewood and Adjacent Cities

Table 2.1: Population Trends

Year	Population	Percent Change
1960	67,126	-
1970	82,973	23.6%
1980	74,654	-10.0%
1990	73,557	-1.5%
2000	79,345	7.9%
2010	80,048	0.9%
2018	81,179	1.4%

Source: U.S. Census 1960-2010, 2010-2018 ACS and Local Profiles Report 2019, Profile of the City of Lakewood, Southern California Association of Governments (SCAG)

Household Size

Household size is the average number of persons occupying a dwelling unit. As a result of the changing demographics and the shift in the ethnic composition of the City and the County as a whole, household size has been increasing.

The decrease in population between 1970 and 1990 was attributed to a decrease in household size. Lakewood has been a relatively stable community where residents have essentially “aged in place”; families that moved to Lakewood in the 1950s and 1960s remained in the City. As the children in these families became adults and left home, the population of the City decreased. This is evidenced by the decrease in household size from 3.77 persons per household in 1960 to 2.75 persons per household in 1990. Since 1990, the household size increased from 2.75 in 1990 to 3.1 in 2018, which is still below the 1960 level. The increase in household size starting in 1990 is attributed to new families with children moving into the community, but some of those children became adults and left home.

Age Characteristics

The age characteristics of the population are important indicators of the type of housing needed in the community. For example, a younger population may indicate a high proportion of families with young children and, therefore, the need for larger homes. In contrast, a large elderly population may indicate a need for an increased number of senior housing units.

Table 2-2 shows the age characteristics for Lakewood residents. The table shows that the age characteristics changed only slightly between 1990 and 2018 but has had an increasing trend. Persons age 10 to 19, 20 to 44, and 45-64 account for a larger share of the total population. In the meantime, the proportion of persons age 20-44 and persons 9 and under decreased while the overall population slightly increased in 2010 then slightly decreased in 2018. This may be due to young child-less couples and individuals moving into Lakewood, an increase in households lacking a family relationship, or a combination of these factors.

Table 2-2: Age Distribution

Age Groups	1990	2000	2010	2017
65 and over	8,879	9,414	9,086	11,982
45 to 64	14,379	17,003	21,776	21,312
20 to 44	30,250	29,007	27,297	27,930
10 to 19	9,317	11,766	12,045	10,752
9 and under	10,732	12,155	9,844	8,995
Total Persons:	73,557	79,345	80,048	80,971

Source: U.S. Census 1990, 2000, and 2010 and 2017

Race and Ethnic Characteristics

The race and ethnic composition of a population influence fair housing issues to the extent that certain racial and ethnic groups may experience discrimination. These influences are due to factors such as race, ethnicity, language spoken, or other cultural factors.

Table 2-3, presents the racial and ethnic characteristics of Lakewood residents. As shown, the City has undergone significant changes in racial and ethnic composition since 2000. The proportion of White residents decreased from 62% in 2000, to 51% in 2017. During these same reporting periods, the proportion of Hispanic residents increased from 22% to 30%. In addition, the proportion of Asian residents increased from 13% to 16%, while the proportion of African American residents increased from 7% to 8%.

Table 2-3: Race and Ethnicity

Race and Ethnicity	2000	2010	2017	2010-2017 % Change
Non-Hispanic White	62.7%	56%	51.1%	-8.7%
African American	7.3%	8.7%	7.6%	-12.6%
American Indian or Alaska Native	0.6%	0.7%	0.5%	-28.5%
Asian	13.5%	16.4%	18.3%	11.5%
Native Hawaiian or Pacific Islander	0.6%	0.9%	1.5%	66.6%
Other*	15.3%	17.3%	21.0%	21.3%
Hispanic/Latino (any race)	22.8%	30.1%	33.3%	10.6
Total:	100%	100%	100%	

U.S. Census Bureau American Fact Finder 2000, 2010 and 2017

*Starting in 2000, includes persons identifying as two or more races.

Racial and Ethnic Concentrations

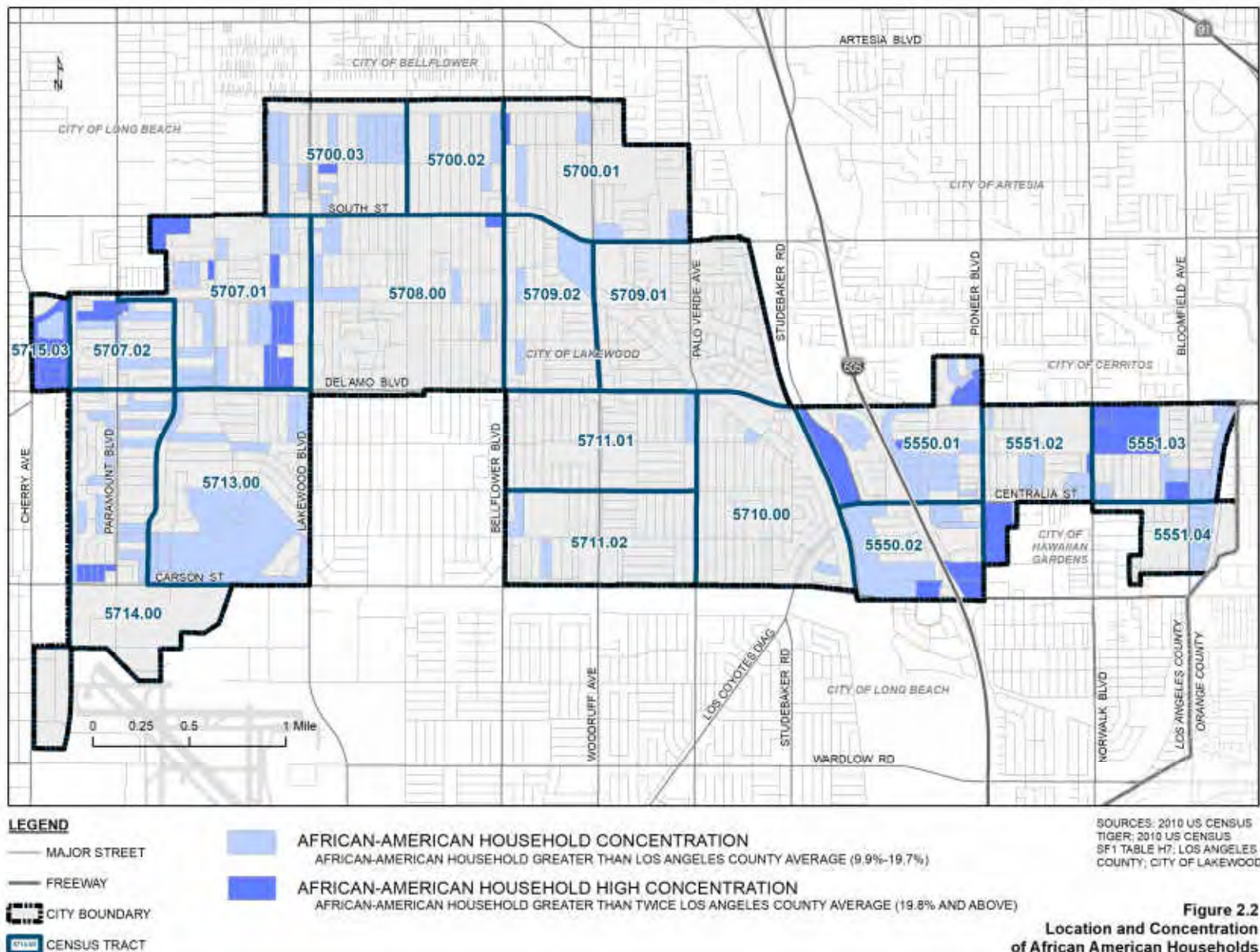
Figures 2.2, 2.3, and 2.4 below illustrate the concentration of African American, Hispanic, and Asian households by U.S Census Tracts and Block Groups in the City. A concentration is defined as a greater proportion of total household than the County average, while a high concentration is defined as a proportion of more than twice the County average. The County averages for the racial ethnic groups are as follows:

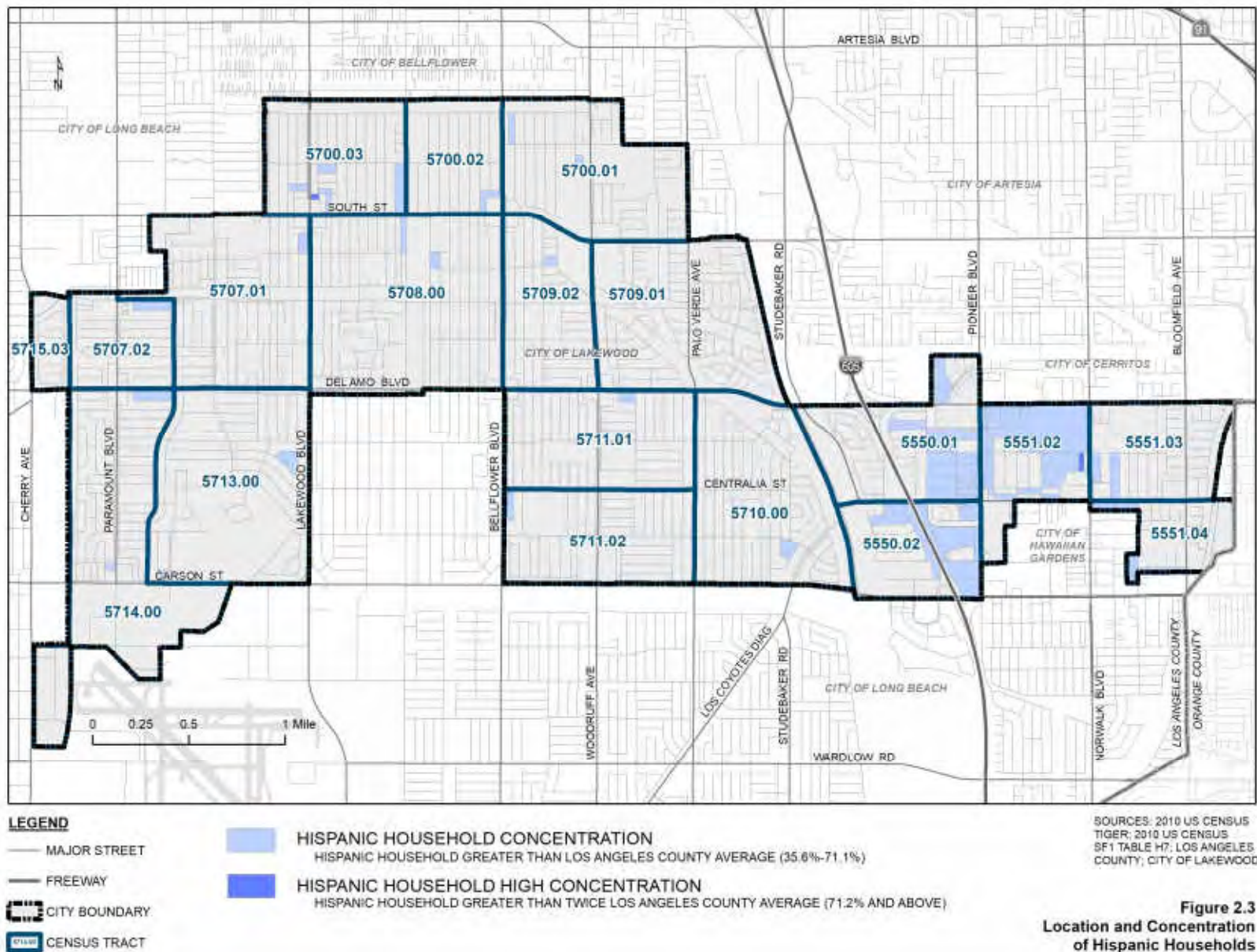
- African American: 19.7%
- Hispanic: 71.1%
- Asian: 27.4%

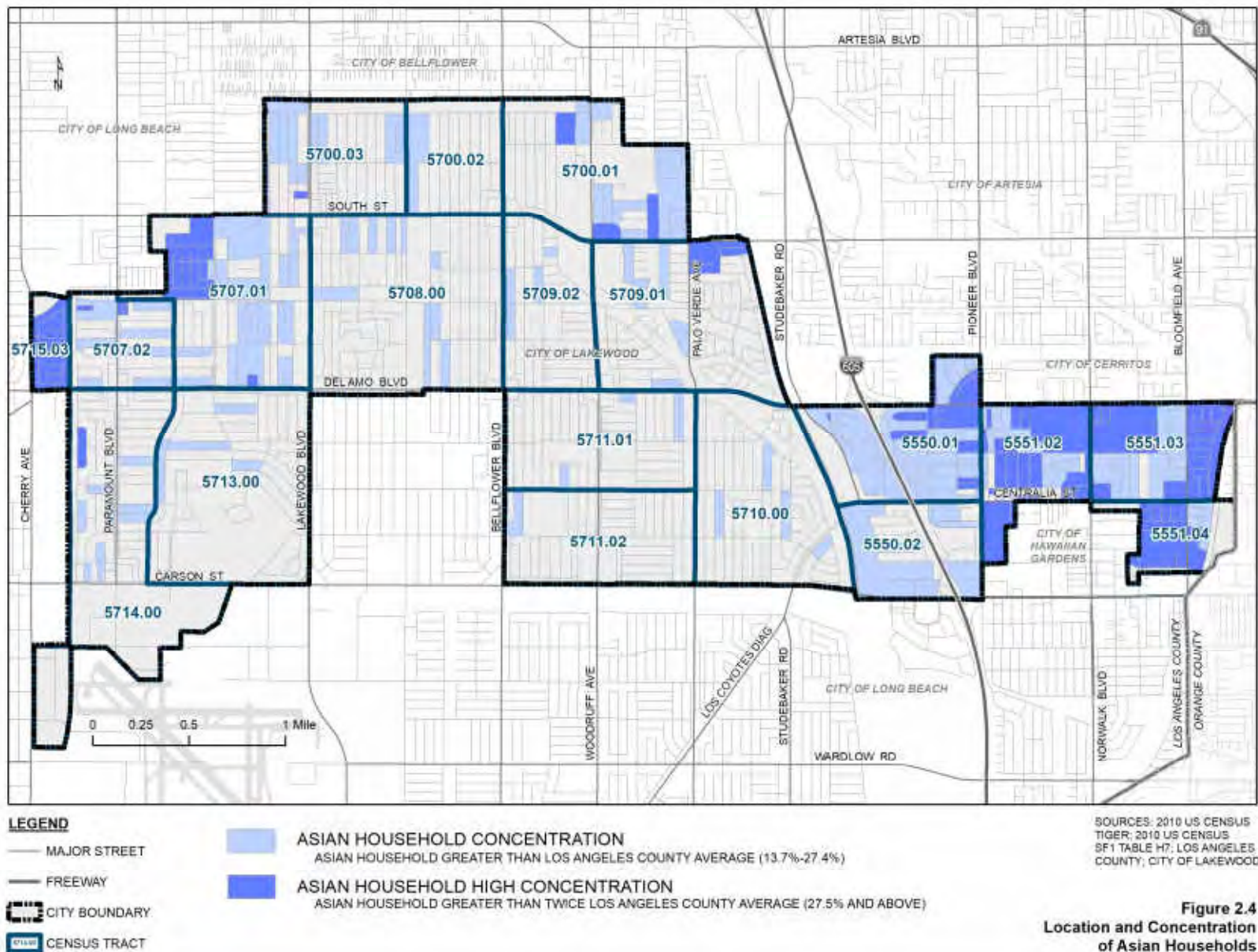
As Figure 2.2 illustrates concentrations African American residents are located toward the easterly and westerly portions of the City. The easterly portion of the City is adjacent to Cerritos, Hawaiian Gardens and Long Beach. There are more high concentrations of African Americans in east Lakewood. West Lakewood is home to the Lakewood Country Club, Lakewood Center Mall and Long Beach. Concentrations of African Americans can be found in Lakewood Country Club and surrounding areas while high concentrations of African Americans can be found in Census Tracts where near Lakewood Center Mall and Long Beach. The high concentration areas tend to be areas where apartment units are located.

Figure 2.3 shows the distribution of Hispanic households as mainly being located in the eastern portion of the City near Cerritos and Hawaiian Gardens. No high concentrations in of Hispanics households exist in the City.

As shown in figure 2.4, several blocks have concentrations and high concentrations of Asian households throughout the western and eastern portions of the City.







2.2 Household Characteristics

Household type and size, income level, the presence of persons with special needs, along with other household characteristics may affect a household's access to housing. This section details the various household characteristics that may affect equal access to housing.

Household Composition and Size

According to Table 2-4 below, in 2017 there were 25,957 households in the City of Lakewood. In 2000, there were 26,853 households which decreased slightly to 25,765 households in 2010. According to the 2019 Local Profile, households decreased to 25,436 in 2017.

Table 2-4: Household Type Distribution

Household Type	2000		2010		2017	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Families	20,550	76.5%	19,916	77.3%	19,584	75.5%
Single Persons	4,950	18.4%	4,664	18.1%	5,220	20.1%
Other	1,353	5.0%	1,185	4.6%	1,153	4.4%
Total	26,853	100%	25,765	100%	25,957	100%

Source: 2000, 2010 and 2017 U.S. Census Bureau American Fact Finder

Specific characteristics may affect individual household access to housing in the community. The following discussion highlights the characteristics that may affect access to housing in Lakewood.

Large Households

Large households are defined as households with five or more members. These households are usually families with two or more children, and/or with extended family members. Large families are a special needs group because the availability of adequately sized, affordable housing units is often limited. In order to save for basic necessities such as food, clothing, and medical care, low and moderated income large households typically reside in smaller units, resulting in overcrowding. Furthermore, families with children especially those families who are renters, may face discrimination or differential treatment in the housing market. For example, landlords may charge such families higher rent or security deposit than they normally would, limit the number of children in a complex, confine families to a specific location, or choose not to rent to families with children.

According to 2012-2016 CHAS Databook, there were 3,310 large households in the City, which equated to approximately 13% of all households. Of these large households, 28.2% are occupied by renters, while 71.8% were owner occupied. Many renter households may not be able to find adequately sized housing due to the limited number of larger rental units, and may be more likely to experience discrimination when trying to rent a smaller unit.

Single-Parent Households

The 2017 ACS estimates report a slight increase in the number of single-parent households between 2011 (2,020 or 7.9% of all households) and 2016 (2,254 or 8.8% of all households). The minor increase in single-parent households is a reflection of the City's slow population growth in the last decade. Single-income households pose a threat to single-parent households as many of these households are renters and may not be able to afford adequately sized housing. Further, adults and children in single-parent households are at a higher risk for adverse health effects, such as emotional and behavioral problems, compared to their peers. Children in such households are more likely to develop depression, smoke and abuse alcohol and other substances. Consequently, these children experience increased risk of morbidity and mortality of all causes. Similarly, single parents suffer from lower perceived health and higher risk of mortality.

Persons with Disabilities

Lakewood is home to a number of people with disabilities that prevent employment, restrict mobility, or make self-care difficult. Disabilities are defined as mental, physical, or health conditions that last over six months. Persons with disabilities may face discrimination in the housing market because of the need for wheelchairs, home modifications to improve accessibility, or other forms of assistance. More common examples of discrimination against persons with a physical and/or other limitation include refusal to rent to a person in a wheelchair for fear a unit might be damaged. Discrimination may also occur by prohibiting service/guide animals of disabled applicants because of a no-pet policy. The 2017 ACS five-year estimates documented the following:

- 236 disabled persons aged 5-17, representing 2.5% of the total population between five and 17
- 2,053 disabled persons aged 18 to 64, representing 8.1% of the total population between 18 and 64
- 4,377 disabled persons aged 65 and over, representing 33.2% of the total population over 65

The City offers many services to assist persons with disabilities, especially elderly persons. The City coordinates with Pathways Volunteer Hospice to provide in-home non-medical services to seniors with disabilities and Human Services Association, a non-profit that offers congregate meals and home-delivered meals to Lakewood's senior and disabled residents. The City also operates a Meals on Wheels Program, which provides home delivered meals to disabled persons of any age, as well as homebound seniors. In addition, the City's DASH transportation system is free to persons with disabilities, and Long Beach Transit offers a Dial-A-Ride service for elderly persons and persons with disabilities.

Persons with HIV/AIDS

Persons with HIV/AIDS sometimes face bias and misunderstanding about their illness that affect their access to housing. Such persons may also be targets for hate crimes. According to Los Angeles County Public Health Department, at the end of 2015, over 61,000 persons were estimated

to be living with HIV in Los Angeles County, of which approximately 8,943 were unaware of their HIV infection. Among the 50,771 persons diagnosed and living with HIV in Los Angeles County, the majority were male (89%), Latino (42%) or White (32%) and over 40 years of age (74%). Most reported being exposed to HIV through male-to-male sexual contact (MSM) (78% MSM; 6% MSM/IDU) and an increasing percentage reported heterosexual contact (10%).

The City of Lakewood also contracts with Pathways Volunteer Hospice to provide in-home non-medical services to terminally ill AIDS patients. Pathways Volunteer Hospice was originally a community outreach program established in 1985 by the Lakewood Regional Medical Center and has operated independently as a State agency since 1987. Services include physical, psychological, social and spiritual support to patients and family members.

The County of Los Angeles Department of Health Services funds AIDS services through Title I of the Comprehensive AIDS Resources Emergency (CARE) Act of 1990. Services include primary health care, mental health counseling, in-home care and treatment services, dental, case management, recreation/social, outreach and education, and transportation services.

Homeless Persons

Homeless persons often have a difficult time finding housing once they have gone through a transitional housing or other assistance program. Aside from the limited availability of affordable housing, some landlords may be unwilling to rent to someone who was formerly homeless. The difficulties may be even greater for homeless families and single-parent families who need larger affordable units to accommodate children.

According to the 2019 Homeless Count conducted by Los Angeles Homeless Services Authority (LAHSA), there are 120 persons experiencing homelessness in Lakewood. The 2020 Homeless Count was conducted on January 22, 2020 and the estimated total of persons experiencing homelessness in Lakewood is 1355, however, the official numbers have not been released. The City does not directly provide supportive services to the homeless population through formal programs, however the City contracts with the Los Angeles County Sheriff's Department, People Assisting The Homeless (PATH) and LAHSA to provide services ranging from outreach to permanent housing. The City also offers assistance when specific needs arise. The City does provide assistance when specific needs arise. For example, the City's Recreation and Community Services Department provides its park staff with instructions to direct persons experiencing homelessness to Burns Community Center for assistance. The Burns Community Center is the headquarters for homeless assistance in the City. Homeless persons receive information and access to referral services to address their immediate needs (food, shelter, etc.), as well as long-term guidance (health services, employment, etc.). The Burns Community Center estimates that the Center assists approximately 15 homeless persons a year. The City will continue to support its existing services as well as those provided by the County and other jurisdictions. In February 2012, the City amended its zoning ordinance to permit emergency shelters by right in the Heavy Manufacturing (M-2) Zone. This ordinance complies with State Law (SB2) which requires that a zone be identified to permit emergency shelters by right. This was also identified as a program in the Certified Housing Element.

2.3 Income Profile

Household income is the most important factor affecting housing opportunity and determining a household's ability to balance housing costs with basic necessities. While economic factors limiting housing choice are not fair housing issues, the relationship between household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

According to the 2019 Local Profile, Lakewood residents earned a median household income of \$84,055 in 2018, which is significantly higher than the median family income in Los Angeles County, which was \$61,015. Historically, the median family income in Lakewood has been consistently higher than that of the County as whole. Using updated income guidelines, current housing affordability in terms of homeownership can be estimated for the various income groups. HUD requires reporting on three income categories for the Consolidated Plan, based on the 2019 County Median Family Income (MFI) for a family of four persons, which is \$73,100:

- Extremely Low Income: 0-30% MFI (less than \$31,300)
- Very Low Income: 31%-50% MFI (\$31,301-\$52,200)
- Low Income 51%-80% MFI (\$52,201-\$83,500)

The extremely low to low income groups are collectively referred to as lower income groups. Most federal programs provide assistance to only those households in the lower income categories. As reported in the 2012-2016 CHAS Databook, prepared by HUD, approximately 62% of households in the City of Lakewood fall in the middle and upper income categories (earning 81% to 95% of the MFI), while 38% of households fall in the extremely low, very low and low income categories. Within the lower income groups about 80% are elderly households. (See Table 2-5). Figure 2.5 below shows the concentration of low and moderate-income households.

Table 2.5: Income by Household Type

Household Type	Income Group (% of MFI)			
	Extremely Low (0-30%)	Very Low (31-50%)	Low (51-80%)	Moderate (81-100% and High (101%+))
Elderly (62 and over)	44%	36%	34%	14%
Small Related (2 to 4)	28%	44%	46%	58%
Large Related (5+)	10%	11%	12%	14%
Other	18%	9%	8%	14%
Total	100%	100%	100%	100%
% of Total Households	10%	12%	16%	62%

Source 2012-2016 CHAS Databook, Tables 7 and 16

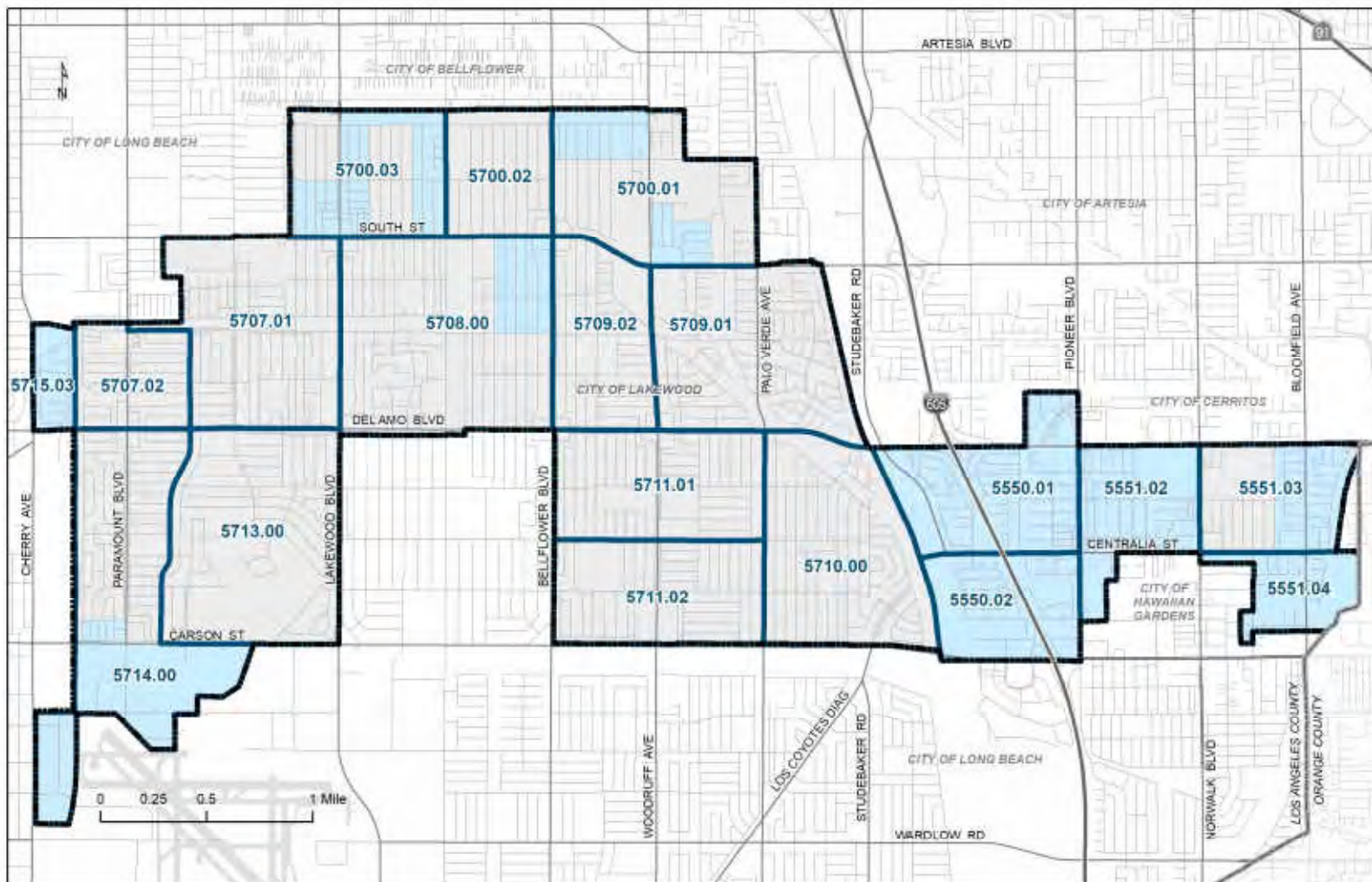
Income by Race/Ethnicity

Table 2-6 shows the income distribution of households by race and ethnicity as a percentage of the County MFI. As the table shows, the income distribution is similar among all racial groups. However, the category defined as Other or Multi-Race were represented the most in the middle and upper (100+% MFI) group. Nearly 80% of all groups fall into the middle or upper categories. The proportions for the lower income groups were similar across all races.

Table 2-6: Household Income Distribution by Race/Ethnicity

Race/Ethnicity	Income Group (% of MFI)					Total
	Extremely Low (0-30%)	Very Low (31-50%)	Low (51-80%)	Moderate (81-100%)	High (101%+)	
Asian	12.8%	15.0%	12.5%	12.0%	47.7%	100%
African American	13.1%	16.7%	17.0%	3.8%	49.4%	100%
American Indian of Alaskan Native	26.6%	N/A	47.9%	N/A	25.5%	100%
Native Hawaiian or Pacific Islander	5.8%	7.7%	30.9%	38.6%	17.0%	100%
White	8.1%	11.2%	15.1%	12.1%	53.5%	100%
Hispanic (any race)	9.7%	9.7%	20.3%	10.1%	50.2%	100%
Other (Including Multi-Races, non-Hispanic)	1.7%	11.8%	12.6%	7.5%	66.4%	100%
Total	9.5%	11.8%	16.4%	11.0%	51.3%	100%

Source 2012-2016 CHAS Databook, Table 1



LEGEND

- MAJOR STREET
- FREEWAY
- CITY BOUNDARY
- CENSUS TRACT

LOW & MODERATE
INCOME AREAS

NOTE: LOW AND MODERATE INCOME CONCENTRATION
IS DEFINED AS ANY CENSUS BLOCK WITH 51% OR MORE
LOW AND MODERATE INCOME POPULATION.

SOURCES: 2010 US CENSUS TIGER;
2011-2015 ACS 500D; LOS ANGELES
COUNTY; CITY OF LAKEWOOD

Figure 2.5
Low and Moderate
Income Concentrations

2.4 Housing Profile

An assessment of the housing market in question must precede any discussion of Fair Housing Choice. This section provides an overview of the characteristics of the local and regional housing markets.

Housing Growth

During the 28-year period from 1990 to 2018, the increase in housing units was minimal in Lakewood, with an increase of approximately 694 dwelling units. As shown in Table 2-7, a majority of the housing growth in Lakewood occurred in the 1960s. The City has been essentially built out since 1970, therefore, creating limited opportunities for future growth. As the table shows, the number of housing units increased by less than two percent during the 1990-2000 period, about 0.3% during the 2000-2010 period and about 0.3% during the 2010-2018 period. The ratio between single-family units remained fairly constant during these periods. In 2000, 84% of the units were single-family residences and 16% were multi-family residential. In 2018 100% of the units were single-family residences. These figures do not include mobile homes and trailers, which has remained at 88 units over the past 20 years.

Table 2-7: Housing Stock Growth

Year	Number of Units	Percent Change
1960	18,301	--
1970	24,208	32.3%
1980	26,250	8.4%
1990	26,795	2.1%
2000	27,310	1.9%
2010	27,407	0.3%
2018	27,489	0.3%

Source: 1960 through 2010 U.S. Census; California Department of Finance, E-5, 2018. Mobile Home data from City of Lakewood 2013-2021 Housing Element

Table 2-8 provides a summary of the housing stock by type within Lakewood in 2018. Because of Lakewood's slow growth, its housing type has remained fairly consistent. Of the housing units added to the housing stock from 2013 to 2018, nearly all (93%) were the result of the development of single-family attached units. The remaining increase was from single-family detached and multi-family developments of less than five units.

Table 2.8: Housing Stock

Housing Type	Number of Units 2013	Number of Units 2018	Percent Change
Single-Family Detached	22,705	22,708	0.01%
Single-Family Attached	968	1,051	9.7%
Multi-Family (2-4 Units)	375	378	0.8%
Multi-Family (5 or more Units)	3,264	3,264	0.0%
Mobile Homes	88	88	0.0%
Total	27,400	27,489	0.3%

Source: California Department of Finance, E-5, 2013 and 2018.

Mobile Home data from City of Lakewood 2013-2021 Housing Element.

Tenure

Housing tenure refers to whether the inhabitant of a unit owns or rents the occupied unit. Housing tenure is important because it reflects the income levels of residents, the relative cost of various housing opportunities and also the ability to afford housing. The majority of Lakewood's households live in owner-occupied units. According the 2013-2017 American Community Survey, 72% of the households were owners and 28% were renters. The owner to renter ration is higher than Los Angeles County's 46% owner to 54% renter ratio. Lakewood's tenure distribution has remained relatively the same since 1990.

Overcrowding

Overcrowding can be caused by a number of factors: however, it is also an indicator of a lack of affordable housing. Generally, unit overcrowding results form a combination of low earnings and high housing costs in the community. This is a reflection of the inability of households to buy or rent housing, which forces families to have extended family members or non-family members rent space from the primary family. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways and porches. Severely overcrowded households have greater than 1.5 persons per room.

As shown in Table 2-9, from 2000 to 2010, overcrowded housing in Lakewood decreased from 12.2% in 2000 to 5.7% in 2010. Conditions of overcrowding in the City continued to decrease slightly from 2010 to 2017 with 5.3%. The decrease of overcrowding may be the result of the steadily growing economy and job growth, the same trend applies to severe overcrowding for the same time period.

Table 2.9: Overcrowded Housing

Overcrowded Conditions	2000		2010		2016	
	Over-crowded Housing	% of Over-crowded Housing	Over-crowded Housing	% of Over-crowded Housing	Over-crowded Housing	% of Over-crowded Housing
Overcrowded (1.01 – 1.5 persons per room)	1,659	6.2%	956	3.7%	1,080	4.1%
Severely Overcrowded (Greater than 1.5 persons per room)	1,619	6.0%	539	2.1%	360	1.4%
Total	3,278	12.2%	1,495	5.8%	1,440	5.5%

Source: 2000 Census: Profile of Selected Housing Characteristics, 2006-2010 ACS and 2012-2016 CHAS Data Set
Table 3

Housing Cost and Affordability

Many housing problems are directly related to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs. This section evaluates the affordability of the housing stock in Lakewood to lower income households.

Owner-Occupied Housing

The value of homes varies substantially with the City of Lakewood, depending on the age, size and location of the home. In 2000, Lakewood's homes had an estimated overall median value of \$210,000 and increased to \$550,000 in 2006. By 2010, the median home price for single-family homes had fallen to \$390,000 and bottomed out at \$352,000 in 2011. In 2014, the median asking sales price for a single-family home in Lakewood had increased to \$438,500. By 2018, the median price had risen to \$575,000. For the same time period, the median home value for surrounding jurisdictions was \$560,000 and the average was \$558,571. The median home price in Lakewood is slightly above the median and the average for the surrounding area:

Paramount	\$355,000
Bellflower	\$510,000
Long Beach	\$545,000
Downey	\$560,000
Lakewood	\$575,000
Cypress	\$650,000
Cerritos	\$715,000

Renter-Occupied Housing

The rental housing market in Lakewood is comprised primarily of apartments and single-family homes. As shown in Table 2-10, apartment rents range from \$1,697 for a one bedroom apartment

to \$1,907 for a two bedroom unit. Single-family home rates range from \$2,495 to \$3,500 for three-bedroom units.

In 2014 the median price for a home in Lakewood was \$438,500 but by the end of 2018, it had risen to \$575,000 as noted above. In 2018, the median home price in Los Angeles County was \$597,500. This indicates that, with respect to home prices, Lakewood fared similar to the County as a whole and demonstrates that Lakewood is a stable community as further reflected by a homeownership rate 74%, according to Local Profiles Report 2019, Profile of the City of Lakewood, Southern California Association of Governments (SCAG).

Table 2-10 presents a summary of rental rates and median home prices for both Lakewood and the County for 2018.

Table 2-10: 2018 Rental Rates

Rental Unit Types	Lakewood (2018)	Los Angeles County (2018)
One Bedroom	\$1,697	\$2,437
Two Bedrooms	\$1,907	\$3,309
Median Rent	\$1,735	\$1,358
Median Home Prices	Lakewood (2018)	Los Angeles County (2018)
Single-Family	\$524,600	\$677,600

Source: Average Rent: Town Charts; California Housing <https://www.towncharts.com> and Rent Jungle; Rent Trend <https://www.rentjungle.com>

Note: Rent figures are for average rent; they do not apply to detached, single-family homes that are rented.

Housing Affordability

Based on Federal and State guidelines that households should not spend more than 30% of their gross income on housing, the following table estimates the maximum housing costs affordable to extremely low, very low income and low income households in Lakewood. The affordability threshold is adjusted based upon size of the household.

Using updated income guidelines and current housing trends, affordability in terms of home ownership can be estimated for the various income groups.

HUD requires reporting on three income categories for the Consolidated Plan, based on the 2019 County Median Family income for a family of four persons, which is \$73,100:

- Extremely Low Income: 0-30% MFI (less than \$31,300)
- Very Low Income: 31%-50% MFI (\$31,301-\$52,200)
- Low Income 51%-80% MFI (\$52,201-\$83,500)

Assuming that the potential homebuyer for each income group has sufficient down payment, credit, and maintains housing expenses no greater than 30% of their income, the maximum affordable home prices can be calculated. As shown in Table 2-11, comparing the affordability with current market data on rents and mortgages indicates that:

- It is difficult for extremely low households to find affordable housing of adequate size in the City of Lakewood. In particular, homeownership.
- Very low and low income households are able to rent one to bedroom apartments. Homeownership is typically unaffordable to these income groups.

Table 2-11: 2019 Affordable Housing Prices and Rents by Income Group

Income Category	Maximum Home Purchase Price	Maximum Home Rental Rate
Extremely Low Income (0-30% MFI) Less than \$31,300	\$160,000	\$775/month
Very Low Income (31%-50% MFI) \$31,301-\$52,200	\$285,000	\$1,305/month
Low Income (51%-80% MFI) \$52,201-\$83,500	\$465,00	\$2,087/month
Moderate Income (101-120% MFI) Less than \$125,300	\$705,000	\$3,132/month

*Based on County Median Family Income of \$73,100. Calculation of affordable rent is based on 30% of gross household income. Calculation of affordable home purchase is based on down payment of 20%, annual interest rate of 3.75%, 30-year mortgage and monthly payment of 30% of gross income.

Housing Cost Burden

According to HUD, 490 (2%) of Lakewood households were units with physical defects, 9,375 (36%) had overpayment issues, and 1,540 (6%) households had overcrowded conditions. The housing assistance needs of renters were greater than owners, despite the 72% to 28% ratio of homeowners to renters. Among the household types, an average 45% of the lower income households experienced some type of housing issue. The biggest impact was housing cost burden of those with extremely low income for both renters and homeowners (75%).

According to 2012-2016 CHAS Databook, 9,335 households or approximately 36% of Lakewood's total households overpaid for housing. Nearly two-thirds (60%) of the overpaying households were homeowners. One-third of the renter households who overpaid for rent were very low income as compared to one-fifth of owner households that were very low income. Providing for this need involves making affordable units available to extremely low and very low income households or providing government subsidies to lower income households. The distinction between renter and owner overpayment is important, because while homeowners may overextend themselves financially to purchase a home, they retain the option of selling, the benefit of growing equity and a stable cost of living. Renters, however, are limited to the rental market and are generally required to pay the rent established in that market.

Housing Condition

Accurate assessment of housing conditions can provide the basis for developing appropriate programs to maintain the quality of living in Lakewood. Housing units like any other tangible asset is susceptible to deterioration over time. Declining housing conditions can lower property values and discourage reinvestment as well as increase crime and promote slum and blight. Common repairs needed include new roofs, wall plaster and stucco. Homes 30 years and or older with deferred maintenance require more substantial repairs, such as new siding, plumbing or multiple repairs to the roof, walls, etc. According to recent estimates, approximately 95% of the City's housing stock or units are older than 30 years.

Table 2-12: Age of Housing Stock 2016

Year Built	New Units Built	Percent Share
2014 and later	55	0.2%
2010 - 2013	74	0.3%
2000 - 2009	325	1.2%
1980 - 1999	1,584	6.1%
1960 - 1979	6,711	26.2%
1940 - 1959	16,806	65.5%
1939 and earlier	402	1.5%
Total	25,957	100%

Source: 2017 American Community Survey

Code Enforcement

The City has a complaint-based code enforcement program known as the Community Conservation Program. The program divides the City into three areas, each with a Community Conservation Representative who responds to citizen service requests regarding building, planning and zoning, and other property maintenance issues. Approximately 150 service requests are handled per month. The Community Conservation representatives work closely with the Housing Section of the Community Development Department to direct eligible property owners to City sponsored rehabilitation programs to correct certain code violations.

A primary concern of the Community Conservation Program is unsightly property. The property owners and/or tenants are notified by the City of accumulated refuse or debris, inoperative vehicles, overgrown vegetation, graffiti, building and/or zoning violations. In a move against graffiti, the City provides the labor and a choice of three colors of paint to remove any markings. If a color other than the three available colors is requested, the City will use the property owners paint for coverage.

A second concern is substandard properties, often the result of the illegal conversion of garages to unpermitted units. Unpermitted units may pose health and safety problems as the units may not be constructed or converted according to minimum health and safety standards.

The City also employs a Public Nuisance and Property Abatement Team, which consists of an assigned Sheriff's deputy, three Community Conservation Program Representatives and a City

Prosecutor. Since 1999, the Team has worked to identify and “clean-up” residential and commercial properties that created a nuisance or provided a haven for crime, or otherwise disturbed the peace and safety to Lakewood residents. The program representatives handle notices for code violations, which are generally simple for property owners to correct. When there is criminal activity taking place on the property, the Los Angeles County Sheriff may become involved and the City Prosecutor may prosecute the person(s) responsible. Examples of cases include illegal marijuana dispensaries and other illegal businesses, elder abuse, and hoarding.

2.5 Public and Assisted Housing

The availability and location of public housing is a fair housing concern if such housing is concentrated in one area of a city and, therefore, a household’s access to housing may be limited to that area. In addition, public/assisted housing, including Section 8 rental assistance, should be accessible to lower income households regardless of race/ethnicity, disability or other special needs population.

Section 8 Tenant Based Vouchers

The Los Angeles Housing Authority administers the Section 8 Rental Assistance Program for the City. The Section 8 Program is a federally funded rental assistance program for families who are low income, elderly and disabled. Under this program, housing choice vouchers are provided to allow extremely low to low income families to choose and lease safe, decent, and affordable privately-owned rental housing. A housing subsidy is paid to the landlord directly by the Housing Authority on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program.

Eligibility for a housing voucher is determined by the Housing Authority based on the total annual gross income and family size and is limited to US citizens and specified categories on non-citizens who have eligible immigration status. In general, the family’s income may not exceed 50% of the median income for the county or metropolitan area in which the family chooses to live.

Affordable Housing Projects

Apartment projects can receive housing assistance from a variety of sources in order to ensure that rents are affordable to lower income households. In exchange for public assistance, project owners are required to reserve a portion or all of the units for lower income households, with the length of use restrictions dependent upon the funding program. The City currently has six housing projects that provide 327 units of affordable housing:

- Candlewood Park – 81 units
- Whispering Fountains – 161 units
- Seasons – 85 units

The also has two low-income housing apartment projects totaling five apartment units plus 13 Accessory Dwelling Units (ADUs).

2.6 Licensed Community Care Facilities

Persons with special needs, such as the elderly and those with disabilities, must have access to housing in a community. Community care facilities provide a supportive housing environment to persons with special needs in a group situation. Restrictions that prevent this type of housing represent a fair housing concern since lack of such housing impedes special needs groups from access to adequate housing. There are currently 23 community care facilities in the City of Lakewood, including 20 adult residential facilities, and three adult day care programs. Figure 2.7 shows the location of these facilities.

2.7 Accessibility of Public Transit

Public transit is often the only travel option for lower income households. Public transit should link lower income households to major employment centers. A lack of relationships between public transit, job centers, and affordable housing may impede Fair Housing Choice because persons who depend on public transit will be limited in the choice of where they can live.

Elderly persons and persons with disabilities are more likely than other groups to be transit dependent. Many rely on public transit to visit doctors, go shopping, or attend activities offered at community centers. Housing for the elderly and persons with disabilities should be located near transit routes, or alternative transit should be made available for persons with special needs. This section discusses the accessibility of public transit to major employers, medical facilities, and other community facilities from lower income areas and housing for persons with special needs.

Public Transit

The Los Angeles County Metropolitan Transportation Authority (MTA), Long Beach Transit (LBT), Orange County Transportation Authority (OCTA), Lakewood DASH, and Cerritos on Wheels (COW) provide transit services within the City. The combination of these agencies provides access within Lakewood and to other communities throughout the region. For passengers unable to use the regular bus service, the MTA-sponsored Access Paratransit service and the Long Beach Transit Dial-A-Ride provide services throughout the City. Lakewood Center mall serves as the transit hub for the City, with several different bus lines providing service to and from the mall.

Los Angeles County Metropolitan Transportation Authority (MTA)

MTA supports the needs of the disabled community by ensuring that all bus lines are accessible through wheelchair lifts and that rail systems are ADA-compliant for passengers with hearing, mobility and visual impairments. Also, MTA offers reduced fares to disabled passengers. To assist riders, with visual impairments, MTA provides Braille-encoded and large type “Metro Flash Books” for signaling the correct bus.

Five MTA bus routes provide service to Lakewood residents.

Line 130 provides service along Artesia Boulevard north of the City. This bus route has connections to the Fullerton Park and Ride lot, the Metro Blue Line light rail, the Artesia Transit Center and Los Cerritos Mall.

Line 265 originates at Lakewood Center mall and continues to the City of Pico Rivera. The route provides a connection to the Metro Green Line light rail, which provides service to Los Angeles International Airport (LAX).

Line 266 provides service from Lakewood Center mall to the City of Pasadena. En route to Pasadena, the bus route serves the communities of Bellflower, Downey, Pico Rivera, South El Monte, and Temple City. The route also provides a connection to the Metro Green Line light rail.

Line 62 runs from the City of Hawaiian Gardens to downtown Los Angeles. The route also provides service to the communities of Cerritos, Norwalk, Santa Fe Springs, Pico Rivera, and Commerce. MTA also provides funding to Access Services Incorporated, a paratransit service offered to individuals whose disabilities prevent them from using regular buses or rail service. Access Para-transit operates seven days a week, 24 hours a day, in most areas of Los Angeles County. It is a shared ride service that operates curb-to-curb and utilizes a fleet of small buses, mini-vans, and taxis. Trip reservations can be made from 45 minutes to 14 days prior to the desired pick-up time.

Long Beach Transit (LBT)

LBT operates several bus lines throughout Lakewood and the surrounding communities, with connections to MTA bus and rail service and OCTA bus service. LBT offers both fixed-route and Dial-A-Ride services in Lakewood.

Fifteen LBT bus routes provide service within the City of Lakewood:

Routes 21 and 22 originate at Alondra Boulevard in the City of Bellflower and run through Lakewood to the Long Beach Transit Mall, where a connection to the Metro Blue Line and several Long Beach Transit lines is provided.

Route 23 originates at Carson Street in Lakewood.

Routes 91, 92, and 93 provide service from the City of Bellflower to the Long Beach Transit Mall, where a connection with the Metro Blue Line light rail and several Long Beach Transit lines is provided. Stops within Lakewood include Lakewood Center mall, the Lakewood Civic Center, and Lakewood High School.

Route 101 runs from Santa Fe Avenue to the Long Beach Towne Center. The route provides a connection to the Metro Blue Line light rail and makes stops at Long Beach City College, and multiple stops along Carson Street as it approaches the Long Beach Towne Center.

Route 102 provides service along Willow Street in Long Beach from Santa Fe Avenue to the Long Beach Towne Center. The route provides a connection to the Metro Blue Line light rail, which provides service to downtown Los Angeles.

Route 103 provides service along Willow Street in Long Beach from Santa Fe Avenue to Lakewood Civic Center and Lakewood Center mall.

Routes 111 and 112 connect Lakewood Center mall to the Long Beach Transit Mall. Stops include Lakewood Medical Center, Long Beach City College, and Long Beach Airport.

Route 172 provides service from the Long Beach Transit Mall to the Norwalk Green Line Station. The buses also make stops at Long Beach City College, CSU Long Beach, Long Beach Towne Center, and Cerritos College.

Route 173 provides service from the Long Beach Transit Mall to Los Cerritos Mall in the City of Cerritos. The buses also make various stops in Lakewood along Carson Street and Norwalk Boulevard.

Route 191 runs from the Long Beach Transit Mall to Artesia High School. The bus makes stops at the Del Amo Blue Line Station and the Lakewood Center mall.

Route 192 provides service from the Long Beach Transit Mall to the Los Cerritos Center in the City of Cerritos. The bus also makes stops at the Del Amo Blue Line Station and the Lakewood Regional Medical Center.

Cerritos on Wheels (COW)

Route 1 and 2 provides service to and from Del Amo Boulevard, Pioneer Boulevard and Palo Verde Avenue in Lakewood to Cerritos College, ABC Adult School, Cerritos Senior Center, Cerritos Post Office, Cerritos Civic Center and various park facilities in Cerritos.

Orange County Transportation Authority (OCTA)

OCTA supports the needs of the disabled community by providing wheelchair lifts on buses and by offering reduced fares for elderly passengers and passengers with disabilities. In addition, OCTA offers the ACCESS service, which provides door-to-door service for passengers who are unable to board regular fixed-route buses.

One OCTA line serves Lakewood:

Route 38 runs from Del Amo Boulevard and Pioneer Boulevard in Lakewood to the Anaheim Hills area. The bus stops at the Buena Park Mall and the Anaheim Hills Metrolink station.

Major Employers

Table 2-13 shows the top ten employers in the City of Lakewood. Overall, 27 businesses have 100 or more employees, and nine have more than 200 employees. Figure 2.6 shows the location of these employers in relation to the City's employment centers. As the figure shows, most of the major employers are located near Lakewood Center mall, which serves as the City's transit hub. All other employers are located in close proximity to bus routes traversing the City.

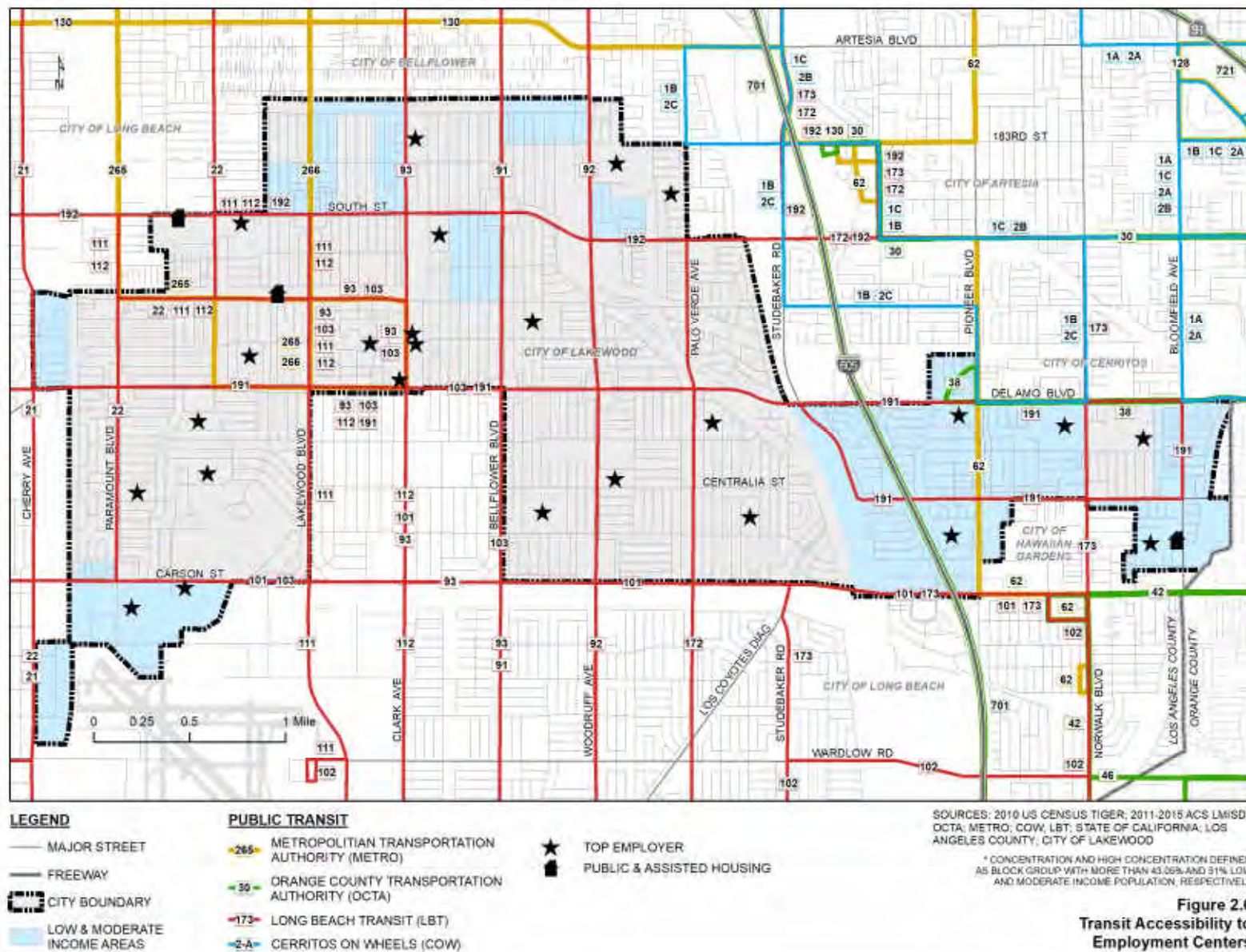
Table 2-13: Major Employers

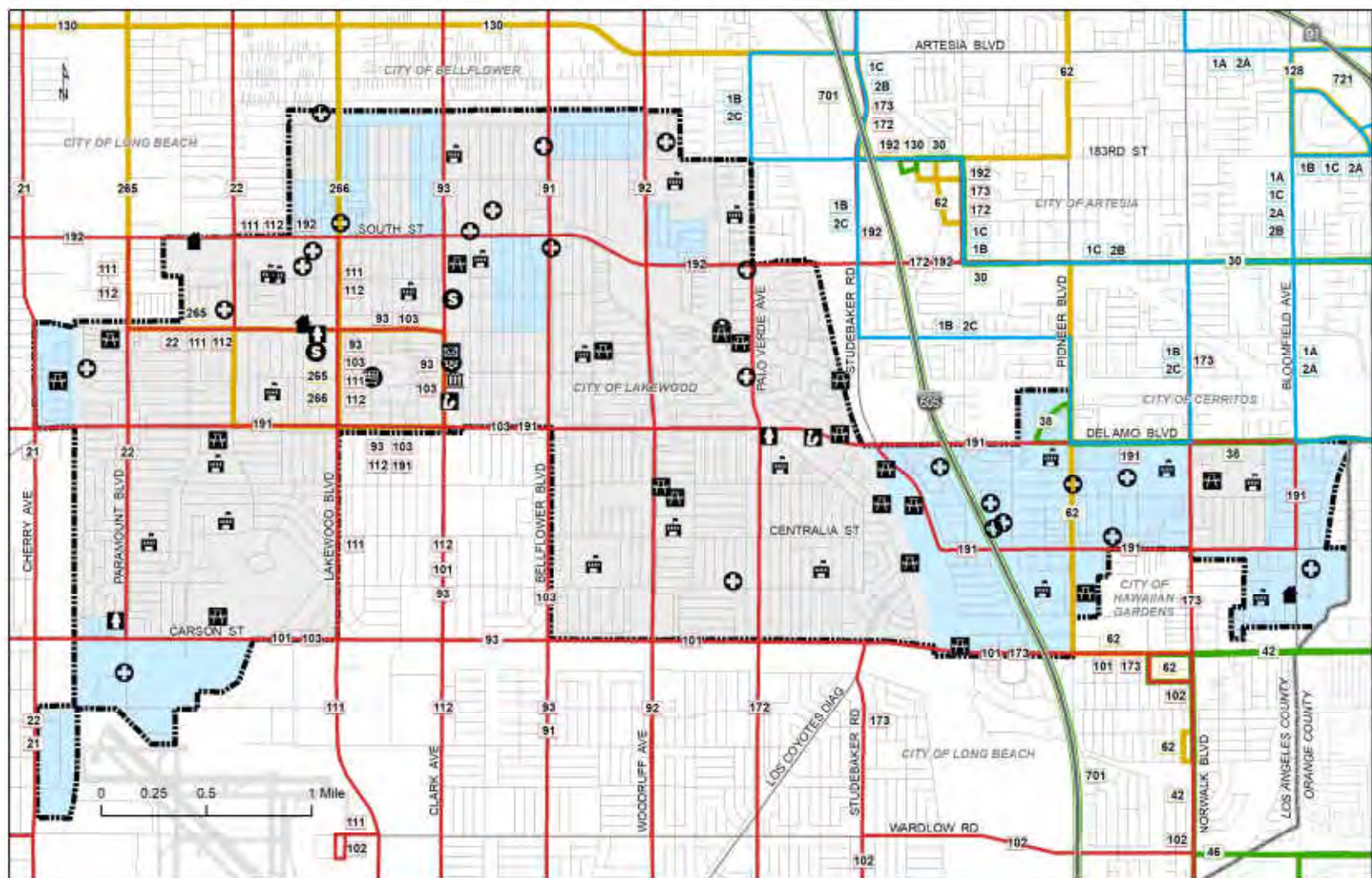
Business	Number of Employees
Long Beach Unified School District	909
Lakewood Regional Medical Center	791
City of Lakewood	594
Dept. of Children and Family Services	435
Bellflower Unified School District	402
Los Angeles County Sheriff's Department	321
ABC Unified School District	320
Home Depot	302
Albertson's	287

Source: Lakewood Community Development Department

Community Facilities

Many lower income households, elderly, and persons with disabilities depend on public transit to reach community facilities, such as hospitals/clinics, community centers, public libraries, parks, and schools. Figure 2.7 shows the location of community facilities, along with the location of transit routes and the assisted housing complex. As the figure shows, most of the community facilities are located immediately adjacent to public transportation routes.





LEGEND

- MAJOR STREET
- FREEWAY
- CITY BOUNDARY
- LOW & MODERATE INCOME AREAS

PUBLIC TRANSIT

- 265 METROPOLITAN TRANSPORTATION AUTHORITY (METRO)
- 30 ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA)
- 173 LONG BEACH TRANSIT (LBT)
- 2-A CERRITOS ON WHEELS (COW)

COMMUNITY FACILITIES

- CITY HALL
- FIRE STATION
- PUBLIC LIBRARY
- LICENSED CARE FACILITY
- PARK
- PUBLIC & ASSISTED HOUSING
- POST OFFICE
- PUBLIC SCHOOL
- SHERIFF STATION
- REGIONAL MALL
- SENIOR CENTER

SOURCES: 2010 US CENSUS TIGER; 2011-2015 ACS LMI50; OCTA; METRO; COW; LBT; STATE OF CALIFORNIA; LOS ANGELES COUNTY; CITY OF LAKEWOOD

* CONCENTRATION AND HIGH CONCENTRATION DEFINED AS BLOCK GROUP WITH MORE THAN 43.05% AND 51% LOW AND MODERATE INCOME POPULATION, RESPECTIVELY

Figure 2.7
Transit Accessibility to Community Facilities and Assisted Housing

Chapter 3

Mortgage Lending Practices

An essential aspect of Fair Housing Choice is equal access to credit for the purchase or improvement of a home. In the past, fair lending practices were not always employed by financial institutions. Credit market distortions and other activities such as redlining prevented some groups from equal access to credit. Redlining refers to the practice whereby a lender provides unequal access to credit or unequal credit terms to a person because of their race, creed, color, or national origin or other characteristic of the resident of the area where the applicant resides or will reside. The passage of the Community Reinvestment Act (CRA) in 1977 and the Home Mortgage Disclosure (HMDA) Act in 1979 was designed to improve access for all members of the community. This section reviews the lending practices of financial institutions and the access minorities and all income groups have to home loans.

Community Reinvestment Act

The Community Reinvestment Act (CRA) is intended to encourage regulated financial institutions to help meet the credit needs of entire communities, including low and moderate income neighborhoods. Depending on the type of institution and total assets, a lender may be examined by different supervising agencies for its CRA performance. A search in the Federal Reserve Board (FRB), Federal Financial Institutions Examination Council (FFIEC), Federal Deposit Insurance Corporation (FDIC), Office of the Comptroller of the Currency (OCC), and Office of Thrift Supervision (OTS) databases was performed.

Home Mortgage Disclosure Act

In tandem with the CRA, the HMDA requires lending institutions to make annual public disclosures of their mortgage lending activity. Under HMDA, lender are required to disclose information on the disposition of home loan applications and on the race or national origin, gender, and annual income of loan applicants.

Detailed HMDA data for conventional and government-backed home purchase and home improvement loans in Lakewood were examined. HMDA data provides some insight into the lending practices that exist in a community. However, the HMDA data is used only to indicate the potential for unfair lending practices; the data cannot be used to reach definite conclusions on discriminatory practices.

3.1 Disposition of Conventional Home Loan Applications by Race and Income of Applicant

Conventional Home Purchase Loans

Approximately 671 conventional home purchase loans were processed for home in Lakewood in 2017 (Table 3-1). White applicants accounted for the largest portion, with 48% of the total loans processed. Of all loans processed 13% did not provide race information and 9.6% of the loans were marked as not applicable (such as institutions, not for profit groups, REOs, etc.).

Overall, 428 (63.7%) of conventional loan applications were approved, 7.1% were denied, 6.8% were withdrawn, 22.2% were either not used, were closed or were REO. Approval rates for conventional home purchase loans varied by applicant race. A review of the data found that White applicants were the largest group whose loan was originated (55.7%) followed by Asian applicants (23.2%). African American applicants had an approval rate of 4.5%. However, the loan denial rate was more equally balanced among Asian, African American and White applicants (22.9%, 8.3% and 43.8%, respectively). This reveals that White applicants had more equity, income, or other assets to obtain a conventional loan than other races, but the proportion of White applicants who had their loan denied was not significantly disproportionate from Asian, African American and Hispanic applicants.

Approval rates for Hispanic or Latino loan applicants were 19.9% and for Non-Hispanic applicants the rate was 67.9%. The difference is nearly 50% points, which is a significant difference between these two ethnic groups.

Table 3-1: Disposition of Conventional Home Purchase Loan Applications by Race, 2017

	Total		Approved		Denied		Withdrawn		Not Used/Closed/REO	
Race	#	%	#	%	#	#	#	%	#	%
American Indian or Alaska Native	2	0.3%	2	0.5%	0	0.0%	0	0.0%	0	0.0%
Asian	149	22.2%	99	23.2%	18	22.9%	18	39.1%	21	14.1%
African American	29	4.3%	19	4.5%	3	8.3%	3	6.5%	3	2.0%
Native Hawaiian/Pacific Islander	14	1.9%	10	2.1%	0	0.0%	0	0.0%	3	2.0%
White	326	48.7%	238	55.7%	21	43.8%	15	32.6%	52	34.9%
Information Not Provided	87	13.0%	53	12.4%	10	20.8%	9	19.6%	15	10.1%
Not Applicable	64	9.6%	7	1.6%	1	2.1%	1	2.2%	55	36.9%
Total	671	100%	428	100%	48	100%	46	100%	149	100%
Ethnicity										
Hispanic or Latino	112	16.7%	85	19.9%	9	18.8%	2	4.2%	16	10.9%
Not Hispanic or Latino	412	61.4%	291	67.9%	27	56.2%	34	70.8%	60	40.8%
Information Not Provided	84	12.5%	45	10.5%	11	22.9%	11	22.9%	17	11.6%
Not Applicable	63	9.4%	7	1.7%	1	2.1%	1	21.1%	54	36.7%
Total	671	100%	428	100%	48	100%	46	100%	149	100%

Sources: Consumer Financial Protection Bureau <http://www.consumerfinance.gov/hmda/explore>
Federal Financial Institutions Examination Council <http://www.ffiec.gov/hmda/hmdaproducts.htm#LAR> TS

While Table 3-1 provides an overall illustration of the loan disposition among different races for conventional loans, Table 3-2 below provides more detailed analysis of loan approval rate by race and income of the applicant. As shown in Table 3-2, approval rates do not vary significantly by income among racial groups of the same income level. As can be expected, approval rates are relatively low for applicants earning less than 80% of the MFI and somewhat higher approval rates among those applicants earning between 100% to 120% of the MFI and significantly higher among those earning more than 120% of the MFI.

Among the racial groups Asian and Whites tend to have higher approval rates while African Americans, American Indians or Alaska Native and Native Hawaiian/Pacific Islander had the lowest in the lower three income categories. Among applicants earning more than 120% of the MFI, the approval rates ranged between 63% and 100% across the races.

In examining the approval rates among the races, all races combined had a 5% approval rate for income less than 80% of the MFI. There were seven approved loans in the Not Applicable category, however, applicant income was not recorded for any of the approved loans.

Table 3-2: Approval Rates for Conventional Home Purchase Loans, 2017

Loan Approval Rate by Income Level					
Race	< 50%	50%-80%	80%-100%	100%-120%	>120%
American Indian or Alaska Native	0%	0%	0%	0%	100%
Asian	2%		16%	13%	63%
African American	0%	6%	0%	0%	100%
Native Hawaiian/Pacific Islander	0%	10%	0%	10%	80%
White	1%	2%	5%	12%	80%
Information Not Provided	0%	4%	4%	16%	76%
Not Applicable	-	-	-	-	-
All Applicants	1%	4%	8%	8%	79%

Sources: Consumer Financial Protection Bureau <http://www.consumerfinance.gov/hmda/explore>
Federal Financial Institutions Examination Council http://www.ffiec.gov/hmda/hmdaproducts.htm#LAR_TS

Home Buyer Assistance Program

A common obstacle for first-time homebuyers in achieving homeownership is inadequate savings to make a down payment. Also, it is difficult for some buyers to obtain financing, especially when they have little or no funds towards a down payment. For this reason, many lenders offer first-time home buyer programs. These programs vary from lender to lender, and can change from year to year. It is prudent for first-time home buyers to spend extra time researching and comparing the programs and rates that each lender has to offer.

3.2 Disposition of Government-Backed Home Loan Applications

Government-backed financing presents an alternative to conventional financing. Sources of government-backed financing include loans insured by the Federal Housing Administration (FHA), the Department of Veterans Affairs (VA), and the Rural Housing Services/Farm Service Agency (RHS/FSA).

Table 3-3 compares the total applications, approvals and denials for conventional and government-backed loans. Relative to conventional loans, no government-backed loans were denied in 2017. Overall, government-backed applications accounted for 56.5% of all home purchase applications in Lakewood.

Table 3.3: Comparison of Conventional and Government-Backed Home Purchase Loan Applications, 2017

Disposition	Loan Type			
	Conventional		Government-Backed	
	# of Applications	% of Total	# of Applications	% of Total
Loans Approved	428	68.5%	525	100%
Loans Denied	48	7.7%	0	0%
Loans Closed	149	23.8%	0	0%
Total	625	100%	525	100%

Sources: Consumer Financial Protection Bureau <http://www.consumerfinance.gov/hmda/explore>
Federal Financial Institutions Examination Council http://www.ffiec.gov/hmda/hmdaproducts.htm#LAR_TS

3.3 Lending by Census Tract and Tract Income by Minority Concentration

To identify potential geographic differences in mortgage lending activities, an analysis of the HMDA data was conducted by Census Tract and tract income levels. Based on the 2010 Census, HMDA defines a tract based on the following income levels:

- Very Low and Low Income Tract – Tract Income < 50% County MFI
- Moderate Income Tract – Tract Income Between 51% and 80% County MFI
- Middle Income Tract – Tract Income Between 81% and 120% County MFI
- Upper Income Tract – Tract Income > 120% County MFI

Table 3-4 shows the total number of applications, the origination rate, and the denial rate by Census Tract for conventional home purchase loans in 2017. As shown, the origination rates varied widely among Census Tracts from 2.3% to 7.9%. The median origination rate is 5.5%.

Table 3-4: Comparison of Conventional Home Purchase Loans by Census Tract, 2017

Census Tract	Loan Applications by Census Tract									
	Total		Originated		Denied		Withdrawn		Closed	
	# of Loans	% of Total	# of Loans	% of Total	# of Loans	% of Total	# of Loans	% of Total	# of Loans	% of Total
5550.01	53	5.8%	28	4.8%	6	9.7%	8	11.9%	11	5.4%
5550.02	23	2.5%	17	2.9%	1	1.6%	1	1.5%	4	2.0%
5551.02	49	5.4%	32	5.5%	4	6.5%	5	7.5%	8	3.9%
5551.03	21	2.3%	12	2.1%	2	3.2%	0	0%	7	3.4%
5551.04	38	4.2%	24	4.1%	6	9.7%	1	1.5%	7	3.4%
5700.01	29	3.2%	19	3.3%	1	1.6%	3	4.5%	6	3.0%
5700.02	39	4.3%	24	4.1%	4	6.5%	3	4.5%	8	4.0%
5700.03	42	4.6%	31	5.4%	2	3.2%	1	1.5%	8	4.0%
5707.01	62	6.8%	41	7.1%	3	4.8%	3	4.5%	15	7.5%
5707.02	42	4.6%	27	4.7%	2	3.2%	2	3.0%	11	5.4%
5708.00	69	7.6%	40	6.9%	5	8.1%	7	10.4%	17	8.4%
5709.01	63	6.9%	41	7.1%	6	9.7%	2	3.0%	14	7.0%
5709.02	30	3.3%	18	3.1%	4	6.5%	1	1.5%	7	3.4%
5710.00	72	7.9%	48	8.3%	3	4.8%	7	10.4%	14	7.0%
5711.01	61	6.7%	38	6.6%	0	0%	8	11.9%	15	7.5%
5711.02	69	7.6%	43	7.4%	3	4.8%	4	6.0%	19	9.4%
5713.00	55	6.0%	37	6.4%	3	4.8%	3	4.5%	12	5.9%
5714.00	54	5.9%	37	6.4%	3	4.8%	1	1.5%	13	6.0%
5715.03	40	4.4%	22	3.8%	4	6.5%	7	10.4%	7	3.4%
Total	911	100%	579	100%	62	100%	67	100%	203	100%

Sources: Consumer Financial Protection Bureau <http://www.consumerfinance.gov/hmda/explore>

Federal Financial Institutions Examination Council <http://www.ffiec.gov/hmda/hmdaproducts.htm#LAR> TS

3.4 Mortgage Refinancing

In recent years, the real estate market has undergone a major shake-up. Although prices declined precipitously ten years ago, the median home price has risen significantly since then. Purchasing and financing a home has become more difficult following the national housing crisis. Lending institutions have become more stringent compared to the standard of the mid-2000's and before.

Relative to home purchase applications, approval rates for mortgage refinancing applications are fairly low for all groups, with only 52.0% of all refinancing applications being approved in 2017. As Table 3-5 shows, White applicants had the highest approval rate (59.9%), while American Indians or Alaska Native applicants had the lowest (0.7%). The loan approval rates for Asian (13.1%), African American (6.8%) and Native Hawaiian or Pacific Islander (2.0%) were significantly lower than White applicants. Applicants of Hispanic origin (22.5%) were significantly lower than applicants of Non-Hispanic origin (62.1%) in obtaining approval of a refinancing loan. Since several factors influence the approval of refinance applications, it is difficult to determine the reasons for the disparity between White applicants and applicants of other races.

Table 3-5: Trends of Conventional Mortgage Refinancing Applications by Race, 2017

Race	Total		Approved		Denied		Withdrawn		Closed	
	# of Loans	% of Total	# of Loans	% of Total	# of Loans	% of Total	# of Loans	% of Total	# of Loans	% of Total
American Indian or Alaska Native	19	0.9%	9	0.7%	4	1.4%	16	4.8%	3	1.8%
Asian	297	13.4%	150	13.1%	36	13.0%	43	12.8%	37	22.2%
African American	125	5.6%	78	6.8%	22	7.9%	20	6.0%	5	3.0%
Native Hawaiian/ Pacific Islander	41	1.9%	23	2.0%	7	2.5%	6	1.8%	2	1.2%
White	1,158	53.7%	685	59.9%	131	47.3%	181	54.0%	90	53.9%
Information Not Provided	399	18.0%	201	17.5%	77	27.9%	69	20.6%	30	17.9%
Not Applicable	144	6.5%	4	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	2,213	100%	1,150	100%	277	100%	335	100%	167	100%
Ethnicity										
Hispanic or Latino	444	20.1%	259	22.5%	54	19.9%	69	20.6%	31	18.6%
Not Hispanic or Latino	1,291	58.4%	714	62.1%	155	55.6%	209	62.4%	110	65.9%
Information Not Provided	331	15.0%	177	15.4%	68	24.5%	57	17.0%	26	15.5%
Not Applicable	147	6.5%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Total	2,213	100%	1,150	100%	277	100%	335	100%	167	100%

Sources: Consumer Financial Protection Bureau <http://www.consumerfinance.gov/hmda/explore>
Federal Financial Institutions Examination Council http://www.ffiec.gov/hmda/hmdaproducts.htm#LAR_TS

3.5 Predatory Lending and Housing Fraud

With an active housing market, potential predatory lending practices by financial institutions may arise. Predatory lending involves abusive loan practices usually targeting minority homeowners or those with compromised credit histories. The predatory practices typically include high fees, hidden costs, unnecessary insurance, and larger repayments due in later years. One of the most common predatory lending practices is placing borrowers in to a higher interest rate loan than called for by their credit status. Although the borrowers may be eligible for a loan in the prime market, they are directed in to more expensive and higher fee loans in the subprime market. In

other cases, fraudulent appraisal data were used to mislead homebuyers in to purchasing over-valued homes, or fraudulent or misrepresented financial data is used to encourage homebuyers in to assuming a larger loan than be afforded. Both cases almost inevitable result in foreclosure or undesired sale of the property.

Predatory lending has also penetrated the home improvement financing market. Seniors and minority homeowners are the usual targets. In general, home improvement financing is more difficult to obtain than home purchase financing. Many homeowners have too high a debt-to-income ratio to qualify for home improvement loans in the prime market and become targets of predatory lending in the subprime market. Seniors are often swindled in to installing unnecessary devices or making unnecessary improvements that are bundled with unreasonable financing terms.

Predatory lending is a growing fair housing issue. Predatory lenders who discriminate get some scrutiny under the Fair Housing Act of 1968, which requires equal treatment in terms and conditions of housing opportunities and credit regardless of race, religion, color, national origin, family status, or disability. This applies to loan originators as well as the secondary market. The Equal Credit Opportunity Act of 1972 requires equal treatment in loan terms and availability of credit for all of the above categories, as well as age, sex, and marital status. Lenders that engage in predatory lending would violate these acts, if they target African American, Hispanic or elderly households to buy higher-priced and unequal loan products; treat loans for protected classes differently than those of comparable credit-worthy Whites; or have policies or practices that have a disproportionate effect on the protected classes. Examples of fair lending violations include giving an African American borrower a higher-cost loan than a White borrower with a comparable credit rating, or buying such a loan in the secondary market.

In 1988, HUD began an initiative to address fraud in programs administered by the federal agency. The “Housing Fraud Initiative” investigation involved the Federal Bureau of Investigation, Internal Revenue Service, and U.S. Attorney’s Office, and uncovered \$110 million in fraud involving three types of schemes:

- Originating fraudulent loans that allowed unqualified borrowers to obtain mortgages insured by the Federal Housing Administration
- A scam in which real estate professionals obtain mortgages in the names of fictitious borrowers; and
- Equity skimming, in which an owner sells a property to a so-called “straw buyer” at an inflated price. The straw buyer then defaults, but the seller has already profited.

An example of equity skimming is when a person buys a \$100,000 HUD foreclosed home and resells it for \$200,000 to a buyer who does not exist, but is made “real” through false or forged documents. This person makes \$100,000 profit from the fraudulent loan, money that should have been awarded to deserving HUD applicants.

HUD targeted Southern California first under the program to a large extent because the default rate in seven Southern California counties was 50% higher than the national rate. In particular, Los Angeles, Riverside, and San Bernardino counties are known to have the highest concentration

of FHA foreclosures. In Lakewood, no FHA foreclosed property is currently listed on HUD's web page.

In addition, HUD in conjunction with the U.S. Department of Treasury, formed the Joint Task Force on Predatory Lending in 2000. The Task Force conducted an in-depth investigation of the problem and issued recommendations to Congress regarding improving consumer literacy and disclosure, reforming sales practices, improving market structure, and restricting abusive terms and conditions.

The State of California has also enacted additional measures designed to stem the tide of predatory lending practices. Senate Bill 357 provides a funding mechanism for local District Attorney's offices to establish special units to investigate and prosecute real estate fraud cases. Furthermore, former Governor, Gray Davis signed Assemble Bill 489, a predatory lending reform bill that prevents a lender from basing a loan strictly on the borrower's home equity as opposed to the ability to repay the loan. The bill also outlaws some balloon payments and prevents refinancing unless it results in an identifiable benefit to the borrower.

Chapter 4

Public Policies

Public policies, particularly land use controls, zoning regulations, and housing policies have the potential to impact the location and availability of housing choices. This chapter of the AI reviews the public policies of Lakewood in relation to fair housing choices.

4.1 Covenants, Conditions, and Restrictions

In the past, Covenants, Conditions, and Restrictions (CC&Rs) were used to exclude certain groups such as minorities from equal access to housing in a community. Today, the California Department of Real Estate reviews CC&Rs for all subdivisions of five or more lots, condominiums of five or more units. The review is authorized by the Subdivision of Land Act and mandated by the Business Professions Codes, Section 11000. The review includes a wide range of issues, including compliance with fair housing laws.

The review must be completed and approved before the Department of Real Estate will issue a final subdivision public report. The report is required before the real estate broker can sell the units, and each prospective buyer must be issued a copy of the report. If the CC&Rs are not approved, the Department of Real Estate will issue a “deficiency notice”, requiring the real estate broker to revise the CC&Rs.

4.2 Public Policies and Programs Affecting Housing Development

The City’s Housing Element, General Plan, Planning and Zoning Code, Consolidated Plan and other documents have been reviewed to evaluate the following potential impediments to fair housing choice and affordable housing development:

- Local zoning, building, occupancy, health and safety codes
- Public policies and building approvals that add to the cost of housing development
- Moratoriums or growth management plans
- Residential development fees
- Administrative policies affecting housing activities
- Policies that restrict housing or community development resources for areas of minority concentration, or policies that inhibit employment of minorities or individuals with disabilities
- Interdepartmental coordination between agencies that provide housing or community development resources to areas of minority concentration or to individuals with disabilities
- Availability of public transportation and social services for persons with disabilities
- Community representation on planning and zoning boards and commissions

Local Zoning, Building, Occupancy, Health and Safety Codes

Zoning Ordinance

Higher density housing reduces land costs on a per-unit acre basis and thus facilitates the development of affordable housing. Restrictive zoning that requires unusually large lot and building size can increase housing costs and can impeded housing production. Zoning Code regulations accommodate a wide range of housing types including mobile homes, second units, group care facilities, and senior housing. Development standards such as density, height, setbacks, and parking are also specified in the Zoning Code. Table 4-1 identifies residential zone districts and development standards.

Table 4-1: Residential Zone Districts

Zone	Maximum Density	Maximum Height	Minimum Lot Size	Typical Residential Type
R-A	8.7 du/acre	35 feet	6,000 sf	Low-Density single-family dwellings and accessory buildings; limited agriculture
R-1	8.7 du/acre	35 feet	6,000 sf	Low-Density single-family dwellings and accessory buildings
M-F-R	1) 22 du/acre for parcels less than 12,500 sf 2) 24 du/acre for parcels 12,500 sf to 25,00 sf 3) 30 du/acre for parcels greater than 25,000 sf	25 feet	15,000 sf	Multi-family dwelling units and accessory buildings
MHP	10 du/acre	N/A	4 acres	Mobile Homes

Definition of a Family

A community's zoning ordinance can restrict access to housing for relations failing to qualify as a "family" by the definition specified in the zoning ordinance. Even if the code provides a broad definition, deciding what constitutes a "family" should be avoided by cities to prevent confusion or give the impression of restrictiveness.

California court cases, for example *City of Santa Barbara v. Adamson* (1980) and the *City of Chula Vista v. Pagard* (1981), have ruled that an ordinance that defines "family" as (a) an individual, (b) two or more persons related by blood, marriage, adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit is invalid. Court rulings stated that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

The Lakewood Zoning Code defines a family as follows:

“One or more persons living as a single housekeeping unit as distinguished from a group occupying a boarding, rooming, or lodging, hotel, or club. A family may include domestic servants.” (Lakewood Municipal Code, Section 9302.23)

Though the use of “family in the Lakewood Zoning Code does not appear to be restrictive, the mere presence of the definition can be confusing and could lead to the perception of restrictiveness.

Community Care Facilities

The Lanterman Developmental Disabilities Act of the California Welfare and Institutions Code (Sections 5115 and 5116) declares that mentally and physically disabled persons are entitled to live in normal residential surroundings. The use of property for the care of six or fewer disabled persons is residential use for the purpose of zoning. A state-authorized, certified or licensed family care home, foster home, or group home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a day basis is considered a residential use that is permitted in all residential zones for single-family dwellings. No local agency can impose more restrictive zoning or building and safety standards on these homes. There are 23 community facilities in the City of Lakewood. All but two of the facilities are located within residential zones. The City approved one facility to be located in the Intermediate Residential (C-3) zone and the second in the Heavy Industrial (M-2) zone.

Accessory Dwelling Units

Accessory dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons and that are secondary to the primary dwelling unit on a lot. The units must include permanent provisions for living, sleeping, cooking, laundry and sanitation. Second units may be an alternative source of affordable housing for low income households, particularly for seniors. In September 2018, the City amended the Zoning Ordinance to permit accessory dwelling units by right in residential zones, subject to certain development standards. State law requires local jurisdictions to ordinances that establish the conditions under which accessory dwelling units will be permitted or to adopt the State law provisions governing second units (Government Code, Section 65852.2).

Mobile Homes/Manufactured Housing

State legislation mandates the inclusion of mobile home/manufactured housing in a jurisdiction’s land use policy. The City permits mobile homes or manufactured housing on single-family zoned lots. In addition, the City has a Mobile Home Park zone, which allows for the establishment of mobile home parks.

Density Bonuses

In October 2014, the City amended its municipal code to comply with State Density Bonus law. The amendment repealed old density bonus language and replaced it with a section that references the State law and any amendments thereto. The City will continue to promote density bonus provisions for residential development projects.

Parking Requirements

The Lakewood Zoning Code requires two covered parking spaces for each single-family unit. In the Multi-Family Residential (M-F-R) zone, dwelling units with two or fewer bedrooms require two parking spaces, and units with three bedrooms require two and one-half parking spaces, and units with four or more bedrooms require three spaces. In addition, the zoning code requires that guest parking be provided in the M-F-R zone at a ratio of 10% of the spaces required for the units.

For senior housing or housing for persons with disabilities, parking requirements can be reduced to one parking space per three units plus one parking space for every three employees. The 10% additional guest parking is also required for these units.

Senior/Affordable Housing

Lakewood has three senior assisted-housing projects totaling 367 units. The City provides flexible development standards, including reduced parking standards and smaller unit sizes in order to encourage the development of senior and affordable housing projects. The City also encourages preservation of these units as affordable housing, as conversion to a market-rate use requires additional on-site parking, development of larger units, and other standards to comply with the Zoning code.

Building Codes

The City has adopted the State Uniform Building and Housing Codes. These codes are considered to be the minimum necessary to protect the public health, safety, and welfare. No local amendment has either been initiated or approved that directly affects housing standards or processes.

Public and Administrative Policies Concerning Community Development and Housing Activities

Important criteria of the State Department of Housing and Community Development's (HCD) approval of any housing element includes a determination that the local jurisdiction's policies do not unduly constrain the maintenance, improvement, and development of a variety of housing choices for all income levels. The City's 2013-2021 Housing Element was approved by the City in August 2013. The 2013-2021 Housing Element identifies the following goals:

- 1.1 Preserve and improve the existing affordable housing stock.

- 1.2 Preserve and improve the residential neighborhood environments that provide a high quality of life for all Lakewood residents.
- 2.1 Develop housing to meet the identified local housing needs of the community while maintaining and providing a high quality of life for all Lakewood residents.
- 2.2 Develop the maximum number of new housing units possible to meet Lakewood's fair share of regional housing needs as identified in the SCAG Regional Housing Needs Assessment.
- 2.3 Achieve compliance with energy conservation measures to be included in new housing developments
- 2.4 Provide suitable sites for housing development.
- 3.1 Provide housing assistance needs to Lakewood residents.
- 3.2 Preserve and increase the number of assisted housing units.
- 4.1 Promote housing opportunities for all persons regardless of race, color, ethnicity, national origin, religion, sex or marital status.

The following are summaries of key programs contained in the 2013-2021 Housing Element that facilitate the provision of quality housing and a range of housing choices:

- *Code Enforcement and Community Conservation* – The City has an Active code enforcement program dedicated to preserving and improving the environmental quality of the City. Community Conservation Officers receive approximately 150 service requests each month. Community Conservation Program staff will continue to work closely with the Housing Section to refer eligible property owners to the rehabilitation loan programs offered through the City.
- *Home Rehabilitation Loan and Grant Programs* – The City offers home rehabilitation loans and grants for low income household and senior household properties. The maximum loan amount for single-family homes is \$18,000. This program helps provide quality housing for seniors and lower income households. The City also offers a Fix-Up, Paint-Up Program whereby households can receive minor home repairs up to \$3,000. In addition, Teens in Lakewood Care (TLC) program provides general landscape maintenance and light housekeeping services to qualified low income property owners through a cooperative program between the City of Lakewood, the Lakewood Jaycees, and area high school students.
- *Condominium Conversion Regulations* – The Lakewood Municipal Code contains a Condominium Conversion Ordinance that restricts the conversion of rental units to owner-occupied units when the vacancy rate for the City is below 5%. By restricting the

conversion of rental units, the City ensures that a variety of housing choices exist for residents.

- *Density Bonus* – Pursuant to State law, the City allows density bonuses for residential developmental projects. The City provides information regarding density bonuses and other housing incentives on the City website.
- *Section 8 Rental Assistance* – In July 2011 the City voluntarily transferred its budget authority and baseline units from the Lakewood Housing Authority to the Housing Authority of Los Angeles County (HACoLA) for administration of the program. The City continues to provide information and refers the elderly, large families and lower-income families to this program.
- *Lakewood Housing Strategy* – The Lakewood Housing Strategy has been designed to develop a comprehensive housing program for the portion of Lakewood east of the San Gabriel River. The formulation of a housing strategy for this portion of Lakewood entailed surveying each parcel within the area and determining the condition, occupancy, ownership patterns, housing types, available parking, condition of public improvements, traffic counts, population density, student generation, code enforcement history, fire and public safety concerns and other factors which help the quality and state of the housing. This data is being utilized in conjunction with economic statistics on property re-sales and leasing in the area to describe the current state of Lakewood's housing stock. From the data collected, a housing strategy is formulated for the sub-areas of greatest need.
- *Homebuyer Assistance Programs* – The California Housing Finance Agency's Mortgage Credit Certificate (MCC) tax credit program functions as a federal income tax credit that reduces the borrower's potential federal income tax liability. The credit may be used by first-time home buyers to convert a portion of the annual mortgage interest into a direct income tax credit, and therefore lower the amount of federal taxes the holder of the MCC would have to pay for the duration of the loan. The credit is subtracted dollar-for-dollar from the homebuyer's federal income taxes. Qualified buyers are awarded a tax credit of up to 15% and the remaining 85% may be taken as a deduction from the income in the usual manner.

This program encourages more owner-occupied housing and provides greater home ownership opportunities for families in Lakewood, particularly those that are low and moderate income. Interested residents go through the normal process of choosing a realtor and arranging financing through a program participating lender. If the home selected is eligible for the program, the lender applies for the MCC on behalf of the buyer. Home prices, location and other participant restrictions apply.

- *Fair Housing Program* – The City contracts with a fair housing consultant to provide a variety of fair housing services, including education, counseling, dispute investigation and resolution, case referrals, and training. The City reviews the Fair Housing Program quarterly to identify specific areas of need in the City and to focus programs toward meeting these needs.

Moratoriums/Growth Management

Lakewood does not have building moratoriums or growth management plans that limit housing construction.

Development Fees/Assessments

Development fees and taxes charged by local governments also contribute to the cost of housing. In Lakewood, the fees charged for residential developments are designed to offset the cost of permit processing. Examples of fees include Site Plan Review, Special Use Permit application, Environmental Assessment, and Design Review among others. In addition, school impact fees are assessed by the State. Fees charged by the City are lower than most of the surrounding communities and thus do not unduly restrict the provision of a range of housing choices.

Community Representation

An important strategy for expanding housing choices for all residents is to ensure that residents' concerns are heard. A jurisdiction must create avenues in from which residents can voice concerns. Lakewood's commissions and committees are populated by member from the community. The role of these commissions and committees is discussed below. Overall, the City provides for sufficient community representation in the decision-making process of housing-related matters.

Planning and Environment Commission

The Planning and Environment Commission (PEC) reviews and makes decisions on a variety of land use matters such as subdivisions, conditional use permits, community plans, design reviews, and variances. The PEC also reviews and makes recommendations to the City Council on issues pertaining to the General Plan, Specific Plans, zone changes, annexations, and other policy issues regarding development. The PEC consists of five members appointed by the City Council to serve two-year terms.

Development Review Board

The Development Review Board (DRB) is composed of an architect, a landscape architect and the Director or Community Development or her/his designee. The DRB serves as both an advisory and approval body that reviews aspects of project design. The primary goal of the DRB is to ensure that physical property improvement projects are designed and constructed in accordance with the City's high standards of quality. The DRB conducts the review process and applies conditions of approval in a judicious manner so as not to cause undo burden on any development. DRB meeting are informal and open to the public.

Recreation and Community Services Commission

The Recreation and Community Services Commission (Commission) studies issues related to Lakewood's recreational programs and social services. The Commission consists of five members

appointed by the City Council to serve two-year terms. All meeting are open to the public in order to give residents adequate opportunity to voice opinions.

Community Safety Commission

The Community Safety Commission has the responsibility of studying, planning and recommending appropriate action to the City Council on matters pertaining to traffic, public safety, fire prevention, law enforcement services, public health, animal control, civil defense, and disaster planning and control. All meetings are open to the public in order to give residents adequate opportunity to voice opinions.

Chapter 5

Assessment of Fair Housing Practices

This chapter provides an overview of current fair housing practices in Lakewood. Recent fair housing complaints, violations, and suits are evaluated to determine trends or patterns of impediments to fair housing in the City.

5.1 Fair Housing Practices of Realtors and Other Housing Associations

A number of professional organizations for housing services are engaged in the maintenance and furthering of fair housing choices. These include real estate associations and apartment associations. This section provides an overview of the fair housing commitments of these organizations and the services they provide to promote the awareness of fair housing among its membership.

Real Estate Associations

On December 6, 1996, HUD and the National Association of Realtors (NAR) entered in to a Fair Housing Partnership. The partnership requires HUD and NAR to develop a Model of Affirmative Fair Housing Action Plan for use by members of NAR to satisfy HUD's Affirmative Fair Housing Marketing regulations. The NAR has developed a Fair Housing Program to provide resources and guidance to Realtors in ensuring equal professional services for all people.

Fair Housing Declaration

The term "realtor" identifies a licensed professional in real estate who is a member of the NAR. Not all licensed real estate brokers and salespersons are members of the NAR. However, realtors who are members of NAR must pledge to conduct business in keeping with the spirit and letter of the Code of Ethics. Specifically, Article 10 of the Code of Ethics obligates realtors to affirmatively further fair housing as follows:

Realtors shall not deny equal professional services to any person for reasons of race, color, religion, sex, handicap, familial status, national origin, sexual orientation or gender identity. Realtors shall not be parties to any plan or agreement to discriminate against a person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. (Amended 1/14).

Realtors, in their real estate employment practices shall not discriminate against any person or persons on the basis of race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. (Amended 1/14).

Standard of Practice 10-1

When involved in the sale or lease of a residence, Realtors shall not volunteer information regarding the racial, religious or ethnic composition of any neighborhood nor shall they engage in any activity which may result in panic selling, however, Realtors may provide demographic information. (Adopted 1/94, Amended 1/06).

Standard of Practice 10-2

When not involved in the sale or lease of a residence, Realtors may provide demographic information related to a property, transaction or professional assignment to a party if such demographic information is (a) deemed by the Realtor to be needed to assist with or complete, in a manner consistent with Article 10, real estate transaction or professional assignment and (b) is obtained or derived from a recognized, reliable, independent and impartial source. The source of such information and any additions, deletions, modifications, interpretations, or other changes \shall be disclosed in reasonable detail. (Adopted 1/05, Renumbered 1/06).

Standard of Practice 10-3

Realtors shall not print, display or circulate any statement or advertisement with respect to selling or renting of a property that indicates any preference, limitations or discrimination based on race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. (Adopted 1/94, Renumbered 1/05 and 1/06, Amended 1/14).

Standard of Practice 10-4

As used in Article 10 “real estate employment practices” relates to employees and independent contractors providing real estate-related services and the administrative and clerical staff directly supporting those individuals. (Adopted 1/00, Renumbered 1/05 and 1/06).

Diversity Certification

The NAR has created a diversity certification, “At Home with Diversity: One America” to be granted to licensed real estate professionals who meet eligibility requirements and complete the NAR “At Home with Diversity” course. The certification will signal to customers that the real estate professional has been trained on working with diversity in today’s real estate markets. The coursework provides valuable business planning tools to assist real estate professionals in reaching out and marketing to a diverse housing market. The NAR course focuses on diversity awareness, building cross-cultural skills, and developing a business diversity plan. In July 1999, the NAR Diversity Program received the HUD “Best Practices” award.

California Association of Realtors

The California Association of Realtors (CAR) includes more than 110 local member Associations and more than 155,000 REALTORS®, REALTORS®-Associates, and affiliate members. As members of organized real estate realtor subscribe to a strict code of ethics and have access to numerous services and programs to enhance their professionalism. Preventative legal programs provide members with the latest in legal information to give them the competitive edge. CAR's extensive legislative advocacy program means members are well-represented on local, State, and federal issues. Educational programs and year-round seminars help members gain new skills and professional designations like the prestigious Graduate Realtor Institute.

The CAR created the Equal Opportunity/Cultural Diversity Coordinator position. In addition, the CAR conducted a survey of realtors regarding cultural diversity issues and concerns. CAR has three meeting per year, which include sessions on fair housing issues. CAR directs outreach efforts in Southern California areas to underserved communities, State licensed brokers, and sales persons who are not CAR members.

Pacific West Association of Realtors

The Pacific West Association of Realtors serves realtors in Lakewood and surrounding communities, including Long Beach, La Mirada, and several communities in Northern Orange County. The Pacific West Association of Realtors provides many continuing education opportunities to members, including courses on the topics of ethics and professional conduct, trust funds, fair housing, and real estate agency. The Association also has trained mediators on staff that provide extensive mediation services for unresolved issues relating to financial disputes and fair housing issues. Realtors with fair housing questions, or who are in need of additional information, are usually referred to California Association of Realtors. The Pacific West Association of Realtors also provides resource information on ethics and standards of practice.

California Department of Real Estate

The California Department of Real Estate (DRE) is the licensing authority of real estate brokers and salespersons. As noted earlier, not all licensed brokers and salespersons are members of the National or California Association of Realtors.

The DRE has adopted education requirements that include courses in ethics and in fair housing. In order to renew a real estate license, each licensee is required to complete 45 hours of continuing education courses, including three hours in each of the four mandated areas: Agency, Ethics, Trust Fund, and Fair Housing. The fair housing course contains information that will enable an agent to identify and avoid any discriminatory practices when providing real estate services to clients.

California Department of Consumer Affairs

The Department of Consumer Affairs (DCA) exists to promote and protect the interests of California consumers. The DCA helps consumers learn how to protect themselves from

unscrupulous and unqualified individuals. The DCA also protects professional from unfair competition by unlicensed practitioners.

The DCA is dedicated to enhancing individual consumer access to services and resources. To help fulfill its mission of promoting and protecting the interests of consumers, DCA will continue to build and maintain effective relationships with:

- consumer and public interest groups
- the business and professional community
- law enforcement agencies
- other government agencies

The DCA assists renters by publishing *A Guide to Residential Tenants' and Landlords' Rights and Responsibilities*. The booklet focuses on California laws that govern the landlord-tenant relationship and suggests things that both the landlord and tenant can do to make the relationship a good one. Although the booklet is written from the tenant's point of view, landlords can also benefit from its information.

Apartment Associations

The California Apartment Association (CAA) is the country's largest statewide trade association for rental property owners and managers. The CAA incorporated in 1941 to serve rental property owners and managers throughout California. CAA represents rental housing owners and professionals who manage more than 800,000 rental units. Under the CAA umbrella, numerous other apartment associations cover specific geographic areas throughout the State, including Lakewood.

The CAA supports the spirit and intent of all local, State, and federal fair housing laws for all residents without regard to color, race, religion, sex, marital status, mental or physical disability, age, familial status, sexual orientation, or national origin. Members of the CAA agree to abide by the following provisions of their Code for Equal Housing Opportunity:

- *We agree that in the rental, lease, sale, purchase, or exchange of real property, owners and their employees have the responsibility to offer housing accommodations to all persons on an equal basis:*
- *We agree to set and implement fair and reasonable rental housing rules and guidelines and will provide equal and consistent services throughout our resident's tenancy;*
- *We agree that we have no right or responsibility to volunteer information regarding the racial, creed, or ethnic composition of any neighborhood, and we do not engage in any behavior or action that would result in steering; and*
- *We agree not to print, display, or circulate any statement or advertisement that indicates any preference, limitations, or discrimination in the rental or sale of housing.*

The Apartment Association of Greater Los Angeles (AAGLA) serves all of Southern California and had approximately 14,000 members. The AAGLA publishes a monthly magazine, *Apartment Age*, and provides information packets to owners and managers interested in joining the organization. The magazine periodically features articles that aim at educating its members regarding fair housing laws. Through a variety of seminars, workshops, and educational courses, AAGLA provides members with information and training on such topics as ethics, credit checks, addressing code enforcement violations, property management and pre-inspection training, etc. AAGLA has a fair housing representative who conducts a fair housing workshop and provides information on fair housing. In addition to workshops and seminars, AAGLA offers its Registered Residential Manager Course. The course is a California Apartment Association- approved program that offers a series of classes on landlord/tenant issues, ethics, marketing, property management, fair housing, and other issues.

Apartment Association – California Southern Cities

The Apartment Association – California Southern Cities serves the City of Long Beach and the surrounding communities, including Lakewood. Similar to the other apartment associations throughout the region, the Apartment Association – California Southern Cities provides seminars, workshops, information, and training to members on a variety of topics, including fair housing.

5.2 Fair Housing Services

This section provides an overview of the fair housing services available to Lakewood residents, as well as an analysis of recent fair housing complaints, violations, and suits to determine trends or patterns in the City. Typically, fair housing services include the investigation and resolution of housing discrimination complaints, discrimination auditing/testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. Landlord/tenant counseling services involves informing landlords and tenants of their rights and responsibilities under the California Civil Code and mediating conflicts between tenants and landlords.

Fair Housing Consultants, Inc.

The City contracts with Fair Housing Consultants, Inc. to provide fair housing services to residents. Fair Housing Consultants Inc. is highly dedicated to promoting equal housing opportunity, has provided fair housing services to the City since 1999. Services include education and outreach materials, fair housing training, complaint services, complaint processing, tenant/landlord mediation, and case referral. This section includes a detailed description of the services provided by Fair Housing Consultants, Inc.

Training, Education and Outreach

During FY 2018-2019, Fair Housing Consultants, Inc. conducted several trainings, outreach, and education activities throughout the City, including speaking engagements, training sessions, and distribution of fair housing materials. Speaking engagements included the Apartment Association meetings and seminars, bi-weekly Southwest Board of Realtors meetings, a fair housing summit,

NAHRO Fair Housing trainings, and SPA 7 Monthly meetings. Fair Housing Consultants, Inc. also conducted a training session for realtors at the annual Laws and Litigation Conference.

Fair Housing Consultants, Inc. distributed the following informational materials during FY 2018-2019:

- 1,520 fair housing flyers. The flyers were mailed to consumer groups, realtors, banks, placed in the City libraries and at City Hall. Tenants requesting fair housing information and tenants who filed complaints also received the flyer.
- 93 California tenants' rights booklets
- 183 fair housing brochures
- 37 predatory lending brochures
- 5 Homebuyer brochures

Fair Housing Complaints, Violations, and Suits

Fair Housing Consultants, Inc. received three housing discrimination complaints during FY 2018-2019, with four pertaining to racial discrimination and one based on familial status. Fair Housing Consultants referred all four cases to Department of Fair Employment and Housing (DFEH) for further investigation after consulting with the clients.

Landlord/Tenant Services

In addition to fair housing complaints, Lakewood residents sought assistance from Fair Housing Consultants, Inc., for landlord/tenant resolution services. During FY 2018-2019, Fair Housing Consultants, Inc. responded to 389 complaints from 242 households regarding various tenant/landlord disputes. The most common complaint dealt with was rent increases, accounting for 14.3 percent of all complaints. Complaints regarding repairs were also common, representing 12.8 percent of all complaints. Among the complainants, 83 were White, 67 were African American, and five were Asian. There were 86 persons of Hispanic origin that were complainants. Table 5-1 categorizes all of the landlord/tenant complaints received during FY 2018-2019.

Table 5-1: Landlord/Tenant Services FY 18-19

Type of Complaint	Number
Eviction	46
Security Deposit	40
Rent Increase	56
Repairs	50
Harassment	7
Rental Terms	5
Mail Landlord/Tenant Handbook	75
Referral to Section 8	110
Code Enforcement	17
Total	389

Source: Fair Housing Consultants, Inc. October 2019

5.3 Hate Crimes

Hate crimes are crimes that are committed because of bias against race, religion, sexual orientation, ethnicity, disability, gender, or gender identity. In an attempt to determine the scope and nature of hate crimes, the Federal Bureau of Investigation's (FBI) Uniform Crime Reporting Program collects statistics on these incidents. According to the FBI there were 71 reported hate crimes in Lakewood from 2001 to 2017, with an average of five hate crimes per year during that 17 year period.

Table 5-2: Hate Crimes in Lakewood 2001-2017

Year	Race	Religion	Sexual Orientation	Ethnicity	Disability	Gender	Gender Identity	Total
2001	5	0	1	0	0	0	0	6
2002	3	0	0	0	0	0	0	3
2003	8	0	0	0	0	0	0	8
2004	6	0	1	1	0	0	0	8
2005	6	1	1	0	0	0	0	8
2006	3	0	0	0	0	0	0	3
2007	3	1	0	0	0	0	0	4
2008	2	0	0	3	0	0	0	5
2009	2	0	1	0	0	0	0	3
2010	2	1	1	0	0	0	0	4
2011	1	0	0	0	0	0	0	1
2012	3	0	0	0	0	0	0	3
2013	2	0	0	0	0	0	0	2
2014	0	0	0	0	0	0	0	0
2015	2	0	0	0	0	0	0	2
2016	3	1	0	0	0	0	0	4
2017	7	0	0	0	0	0	0	7
Total	58	4	5	4	0	0	0	71

Source: Federal Bureau of Investigation website (<http://www.fbi.gov/stats-services/crimestats>)

Chapter 6

Identification of Impediments and Actions

The City of Lakewood is committed to ensuring equal access to housing for all residents. Based on the analysis described in this report, the City has made several finding regarding issues that influence equal access to housing. This section presents the findings, and contains recommendations and actions designed to address the findings.

6.1 Findings

Demographic Characteristics

Changes in the demographics of a community can influence equal access to housing. The City has become more racially and ethnically diverse since 1990, with the proportion of Asian, African American, and Hispanic residents increasing, while the proportion of White residents has decreased. Changing racial and ethnic characteristics may influence fair housing issues to the extent that certain racial and ethnic groups may experience discrimination in the housing market due to factors such as color, language spoken, or other cultural factors.

Household Characteristics

Household type and size, income level, the presence of persons with special needs, housing price, and household characteristics may affect a household's access to housing. The following household and housing characteristics are prominent in the City.

- Household size increased from 2.81 persons per household to 2.95 persons per household during the 1990s. In 2012 the estimated household size had increased to 3.06. Since then, the average household size has increased to 3.10 persons. This indicates an increase in families with children in the community. An increase in household size can contribute to fair housing issues in the sense that large households and the presence of children may make landlords wary of renting to certain households.
- As shown in Table 2-6, African American and American Indian or Alaskan Native households have a large proportion of lower income households than White or Asian households; therefore, housing affordability issues disproportionately affect these groups.
- The number of housing units in the City has remained relatively stable, increasing by less than 3% since 1990. The limited increase in housing units coupled with the population increase led to a tight housing market, which may result in increased fair housing issues as some landlords could potentially afford to be discriminatory in selecting tenants.
- Overcrowding is relatively low in the City but is prominent among large households (five or more members). Not only does overcrowding create problems for those families living in inadequately sized units, overcrowding also results in greater and more rapid

deterioration of homes than would otherwise occur. As a result, some landlords or apartment managers may be more hesitant about renting to larger families, thus making access to adequate housing even more difficult.

- As of December 2018, the median price for homes in the City was approximately \$575,000 which is affordable only to above-moderate income households. Lower and moderate income households are essentially priced out of the homeownership market. A majority of rental units are affordable to low and moderate income households.
- A majority of housing units in the City are more than 50 years of age. Most residential structures over 30 years of age typically require minor repairs and modernization improvements. Though the housing stock is generally in good condition, an increase in the number of units requiring rehabilitation is likely given the age of the structures.
- Housing cost burden is prevalent among extremely low and very low income households. More often than not, housing cost is disproportionately burdening the most vulnerable members of the community. Therefore, maintaining a reasonable level of housing cost burden is an important goal of Lakewood.
- A majority of community facilities and employment centers in the City are easily accessible using public transportation. MTA, Long Beach Transit, COW, and OCTA all provide bus service in the City. The City's DASH system and Long Beach Transit's Dial-A-Ride provide transportation options to disabled and elderly persons. The relationship between public transit, job centers, and affordable housing does not impede Fair Housing Choice in Lakewood because persons who depend on public transit are not limited as to where they can live due to the access provided in the City.

Access to Home Purchase and Home Improvement Financing

An essential aspect of fair housing choice is equal access to credit for the purchase or improvement of a home. The analysis of lending patterns in the City reveals the following issues:

- The number of conventional home purchase loan applications varied by race. A review of the data found that White applicants were the largest group to apply (326 or 48.7%), the largest group to be approved (55.7%), but also the largest group to be denied (43.8%). Asians were the next largest group to apply with 149 applications. They were also the second largest group to be approved (23.2%) and also denied (22.9%). American Indians or Alaskan Natives were the smallest group to submit applications (2). American Indians or Alaskan Natives were the smallest group to be approved (0.5%) and 0% denied. A total of 29 (4.3%) applications were submitted by African Americans. The approval rate for African Americans was 4.5% while the denial rate was 8.3%. This reveals that not only is there a larger population Whites but also that White applicants had more equity, income, or other assets to obtain a conventional loan than other races.

- Approval rates for Hispanic or Latino loan applicants were 19.9% and for Non-Hispanic or Latino applicants the rate was 67.9%. The difference is nearly 50%, which is a significant difference between these two ethnic groups.
- Relative to conventional loans, government-assisted loans had a 100% approval rate. Overall, government-assisted applications account for 78.2% of all home purchase applications in Lakewood.

Public Policies and Programs

Public policies and programs can affect the availability of housing choice. To ensure that City policies and programs promote equal housing opportunities, the City has reviewed all housing policies and programs and has identified the following potential fair housing issues:

- *Definition of a family* - The Zoning Code contains a definition of a family. While the definition does not appear to be restrictive, the City may consider removing this definition to avoid the impression of restrictiveness.
- *Density Bonus* – The City currently allows density bonuses when requested by developers. The City continues to promote density bonus provisions for residential development projects. In conjunction with implementation of the Housing Element, the City has amended the Municipal Code to conform to State law allowing density bonuses for residential development projects.

6.2 Actions to Further Fair Housing Choice in Lakewood

The preceding sections of the AI have reviewed background information, analyzed lending data, assessed the fair housing services, and provided findings of potential impediments in the City. The paragraphs below set forth the City's actions to further access to fair housing for all Lakewood residents.

Expanding Affordable Housing Opportunities

Housing affordability alone is not a fair housing issue. Fair housing concerns arise only when affordability interacts with any issues covered under Fair Housing Law. Furthermore, Hispanic and African American households are disproportionately impacted by lower and moderate incomes, and therefore have fewer housing options than other racial/ethnic groups. The following actions will assist the City in expanding affordable housing opportunities for City residents.

1. Homeownership Assistance

Action 1.1: The City will continue to provide and expand home ownership opportunities for low and moderate income households. Specifically, the City will explore the use of different funding programs to assist households with income between 80 and 100 percent of County MFI. This group has the most difficulty in obtaining conventional home purchase financing. The City is currently seeking an affordable housing developer for four sites (nine lots) to develop with affordable housing for either for sale or for rent or a combination of the two. The City will continue to refer interested residents to California Housing Finance Agency (CalHFA).

Time Frame: Ongoing

2. Rehabilitation Assistance

Action 2.1: The City will continue to provide and expand assistance for low income households in meeting the housing rehabilitation needs. Specifically, the City will explore the use of different funding programs to assist households with income between 80 and 100 percent of County MFI. This group has the most difficulty in obtaining conventional home improvement financing. Rehabilitation assistance is also accomplished using the City's Home Improvement Loan and Fix-Up, Paint-Up Grant programs.

Time Frame: Ongoing

3. Section 8 Rental Assistance

Action 3.1: The City will continue to provide information and refer the elderly, large families, and lower-income families to Housing Authority of Los Angeles County (HACoLA) for assistance with the Section 8 program.

Time Frame: Ongoing

4. Affordable Housing Resources

Action 4.1: The City will identify and pursue other funding sources for the development of affordable housing.

Time Frame: At least once a year, assess the feasibility of applying to different funding programs.

Public Policies and Programs Affecting Housing Development

The City has identified several public policies and programs that have the potential to restrict equal access to housing. However, many City programs, including programs contained in the General Plan Housing Element, contain actions that actively promote equal access to housing. As a City committed to ensuring Fair Housing Choice for all residents, the City has identified the following actions:

5. Incentives for Affordable Housing Development

Action 5.1: The City will continue to provide financial and development incentives to owners or developers of multi-family housing to set aside units that are affordable to low and moderate income residents.

Time Frame: Ongoing

Action 5.2: The City has adopted an Accessory Dwelling Unit Ordinance complying with California State Law to allow the construction and occupancy of up to two additional units intended for affordable housing on residentially zoned properties.

Time Frame: Ongoing

6. Housing Element Update

Action 6.1: The City will continue to implement the policies and program identified in the certified Housing Element.

Time Frame: Ongoing through 2021

Access to Financing

The analysis of lending data revealed that significant differences exist in the approval rates of loans by the race of the applicant. The City will take the following actions to improve access to financing for residents.

7. Outreach to Lenders

Action 7.1: The City will contact local lenders with homebuyer assistance programs to explore ways to expand participation by potential homebuyers.

Time Frame: Ongoing

Action 7.2: The City will work with local lenders and government institutions, such as Fannie Mae, to provide information about government-backed financing for low and moderate income residents. The City will encourage local lenders to provide information in both English and Spanish.

Time Frame: Ongoing

8. Education and Resources

Action 8.1: The City will encourage workshops to be held in Lakewood by local lending institutions and Fair Housing Consultants regarding the home loan process and the resources available to low and moderate income homebuyers. The City will encourage local lenders and Fair Housing Consultants to hold workshops in both English and Spanish.

Time Frame: Conduct a homebuyer workshop at least once a year.

Action 8.2: The City will provide brochures or information on homeownership, rental assistance, and rehabilitation assistance programs in English and Spanish.

Time Frame: Ongoing

9. Unfair Lending Practices

Action 9.1: The City will work with Fair Housing Consultants to monitor complaints regarding unfair lending, and assess lending patterns using the Home Mortgage Disclosure Act Data (HMDA) and other data sources.

Time Frame: Monitor HMDA and other data at least once a year to identify potential issues with unfair lending practices.

Action 9.2: The City and Fair Housing Consultants will participate with HUD and other efforts in investigating predatory lending in the home purchase, home improvement, and mortgage refinancing markets.

Time Frame: Ongoing

Action 9.3: Periodically, the City will use *Lakewood Living*, the City newsletter, or other media to alert residents of predatory lending practices, or other unfair lending practices that surface in the City.

Time Frame: Ongoing

Public Outreach

10. Fair Housing Services

Action 10.1: The City will continue to distribute information regarding the services provided by Fair Housing Consultants. The City will provide a description of the services on the City website.

Time Frame: Ongoing

Action 10.2: Fair Housing Consultants will continue conducting fair housing workshops for residents, real estate professionals, apartment owners, and property managers. Specific efforts should be made to expand community participation and increase a greater awareness among property owners and managers.

Time Frame: Ongoing

Action 10.3: Fair Housing Consultants will continue to work with the local boards of realtors to distribute fair housing information to member agencies in Lakewood.

Time Frame: Ongoing

Chapter 7

Signature Page

I, _____, hereby certify that this Analysis of Impediments to Fair Housing Choice for the City of Lakewood represents the City's conclusions about impediments to fair housing choice, as well as actions necessary to address any identified impediments.

, Mayor
City of Lakewood

April 28, 2020

Date

D I V I D E R S H E E T

CITY COUNCIL AGENDA

April 28, 2020

TO: Honorable Mayor and Members of the Council

SUBJECT: The Coronavirus Aid, Relief and Economic Recovery Act (CARES Act)
Community Development Block Grant Action Plan Fiscal Year 2019-2020
Substantial Amendment (CDBG-CV) and Amended Citizen Participation Plan

INTRODUCTION

In response to the coronavirus pandemic, the U.S. Department of Housing and Urban Development ("HUD") announced the CARES Act which makes available supplemental CDBG funding (CDBG-CV grants) to entitlement communities to prevent, prepare for, and respond to coronavirus. Under the direction of HUD, an entitlement city is required to submit a Substantial Amendment of the FY 2019-2020 Action Plan and an Amended Citizen Participation Plan.

STATEMENT OF FACTS

The City will receive a CDBG-CV allocation of \$289,937 to prevent, prepare for, and respond to the coronavirus pandemic. The CARES Act provides that grantees may use CDBG-CV grant funds to cover or reimburse costs to prevent, prepare for, and respond to coronavirus incurred by a State or locality, regardless of the date on which such costs were incurred, when those costs comply with CDG requirements. It also eliminates the 15 percent cap on the amount of grant funds that can be used for public service activities. The public services cap has no effect on CDBG-CV grants and no effect on FY 2019-2020 and FY 2020-2021 CDBG grant funds used for coronavirus efforts. In addition, it can be used to assist private, non-profit businesses and economic development activities.

Proposed Activities

The proposed activities using CDBG-CV funding within Lakewood's FY 2019-2020 Action Plan Substantial Amendment are listed in the table below, with the proposed respective portion of the budgeted \$289,937 CDBG-CV entitlement:

<u>ACTIVITIES</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>
City Reimbursement	\$111,000	36.6
Planning and Administration	\$57,987	20.0
Business Development/Support	\$80,950	29.8
Community Family Guidance	\$10,000	3.4
Meals on Wheels	\$10,000	3.4
Pathways Volunteer Hospice	\$10,000	3.4
Human Services Association	\$10,000	3.4
TOTAL	\$289,937	100%

CITIZEN PARTICIPATION PLAN

A proposal to amend the City of Lakewood Citizen Participation Plan to address Urgency Needs is required by HUD. Urgency is defined as a Federal, State or Locally declared emergency. During a Federal, State, or locally declared emergency or crisis, Citizen Participation and Public Hearings may be expedited to a five-day comment period or as determined by HUD. This amendment is in response to the CARES Act. The CARES Act provides program flexibilities for Citizen Participation and Public Hearings for Consolidated Plans and Action Plans.

Citizen Participation and Public Hearings for Consolidated Plans and Action Plans

Provides that grantees may amend citizen participation plans to establish expedited procedures to draft, propose, or amend consolidated plans. Expedited procedures must include notice and reasonable opportunity to comment of no less than five days. The five-day period can run concurrently for comments on the action plan amendment and amended citizen participation plan.

In-person public hearings are not required. Grantees may meet public hearing requirements with virtual public hearings if: 1) national/local health authorities recommend social distancing and limiting public gatherings for public health reasons; and 2) virtual hearings provide for reasonable notification and access for citizens in accordance with the grantee's certifications, timely responses from local officials to all citizen questions and issues, and public access to all questions and responses.

Deadline to Submit Consolidated Plans and Action Plans

Extends the deadline for grantees to submit action plans and other updates to their consolidated plans to August 16, 2021.

Public Notice

CDBG guidelines require at least one public hearing to obtain citizen input prior to the adoption of the Action Plan Amendment. During a Federally declared emergency, the City's proposed process for obtaining citizen input includes one noticed public hearings. Pursuant to the City's Proposed Citizen Participation Plan ("Participation Plan"), a notice of the public hearing and commencement of a five-day comment period to obtain citizen input on the Action Plan Amendment was published in the Press Telegram, and posted on the City's website, Bloomfield Park and Mayfair Park on April 21, 2020.

The notice advertised that the FY 2019-2020 Action Plan Substantial Amendment and Amended Citizen Participation Plan will be considered by the Lakewood City Council meeting on April 28, 2020.

In addition to the public notices, a copy of the Action Plan Substantial Amendment and Amended Citizen Participation Plan has been made available for public review on Tuesday, April 21, 2020 through Tuesday April 28, 2020 on the City of Lakewood website. All comments received will be reviewed and considered at the public hearing by the City Council on April 28, 2020.

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing to receive comments on the proposed Action Plan Substantial Amendment and following the public hearing, approve the FY 2019-2020 Action Plan Substantial Amendment, and authorize the City Manager to direct staff to submit to HUD the approved Action Plan Substantial Amendment and Amended Citizen Participation Plan along with the required CDBG certifications.



Abel Avalos

Director of Community Development



Thaddeus McCormack

City Manager

ATTACHMENTS

- 1) CDBG-CV Fiscal Year 2019-2020 Action Plan, Substantial Amendment
- 2) CDBG Amended Citizen Participation Plan

**CDBG ANNUAL ACTION PLAN,
SUBSTANTIAL AMENDMENT (CDBG-CV)
FY 2019-2020**

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CDBG Grantee Number: B-19-MC-06-0521

DUNS Number: 076943638

Prepared By:
City of Lakewood
Community Development Department
5050 Clark Avenue
Lakewood, CA 90712

April 28, 2020

City Lakewood
FY 2019-2020 Action Plan

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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-CV	\$289,937								\$289,937
Grand Totals	\$289,937								\$289,937

Executive Summary

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

1. Introduction

The City of Lakewood is proposing a Substantial Amendment to the Fiscal Year 2019-2020 CDBG Action Plan. The Substantial Amendment is in response to and under the direction of HUD to disperse a supplemental CDBG funding to prevent, prepare for, and respond to coronavirus (CDBG-CV grants). The Coronavirus Aid, Relief and Economic Security Act (CARES ACT) has made \$289,937 available to the City of Lakewood.

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 impacts of the Coronavirus pandemic on the City of Lakewood.

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 2010-2014 (five year period covered by the previous Consolidated Plan) and FY 15-18:

- During the Fiscal Year 2010-2014 Five-Year Consolidated Plan a total of 25 Single-Family Rehabilitation Loans and 36 Fix-Up, Paint-Up Grants were processed to assist Lakewood's low to moderate income residents improve their homes.
- During Fiscal Year 2010-2014 over 500 residents received meals through Meals on Wheels.
- During Fiscal Year 2010-2014 Bloomfield Park received necessary upgrades to provide a safe and modernized Americans with Disabilities Act (ADA) compliant park. Upgrades included the replacement of the tot lot playground, play equipment, protective surface and fencing, group picnic shelter, new landscaping and irrigation modifications, and a basketball court. New site amenities included benches, trash receptacles, drinking fountains, shade structures, and ADA-compliant walkways.
- The Burns Community Center improvements were completed during FY 2018-2019. The Burns Community Center received necessary upgrades to provide a safe and modernized ADA compliant building. The improvements included the replacement of a non ADA compliant elevator with a compliant elevator, replacement of damaged brick pavers, expansion of the assembly room, expansion of the kitchen utilized by Meals on Wheels, upgrade restrooms to be ADA compliant, add exterior door at exterior stairwell, install an automatic sliding door at

entrance, modify window system on second floor, remove built up grade against building, construct a retaining wall, and remove existing siding on building.

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. This Amendment is the direct result of the Coronavirus Pandemic, a Federal Emergency which is an Urgency Need. Public participation during a Federal Emergency is determined by HUD. The Coronavirus Aid, Relief and Economic Security Act (CARES Act) requires a public review period of a minimum of 5 days to obtain citizen input on the projects or strategy proposed during the Coronavirus Crisis. The Citizen Participation Plan is available for public inspection on the City of Lakewood's website at lakewoodcity.org.

In accordance with the Lakewood Citizen Participation Plan, the following hearing was conducted for the development of the FY 2019-2020 CDBG Action Plan Substantial Amendment:

- Public Hearing (Lakewood City Council): April 28, 2020
- Five-Day Public Review Period: April 21, 2020 – April 28, 2020

On April 21, 2020, a notice was published in the Press Telegram announcing the public hearing before the City Council on April 28, 2020 and announced a five-day public comment period that concluded on April 28, 2020. The Draft Action Plan was available for public review on the City of Lakewood website at lakewoodcity.org

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:

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

NOTICE OF PUBLIC HEARING INVITING PUBLIC REVIEW AND COMMENT REGARDING AN AMENDMENT TO THE CITIZEN PARTICIPATION PLAN AND A SUBSTANTIAL AMENDMENT TO THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FY 2019-2020 ACTION PLAN FOR ADDITIONAL FUNDING OF COMMUNITY DEVELOPMENT BLOCK GRANT CORONA VIRUS (CDBG-CV)

NOTICE IS HEREBY GIVEN that on Tuesday, April 28, 2020, a public hearing will be held before the City Council of the City of Lakewood at 7:30 p.m. in the Weingart Ballroom at The Centre, 5000 Clark Avenue, Lakewood, California 90712, concerning the City of Lakewood Citizen Participation Plan and the FY 2019-2020 CDBG Action Plan Substantial Amendment. You and/or a collective representative of your group may be present and heard at the date, time and place of the meeting given below. The CDBG program staff is proposing an amendment to the FY 2019-2020 CDBG Action Plan. In keeping with our citizen participation plan, staff is requesting that the City Council take public testimony at this hearing and review the suggested budget submitted by staff.

A copy of the Amendment will be available for public review beginning April 21, 2020 through April 28, 2020. The document includes the proposed activities, resources and expenditures for the CDBG program. The City of Lakewood welcomes any written recommendations, suggestions, or other input on the Amendment. The document must be prepared according to the U.S. Department of Housing and Urban Development (HUD) regulations.

Staff is proposing to amend the FY 2019-2020 CDBG Action Plan to make available CDBG-CV funding under the Coronavirus Aid, Relief and Economic Security (CARES) Act to prevent, prepare for, and respond to the pandemic.

This publication will commence a five-day public comment period for the Amendments. The City invites public review and comment of the City's Citizen Participation Plan Amendment and FY 2019-2020 CDBG Action Plan Substantial Amendment. The documents are available for review at the City of Lakewood website at www.lakewoodcity.org.

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

Citizens wishing to comment on the Amendments may also do so in writing by Friday, April 24, 2020. Written comments must be addressed to:

City of Lakewood
Community Development Department
5000 N. Clark Avenue
Lakewood, California 90712
Attention:
Abel Avalos
Director of Community Development

It is anticipated that the Mayor and City Council will take final action on the Amendments at the City Council meeting held on April 28, 2020.

NOTICE IS FURTHER GIVEN that on Tuesday, April 28, 2020, at 7:30 p.m. in the Council Chambers at The Centre, 5000 Clark Avenue, Lakewood, California 90712, the City Council will hold a public hearing for the solicitation of public comment on the Citizen Participation Plan Amendment and the FY 2019-2020 CDBG Action Plan Substantial Amendment.

Dated this 21st day of April, 2020.

Thaddeus McCormack
City Manager
City of Lakewood

Pub April 21, 2020 (11) PT (1137) 659

Public Notice

Annual Action Plan
2019

4

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.

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 and therefore did not reject any comments.

7. Summary

The City of Lakewood FY 2019-2020 CDBG Action Plan Substantial Amendment was considered by the Lakewood City Council on April 28, 2020. In accordance with the City of Lakewood Citizen Participation plan, notice of the public hearings was published in the Press Telegram on April 21, 2020 posted in two locations throughout the City, and draft copies of the FY 2019-2020 CDBG Action Plan Substantial Amendment were available for public review April 21, 2020 through April 28, 2020.

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.

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

Table 1 – Responsible Agencies

Narrative (optional)

Consolidated Plan Public Contact Information

Carolyn Lehouillier
Housing Specialist
5050 Clark Avenue
Lakewood, CA 90712
(562) 866-9771, ext. 2320

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

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(l))

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 conducts an annual homeless count; this year, FY 2019-2020, approximately 120 persons experiencing homelessness were counted within the City of Lakewood. The official numbers have not yet been released by LAHSA.

Services are provided to people experiencing homelessness in Lakewood by PATH. Services begin with outreach and continue up to one year after a person is permanently housed. An outreach worker (Lakewood Sheriff) and case manager provide services in Lakewood. Activities in the outreach phase are focused 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, retention services can continue up to year and include:

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

- **Linkage** to mainstream support services.

During the program year 2019-2020 the following services are expected to be provided in Lakewood:

- 174 outreach contacts including those assessed at hot spots
- 63 unduplicated individuals and families contacts
- 18 people are expected to receive case management
- 23 people are expected to be linked to mainstream resources including: medical, mental health, employment, veteran's benefits and income supports
- 2 people are expected to be permanently housed and linked with move in assistance programs

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 2025.

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 2017 Los Angeles CoC Housing Inventory Count includes a total of 79,563 county wide beds available within emergency shelters, transitional housing, safe havens, rapid re-housing, permanent supportive housing and other forms of permanent housing. SPA 7 has a total of 2,236 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	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 90 Lakewood residents will receive services by Community Family Guidance Center.
3	Agency/Group/Organization	Pathways Volunteer Hospice
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	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.
4	Agency/Group/Organization	Human Services Association
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	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
5	Agency/Group/Organization	Lakewood Meals on Wheels
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	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 110 Lakewood residents will be served by Meals on Wheels.
6	Agency/Group/Organization	People Assisting the Homeless (PATH)
	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.

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

None

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	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.

Table 3 – Other local / regional / federal planning efforts

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 uses the local newspaper and three locations throughout the City to advertise public hearings for the Five Year Consolidated Plan, Annual Action Plan and Consolidated Annual Performance Evaluation Report (CAPER). The newspaper the City uses to advertise is the Press-Telegram and the three locations include Mayfair and Bloomfield parks as well as the City Clerk's office in City Hall. Copies of the documents are available for public review at the Department of Community Development and City Clerk's office as well as at the Angelo M. Iacoboni Library.

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	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

The City of Lakewood is expected to receive \$510,688 of CDBG funding and approximately \$30,000 in program income during FY 2019-2020.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan	Narrative Description
			Annual Allocation : \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Admin and Planning Code Enforcement Program Delivery Capital Improvements Public Services	289,937		0	289,937	0	The City will use CDBG-CV funds to prevent, prepare for and respond to the coronavirus pandemic.

Table 5 - Expected Resources – Priority Table

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

While the City does not leverage additional funds, the City partners with a private waste disposal company to offer an annual Neighborhood Clean-Up Program that is operated through the City's Code Enforcement program. The program provides assistance to tenants and property owners in disposing of unsightly and unwanted debris in neighborhoods identified as needing assistance. Each year a total of six clean-up events are scheduled and each event has three 40-yard roll-off bins or more available to the residents in the vicinity of the bin. Neighborhood residents are notified of the event date and community volunteer assistance is provided. The private waste disposal company donates the bins for this yearly event saving the City \$9,111.96 in rental fees.

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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Equal Housing Opportunity	2019	2020	Non-Homeless Special Needs	Citywide	Equal Housing Opportunity	CDBG	Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted
2	Housing Preservation and Improvement	2019	2020	Affordable Housing	Citywide	Housing Preservation and Improvement	HSA/ CDBG	Homeowner Housing Rehabilitated: 16 Household Housing Units Housing Code Enforcement/ Foreclosed Property Care: 250 Household Housing Units
3	Housing Development	2019	2020	Affordable Housing	Citywide	Housing Development	Private	Affordability
4	Improve and Provide Community Facilities	2019	2020	Non-Housing Community Development	Citywide	Improve and Provide Community Facilities	CDBG General Fund	Public Facility or Infrastructure Improvements
5	Provide Assistance to Continuum of Care	2019	2020	Homeless	Citywide	Provide Assistance to Continuum of Care	General Fund/ CDBG	Homelessness Prevention: 82 Persons Assisted
6	Housing Assistance	2019	2020	Affordable Housing	Citywide	Housing Assistance	HUD	Affordability
7	Provide Community Services	2019	2020	Non-Housing Community Development	Citywide	Provide Community Services	CDBG	Public service activities for Low/Moderate Income Housing Benefit: 334 Households Assisted
8	Economic Development	2019	2020	Affordable Housing Homeless	Citywide	Economic Development	General Fund	Availability/ Accessibility

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	Equal Housing Opportunity
	Goal Description	The City will provide funding to the Fair Housing Consultants to administer a fair housing complaint intake, enforcement, education, and outreach program. The intended outcome will be the provision of Decent Housing (DH) Availability/Accessibility. The quantifiable five-year goal is to assist 1250 households (250 persons annually).
2	Goal Name	Housing Preservation and Improvement
	Goal Description	The City will provide funding to the Single-Family Residential Rehabilitation Loan and Fix-Up, Paint-Up Grant programs to assist Low/Moderate income persons. The intended outcome will be the provision of a Suitable Living Environment (SLE) and Availability/Accessibility. The quantifiable FY goal is to provide 10 Residential Rehabilitation Loans (\$18,000/ea.) and 6 Grants (\$3,000/ea.). The City will provide funds for Lakewood's Code Enforcement program.
3	Goal Name	Housing Development
	Goal Description	Development of up to 40 new affordable housing units on four sites, formerly Housing Successor Agency sites, suitable for residential use to expand the supply and choice of units for low income families.
4	Goal Name	Improve and Provide Community Facilities
	Goal Description	The Weingart Senior Center Improvement Project provides for necessary costs associated with complying ADA improvements, enclosing the billiards room, replacing the flooring, converting assembly space to private offices for social services and remodeling the lobby.
5	Goal Name	Provide Assistance to Continuum of Care
	Goal Description	Attend regular monthly SPA meetings to address homeless issues through the Continuum of Care (CoC) Model. Provide information and referral to social service agencies, emergency food, assistance for transportation and use of the telephone to 15 homeless individuals and families at the Burns Community Center. Conduct outreach, provide case management, link individuals and families to mainstream resources including: medical, mental health, employment, veteran's benefits and income supports, and ultimately permanently house 6 people and link with move in assistance programs.
6	Goal Name	Housing Assistance
	Goal Description	Assistance to low and moderate income households with special needs.
7	Goal Name	Provide Community Services
	Goal Description	The City will provide funding to four subrecipients to provide services to the residents of Lakewood. Services include home delivered and congregate meals for senior citizens, counseling services to emotionally disturbed and abused children, and non-medical hospice services to individuals facing end of life illnesses.
8	Goal Name	Economic Development
	Goal Description	The City will concentrate efforts to develop economic opportunities in the City.

Projects

AP-35 Projects – 91.220(d)

Introduction

The projects listed below are the proposed projects in response to the coronavirus pandemic. Those projects that will be funded through CDBG-CV are listed below.

Projects

#	Project Name
1	City Reimbursement
2	Planning and Administration
3	Chamber of Commerce
4	Business Development/Support
5	Meals on Wheels
6	Pathways Volunteer Hospice
7	Human Services Association
8	Community Family Guidance

Table 7 - Project Information

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 service to over 4,000 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 Information

1	Project Name	City Reimbursement
	Target Area	Citywide
	Goals Supported	Federal Declared Crisis
	Needs Addressed	Federal Declared Crisis
	Funding	\$111,000 CDBG-CV
	Description	Under this program, the City will be reimbursed for City expenses related to the coronavirus pandemic.
	Target Date	6/30/20
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	5050 Clark Avenue
	Planned Activities	Prevent, prepare for, and respond to coronavirus
2	Project Name	Planning and Administration
	Target Area	Citywide
	Goals Supported	Federal Declared Crisis
	Needs Addressed	Federal Declared Crisis
	Funding	\$57,987 CDBG-CV
	Description	CDBG-CV for funding for all staff time and overtime related to coronavirus pandemic.
	Target Date	6/30/20
	Estimate the number and type of families that will benefit from the proposed activities	N/A
3	Project Name	Business Development/Support
	Target Area	City Wide
	Goals Supported	Business Development
	Needs Addressed	Business Support
	Funding	\$80,950 CDBG-CV
	Description	Assist small businesses with grants and business license fee waivers

	Target Date	6/30/20
	Estimate the number and type of families that will benefit from the proposed activities	20
	Location Description	City Wide
	Planned Activities	Prevent, prepare for, and respond to coronavirus
4	Project Name	Community Family Guidance
	Target Area	Citywide
	Goals Supported	Community Services
	Needs Addressed	Provide Community Services
	Funding	\$10,000 CDBG-CV
	Description	This program provides counseling services for emotionally disturbed children.
	Target Date	6/30/20
	Estimate the number and type of families that will benefit from the proposed activities	Through this program, an estimated 90 children from low to moderate income households, who are emotionally disturbed will receive counseling annually.
	Location Description	Citywide
	Planned Activities	Prevent, prepare for, and respond to coronavirus
5	Project Name	Meals on Wheels
	Target Area	Citywide
	Goals Supported	Community Services
	Needs Addressed	Provide Community Services
	Funding	\$10,000 CDBG-CV
	Description	This program provides in-home meal delivery to low income, senior, and disabled persons.
	Target Date	6/30/20

	Estimate the number and type of families that will benefit from the proposed activities	Under this program, the City will serve an estimated 135 low income and special needs individuals.
	Location Description	Citywide
	Planned Activities	Prevent, prepare for, and respond to coronavirus
6	Project Name	Pathways Volunteer Hospice
	Target Area	Citywide
	Goals Supported	Provide Community Services
	Needs Addressed	Provide Community Services
	Funding	\$10,000 CDBG-CV
	Description	This program provides in-home non-medical services to terminally ill persons.
	Target Date	6/30/20
	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	Prevent, prepare for, and respond to coronavirus
7	Project Name	Human Services Association
	Target Area	Citywide
	Goals Supported	Provide Community Services
	Needs Addressed	Provide Community Services
	Funding	\$10,000 CDBG-CV
	Description	This activity will support senior citizen frozen home delivered meals to Lakewood residents.
	Target Date	6/30/20
	Estimate the number and type of families that will benefit from the proposed activities	Through this program, the City will provide congregate and home delivered meals to 75 seniors annually.

	Location Description	Weingart Senior Center 5220 Oliva Avenue
	Planned Activities	Prevent, prepare for, and respond to coronavirus

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

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

Table 8 - Geographic Distribution

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 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) on Single-Family Residentially (R-1) zoned properties as mandated by the State of California.

During FY 18-19 the City approved the construction of eight ADUs within the City of Lakewood. It is anticipated that during FY 19-20, the City will approve the construction of ten ADUs.

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	58
Non-Homeless	5
Special-Needs	4
Total	67

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	10
Rehab of Existing Units	16
Acquisition of Existing Units	0
Total	26

Discussion

As shown in Table 11, the City proposes to assist 58 homeless persons. This number is derived from the number of homeless persons (43) PATH proposes to assist in Lakewood during FY 19-20 plus the proposed number of homeless persons (15) to be assisted at Burns Community Center during FY 19-20.

The City anticipates approving the construction of ten 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. Table 11 also shows that there are four special-needs households being supported. This number is derived from the number of units Su Casa offers as transitional housing for up to 16 residents. 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. The City has secured the transitional shelter with affordable housing covenants, which will run through December 2025.

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 is in possession of nine vacant properties remaining from the Housing Successor Agency that are reserved to be developed with affordable housing using private funding. The City is currently drafting a Request for Development Proposals for those sites which could yield up to 40 affordable housing units.

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

See discussion above

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.

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

The City of Lakewood contracts with the Los Angeles County Sheriff Department. A sheriff's deputy routinely performs outreach to persons experiencing homeless to connect the homeless to services. Services are provided to people experiencing homelessness in Lakewood by LAHSA and PATH.

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.

The short-term emergency housing location allows a maximum stay of 30 days providing supportive services to battered women and their children. At this facility, Su Casa has 20 beds and a shelter capacity of 22 to 24 persons. Their support services include food, shower facilities, laundry facilities, mail drop (the site is used as a mailing address), clothing, childcare, transportation, and intensive individual and group counseling for children.

At the second location, 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 maximum capacity at this facility is 16 persons and the residents are provided counseling, assistance in seeking jobs, schooling, and assistance with the location of permanent housing. Those persons who are employed while residing in the shelter are charged a small percentage of their income, which is saved in an escrow account and used for the costs associated with securing permanent housing.

Admittance to the program is strictly on a referral basis. The City has provided funding for Su Casa operations in the past. Also the City has secured the transitional shelter with affordable housing covenants, which run through December 2025.

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 2017, LAHSA released the Los Angeles Continuum of Care Housing Inventory Count. The Count shows that there are 6,505 emergency shelters within Los Angeles County offering 9,933 beds. There are 5,147 transitional housing units offering 6,665 transitional housing beds. SPA 7 offers 512 emergency shelters with 959 beds and 443 transitional housing units with 582 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

The City contracts with the Los Angeles County Sheriff Department. A sheriff's deputy takes the lead in providing outreach to over 250 homeless persons annually in the City of Lakewood connecting them to PATH and LAHSA for services. 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 allow 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 2019-2020 program year, the City intends to aggressively 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 programs
- Coordination with neighborhood networks to elaborate on the needs of the community
- Code enforcement
- Home Improvement Programs
- Infrastructure improvements
- Provision of Fair Housing Services

Actions planned to reduce lead-based paint hazards

To reduce lead-based paint hazard 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.

The programs mentioned herein are not in need of remedial actions. Therefore, no remedial actions are planned at this time.

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 (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 has consistently received approximately \$30,000 per year in loan payback and we anticipate this number to stay consistent.

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.	N/A
3. The amount of surplus funds from urban renewal settlements	N/A
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	N/A
5. The amount of income from float-funded activities	N/A
Total Program Income:	N/A

Other CDBG Requirements

1. The amount of urgent need activities

While the City does not utilize CDBG funds for urgent needs, it is committed to the activity of emergency preparedness and will spend approximately \$120,000 of General Fund monies during FY 19-20 on the following emergency preparedness programs and functions: participate as a member in Area E of Los Angeles County of Emergency Planning Office, coordinate and integrate City forces into the resources available and on call through the Los Angeles County Sheriff's Department (LASD) emergency operation program, the Los Angeles County Fire Department (LACoFD), American Red Cross (ARC), and other emergency organizations, maintain City staff awareness of emergency responsibilities through training programs, coordinate an ongoing citizen training program, coordinate a public information program, and assess local needs to develop courses of action in cooperation with LASD, LACoFD and ARC.

ASSURANCES

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

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 project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, 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 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 progressive 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 of 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.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL <div style="border: 1px solid black; height: 50px; width: 100%;"></div>	TITLE <div style="border: 1px solid black; padding: 2px;">City Manager</div>
APPLICANT ORGANIZATION <div style="border: 1px solid black; padding: 2px;">City of Lakewood</div>	DATE SUBMITTED <div style="border: 1px solid black; padding: 2px;">04/28/2020</div>

APPLICATION FOR FEDERAL ASSISTANCE

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

04/28/2020

4. Applicant Identifier:

B-19-MC-06-0521

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Lakewood

* b. Employer/Taxpayer Identification Number (EIN/TIN):

95-6005417

* c. Organizational DUNS:

0769436380000

d. Address:

* Street1:

5050 Clark Avenue

Street2:

* City:

Lakewood

County/Parish:

* State:

CA: California

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

90712-2603

e. Organizational Unit:

Department Name:

Community Development

Division Name:

Housing

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Carolyn

Middle Name:

* Last Name:

Lehouillier

Suffix:

Title: Housing Specialist

Organizational Affiliation:

* Telephone Number:

(562) 866-9771, ext. 2320

Fax Number:

(562) 866-0505

* Email:

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 Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14-218

CFDA Title:

Community Development Block Grant (CDBG)

* 12. Funding Opportunity Number:

14-218

* Title:

Community Development Block Grant (CDBG-CV)

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 2019-2020 Action Plan, Substantial Amendment for the City's CDBG-CV 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 CA-038

* b. Program/Project CA-038

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2019

* b. End Date: 06/30/2020

18. Estimated Funding (\$):

* a. Federal	289,937.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	289,937.00

*** 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

Add Attachment

Delete Attachment

View Attachment

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 218, 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: Mr. * First Name: Thaddeus

Middle Name:

* Last Name: McCormack

Suffix:

* Title: City Manager

* Telephone Number: (562) 866-9771

Fax Number: (562) 866-0505

* Email: tmccormack@lakewoodcity.org

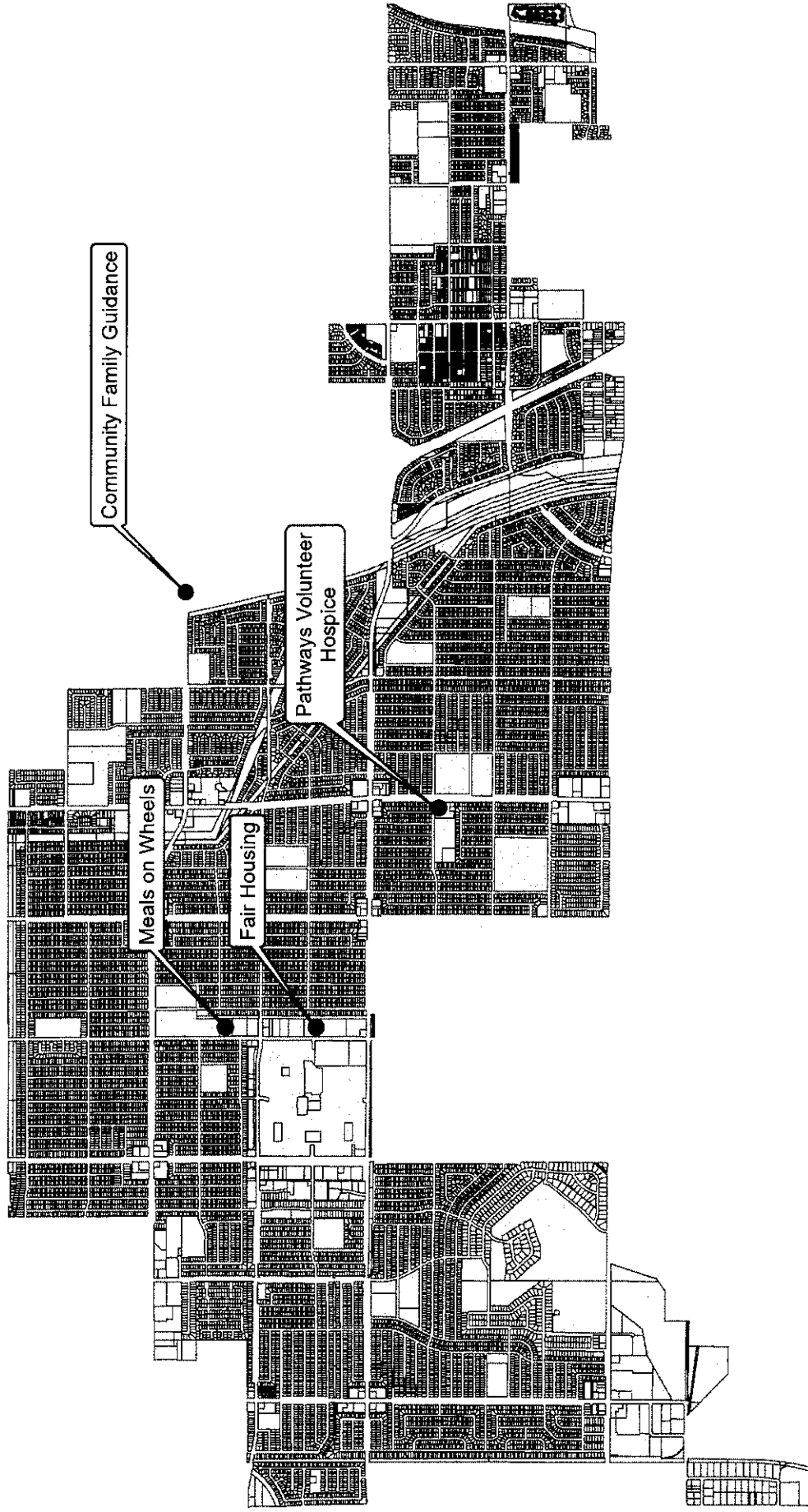
* Signature of Authorized Representative:

* Date Signed: 04/28/2020

SITE LOCATION MAPS

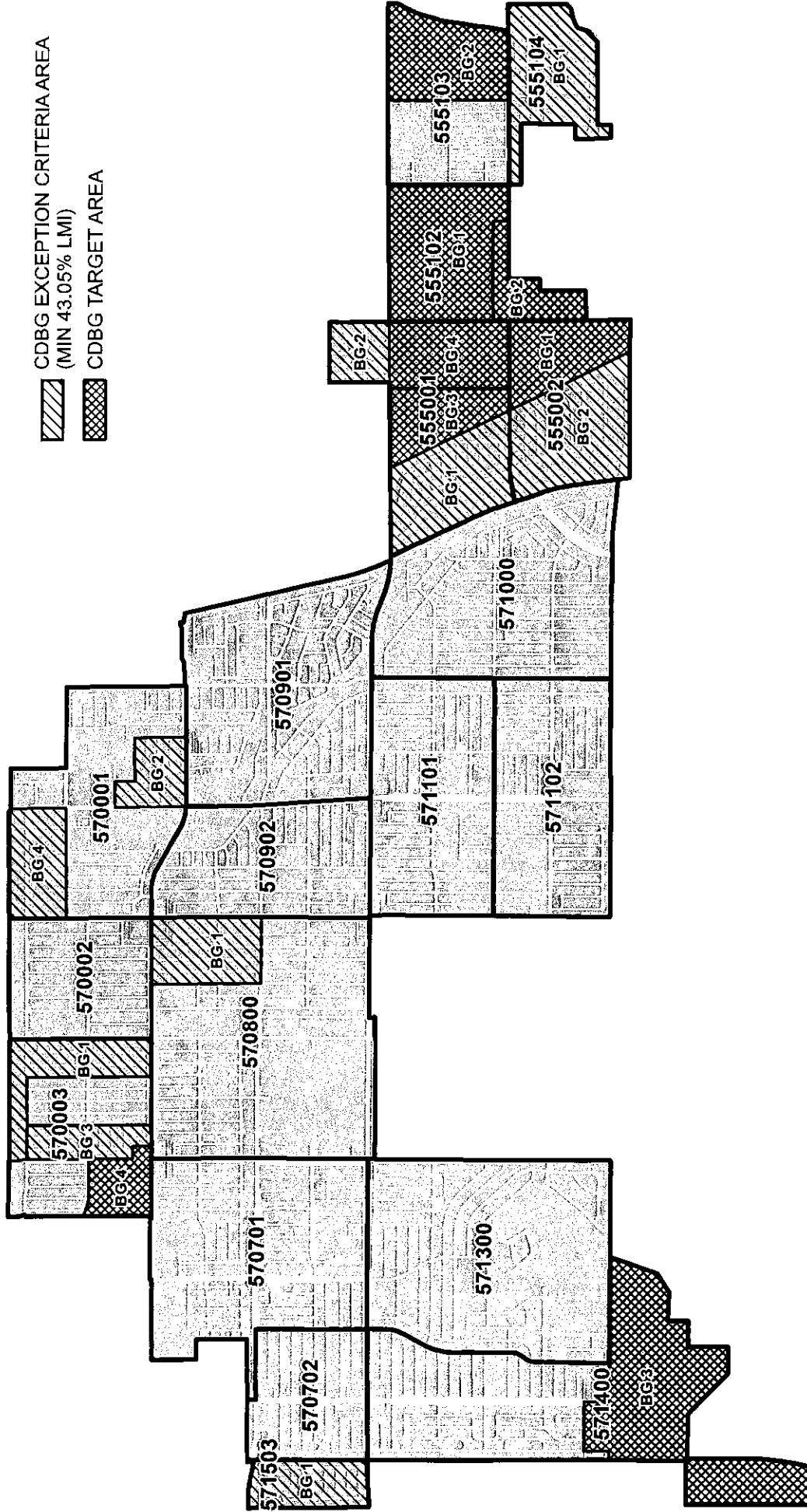
PUBLIC SERVICE PROGRAMS

Human Services Association
(Bell Gardens, CA)



ACTION PLAN FY 2020-2021

CDBG ELIGIBLE AREAS



ACTION PLAN 2020 - 2021

DATA FROM FY 2018 CDBG GRANTEES AND 2011-2015 ACS LMISD,
BY HUD OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT



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, and May 2005.) 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 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 2016-2017 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.

DIVIDER SHEET

Legislation

RESOLUTION NO. 2020-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LAKEWOOD APPOINTING MEMBERS OF THE VARIOUS
COMMISSIONS OF THE CITY OF LAKEWOOD

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES RESOLVE AS FOLLOWS:

SECTION 1. The following residents of the City of Lakewood are hereby appointed members of the Community Safety Commission for a term of two years terminating with the second Council Meeting in April of 2022:

SECTION 2. The following residents of the City of Lakewood are hereby appointed members of the Planning and Environment Commission for a term of two years terminating with the second Council Meeting in April of 2022:

SECTION 3. The following residents of the City of Lakewood are hereby appointed members of the Recreation and Community Services Commission for a term of two years terminating with the second Council Meeting in April of 2022:

SECTION 4. This Resolution shall be effective on the 28th day of April, 2020. No appointment herein shall be effective until said members take the Constitutional Oath of Office.

ADOPTED AND APPROVED THIS 28TH DAY OF APRIL, 2020.

Mayor

ATTEST:

City Clerk

DIVIDER SHEET

Reports

ORGANIZATIONAL APPOINTMENTS

ORGANIZATIONS	2019-20	2020-21
California Contract Cities Association	Wood – Rep. Piazza – Alt.	_____ – Rep. _____ – Alt.
California Joint Powers Insurance Authority	Wood – Rep. Croft – Alt.	_____ – Rep. _____ – Alt.
Council of Governments Organizations		
1. Southern California Association of Governments (SCAG)		
a. Representative		
b. General Assembly (Annual Conference) ²	DuBois – Rep. Piazza – Alt.	_____ – Rep. _____ – Alt.
2. Gateway Cities COG Board	DuBois – Rep. Piazza – Alt.	_____ – Rep. _____ – Alt.
Greater Los Angeles County Vector Control District ³	Croft – Rep.	Croft – Rep.
Job Training Partnership Act SELACO WDB	Wood – Policy Bd	_____ – Policy Bd
League of California Cities		
1. L.A. County Division	Piazza – Rep. DuBois – Alt.	_____ – Rep. _____ – Alt.
2. L.A. County City Selection Committees ⁴	Croft – Rep. DuBois – Alt.	_____ – Rep. _____ – Alt.
3. Annual League Conference ²	DuBois – Rep. Croft – Alt.	_____ – Rep. _____ – Alt.
L.A. County Sanitation Districts 3 & 19 ¹	Rogers – Rep. Wood – Alt.	_____ – Rep. _____ – Alt.
Southeast Water Coalition	Rogers – Rep. Croft – Alt.	_____ – Rep. _____ – Alt.

1 - Representative must be the Mayor. For City Selection Committees, Mayor must designate an alternate for each meeting where required.

2 - If neither can attend, delegate may be appointed by Mayor prior to annual conference

3 - Two-year term expiring in January 2020

4 - Committees appoint City representatives to boards, commissions, and agencies specified by law (e.g., AQMD, MTA, and Library Commission). Committees meet on an "as needed" basis during League (County Division) Meetings

COMMITTEE APPOINTMENTS

STANDING COMMITTEES	2019-20	2020-21
Intergovernmental Relations ¹	Rogers - Chair Wood - Member	_____ - Chair _____ - Member
Lakewood Schools	Wood - Chair Rogers - Member	_____ - Chair _____ - Member
Environmental Management	Wood - Chair DuBois - Member	_____ - Chair _____ - Member
Public Safety ²	Piazza - Chair Rogers - Member	_____ - Chair _____ - Member
Park Development	DuBois - Chair Wood - Member	_____ - Chair _____ - Member
Water Resources	Croft - Chair Piazza - Member	_____ - Chair _____ - Member
Community Promotion	DuBois - Chair Piazza - Member	_____ - Chair _____ - Member
Economic Development ³	Rogers - Chair Croft - Member	_____ - Chair _____ - Member
Hall of Fame – Board of Electors	Wood - Chair	_____ - Chair
Audit	Piazza - Chair Croft - Member	_____ - Chair _____ - Member
Capital Improvement Plan	Croft - Chair Wood - Member	_____ - Chair _____ - Member

1 – Current Mayor and Vice Mayor (since 1999)

2 - Includes License & Permit Hearing Board

3 – Current Mayor and Previous Mayor

DIVIDER SHEET

COUNCIL AGENDA

April 28, 2020

TO: The Honorable Mayor and City Council

SUBJECT: Quarterly Budget Report of Major Funds – as of March 31, 2020

INTRODUCTION

The City is in the last quarter of the 2018-2020 Two-Year Budget adopted in June 2018, with a comprehensive review and revisions adopted in June 2019. In addition to the scheduled formal assessments, Staff is consistently monitoring the year-round inflow and outflow of funds to make sure that the City continues on a sound fiscal path. Within the budget, particular attention is given to the City's two major funds (the General Fund and the Water Utility Enterprise Fund) as they support the majority of the City's day-to-day operations. Additionally, the General Fund is the City's most discretionary funding source.

As the end of the fiscal year approaches, Staff is working to better understand the financial consequences of the COVID-19 pandemic. This information will help in formulating a final budget estimate for the current year as well as factor in the forecasting for the upcoming two-year proposed budget. Staff anticipates having more specific and timely information in the next few weeks.

Following is the quarterly review of the General Fund and the Water Utility Enterprise Fund Budgets as of March 31, 2020:

STATEMENT OF FACT

General Fund

The General Fund is the largest City fund and one which the Council has discretionary authority. It includes sub-funds, which focus on specific activities such as Special Olympics, CATV, and The Centre.

As of March 31st, General Fund operational expenditures are trending as expected and are fairly aligned with the adopted budget. See the table on the following page. Overall, 68.6% of the year's operating expenditure budget has been utilized through the end of the third quarter (or 75% of the fiscal year). Given the normal time lag in receiving and processing costs incurred, the figure seems appropriate. Employee Services and Contract Services represent the two largest expenditure categories. Both are tracking slightly below budget at 73% and 63.4%, respectively. An area worth noting is the Other Operating expenditure category with 94.9% of the annual budget already expended. It is disproportionately higher as it primarily includes the City's annual insurance premiums that are paid in lump sum early in the year. Lastly, Office Expenses are slightly higher year-to-date (YTD) as a \$40,000 postage expenditure was made that should provide for almost six months of mailing needs.

Below is a summary of the various General Fund expenditure activities:

ACCOUNT DESCRIPTION	ADOPTED BUDGET	YTD EXPENDITURES	% USED
50 EMPLOYEE SERVICES	\$ 21,086,704	\$ 15,383,234	73.0%
51 CONTRACT SERVICES	24,338,456	15,429,654	63.4%
52 FACILITIES EXPENSE	1,860,247	1,234,994	66.4%
53 OFFICE EXPENSE	165,612	139,200	84.1%
54 MEETING EXPENSE	109,640	40,780	37.2%
55 SPCL DEPT SUPPLIES	1,570,272	838,708	53.4%
56 OTHER OPERATING	2,212,039	2,099,173	94.9%
57 INTERDEPT TRANS	1,117,785	811,457	72.6%
EXPENDITURE TOTAL	\$ 52,460,755	\$ 35,977,201	68.6%

For much of the third quarter General Fund revenues had been tracking as anticipated and in line with annual trends. Not surprisingly, this outlook changed rapidly in mid-March as the far-reaching impacts of the COVID-19 pandemic became apparent. Staff is currently assessing the citywide impact, as some revenue types (i.e. Sales Tax, Facility Fees, Parking Citation Revenues) will fall short of their budgeted amounts. While significant, the City's exposure is not as great as it is for cities dependent on tourism-related or sports/concert venue-related revenues. Lastly, YTD percentages reflect a "built-in" lag in the revenue received that is largely due to state and county collection and reconciliation processes taking place prior to the distribution of revenues to the City. Some revenues are even received as single payments toward the end of the fiscal year (i.e. SCE franchise fees and Prop A revenues). The following table provides a more detailed revenue overview:

ACCOUNT DESCRIPTION	ADOPTED BUDGET	YTD REVENUES	% REC'D
PROPERTY TAXES			
CURRENT YEAR-SECURED	\$ 5,120,000	\$ 2,991,568	58.4%
CURRENT YEAR-UNSECURED	185,000	178,247	96.3%
OTHER PROPERTY TAXES	(91,000)	(41,274)	45.4%
PENALTIES & INT ON DELQ TAXES	16,000	21,024	131.4%
RESIDUAL PROPERTY TAX	302,200	-	0.0%
	\$ 5,532,200	\$ 3,149,565	56.9%
OTHER TAXES			
SALES TAX	14,419,000	7,747,206	53.7%
FRANCHISES	1,470,000	426,511	29.0%
BUSINESS LICENSE TAX	615,000	617,366	100.4%
DOCUMENTARY TRANSFER TAX	305,000	280,078	91.8%
TRANSIENT OCCUPANCY TAX	68,000	37,858	55.7%
UTILITY USERS TAX	3,103,000	1,570,609	50.6%
	\$ 19,980,000	\$ 10,679,627	53.5%

ACCOUNT DESCRIPTION	ADOPTED BUDGET	YTD REVENUES	% REC'D
LICENSES & PERMITS			
BUILDING & SAFETY PERMITS	1,317,350	926,041	70.3%
OTHER	10,000	84,544	845.4%
	\$ 1,327,350	\$ 1,010,585	76.1%
FINES / FORFEITURES / PENALTIES			
PARKING FINES	565,000	299,787	53.1%
OTHER FINES	251,200	133,352	53.1%
	\$ 816,200	\$ 433,139	53.1%
USE OF MONEY & PROPERTY			
INVESTMENT EARNINGS	456,000	372,849	81.8%
LEASES	329,615	226,463	68.7%
RENTALS	358,043	234,078	65.4%
CENTRE CONCESSIONS	262,000	175,838	67.1%
	\$ 1,405,658	\$ 1,009,228	71.8%
FROM OTHER AGENCIES			
ERAF IN-LIEU OF VLF	9,552,300	4,849,206	50.8%
SUCCESSOR AGENCY	50,000	-	0.0%
	\$ 9,602,300	\$ 4,849,206	50.5%
CURRENT SERVICE CHARGE			
REFUSE COLLECTION CHARGES	5,839,500	2,897,338	49.6%
RCS FEES	890,096	562,613	63.2%
PUBLIC SAFETY FEES	962,500	579,968	60.3%
BUILDING & SAFETY FEES	598,000	407,809	68.2%
OTHER CHARGES	146,200	127,447	87.2%
CATV SUBSCRIBER CHARGES	175,000	80,615	155.4%
	\$ 8,611,296	\$ 4,655,789	54.1%
OTHER REVENUE			
SALE OF PROP A	750,000	-	0.0%
EMERGENCY MANAGEMENT-RCS	800	800	99.9%
	\$ 750,800	\$ 800	0.1%
TRANSFERS			
TRANSFER FROM GAS TAX	1,917,000	1,083,000	56.5%
TRANSFER FROM TRAFFIC CONG MGMT	91,001	68,251	75.0%
TRANSFER FROM WATER	1,795,704	1,346,778	75.0%
	\$ 3,803,705	\$ 2,498,029	65.7%
REVENUE TOTAL	\$ 51,829,509	\$ 28,285,969	54.6%

Water Utility Enterprise Fund

Overall, Water Fund expenses are tracking below their budgeted amounts. Similar to trending with General Fund expenditures, there is a time lag in receiving and processing incurred costs. Additionally, the YTD amount does not yet include annual depreciation postings (approximately \$2 million). While budgeted, they are typically recorded at year's end. Below is a summary of the various Water Utility Enterprise Fund expense activities:

ACCOUNT DESCRIPTION	ADOPTED BUDGET	YTD EXPENDED	% USED
50 EMPLOYEE SERVICES	\$ 2,529,596	\$ 1,787,663	70.7%
51 CONTRACT SERVICES	1,508,062	953,188	63.2%
52 FACILITIES EXPENSE	2,369,200	10,539	0.4%
53 OFFICE EXPENSE	3,000	1,581	52.7%
54 MEETING EXPENSE	5,859	2,390	40.8%
55 SPCL DEPT SUPPLIES	737,184	277,162	37.6%
56 OTHER OPERATING	4,444,761	2,497,526	56.2%
57 INTERDEPT TRANS	207,975	115,149	55.4%
59 BUDGETED TRANSFERS	1,795,704	1,346,778	75.0%
EXPENSE TOTAL	\$ 13,601,341	\$ 6,991,976	51.4%

Water revenues are trending a bit below the anticipated mark. Water sales, the largest revenue source, are tracking lower (including some 3rd quarter revenue entries from our vendors that are not yet reflected). The unexpected transition away from Fathom caused a significant disruption in the City's billing system and subsequently some revenues, as late fees were not assessed for several months while billing issues were corrected. That grace period was extended as the City responded to the COVID-19 crisis and stopped shutting-off water accounts for failure to pay and ceased assessing late fees, pursuant to the Governor's order.

The following table provides a snapshot:

ACCOUNT DESCRIPTION	ADOPTED BUDGET	YTD REVENUES	% REC'D
INVESTMENT EARNINGS	200,000	160,242	80.1%
RENTS AND CONCESSIONS	55,046	36,938	67.1%
OTHER REVENUE	100,000	59,960	60.0%
METERED WATER SALES	11,704,842	4,849,188	41.4%
METERED WTR SALES-INTERCONNECT	1,436,000	734,288	51.1%
FIRE PROTECTION SERVICES	171,694	104,372	60.8%
RECLAIMED WATER	482,993	293,952	60.9%
SERVICE INITIATION FEES	45,000	25,693	57.1%
SERVICE RESTORATION CHARGES	122,000	26,080	21.4%
OTHER OPERATING INCOME	75,000	0	0.0%
REVENUE TOTAL	\$ 14,392,575	\$ 6,290,712	43.7%

RECOMMENDATION

It is recommended that the City Council receive and file this report.


Jose Gomez
Director of Finance & Administrative Services


Thaddeus McCormack
City Manager

DIVIDER SHEET

COUNCIL AGENDA

April 28, 2020

TO: The Honorable Mayor and City Council

SUBJECT: Quarterly Schedule of Investments – March 31, 2020

INTRODUCTION

A quarterly report is regularly provided to the City Council detailing the funds held and invested in the City's accounts. Given the COVID-19 crisis and the effects on global financial markets, it is appropriate to provide a bit more commentary regarding the status of the City's investment portfolio.

The City invests idle funds in compliance with the California Government Code (CGC) and the City's investment policy, which the City Council last reviewed and approved in January 2020. The portfolio is highly-rated and well-diversified. While the portfolio is subject to the ebb and flow of market yield fluctuations, it is largely protected from the stock market volatility as the CGC and the City's investment policy narrowly define the authorized types of investments available. Additionally, City staff works closely with Public Financial Management (PFM), the City's investment advisor, to seek out quality investments in proven sectors and keep investment allocations to any one issuer low as a percentage.

The City's investments summarized in this report are allocated to a variety of funds such as the General Fund, Water Utility Fund, Redevelopment Successor Agency Funds, Restricted Special Revenue Funds, and Fiduciary Funds.

The City's investment objectives, in order of priority, are safety, liquidity and yield. To meet these objectives, the City utilizes the following types of investments:

U.S. Treasury Notes

Treasury Obligations of the U.S. Government to provide for the cash flow needs of the Federal Government.

Federal Agency Bonds or Notes:

Federal agency or United States government-sponsored enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. This includes Collateralized Mortgage Obligations (CMOs).

- **FHLB (Federal Home Loan Bank Bonds)**
Bonds and discount notes issued by the Federal Home Loan Bank to provide funding to member institutions and make available money to the residential mortgage market.
- **FHLMC (Federal Home Loan Mortgage Corp)**
A publicly chartered agency that buys qualifying residential mortgages from lenders, packages them into new securities backed by those pooled mortgages, provides certain guarantees and then re-sells the securities on the open market.

- **FNMA (Federal National Mortgage Association)**
A government-sponsored, privately owned corporation established to create a secondary market for Federal Housing Administration mortgages.
- **FFCB (Federal Farm Credit Bank)**
The Federal Farm Credit Bank is an independent agency of the U.S. Government that issues bonds and discount notes to provide short- and long-term credit and credit-related services to farmers, ranchers, rural homeowners, producers and harvesters.

Supra-National Agency Bonds or Notes

Supranational bonds and notes are debt of international or multi-lateral financial agencies. The debt is used to finance economic/infrastructure development, environmental protection, poverty reduction and renewable energy around the globe, rated AAA, highly liquid and issued in a range of maturities.

Negotiable Certificates of Deposit (CDs)

Negotiable CDs are issued by large banks and are freely traded in secondary markets as short term (2 to 52 weeks), large denomination (\$100,000 minimum) CDs, that are either issued at a discount on its par value, or at a fixed interest rate payable at maturity.

Municipal Bonds or Notes:

Registered treasury notes or bonds issued by states or municipalities, including bonds payable solely out of the revenues from a revenue-producing property owned, controlled, or operated by a state or by a department, board, agency, or authority of any of the other 49 United States, in addition to California.

Corporate Notes:

Medium-term notes, defined as all corporate and depository institution debt securities with a maximum remaining maturity of five years or less, issued by corporations organized and operating within the United States or by depository institutions licensed by the United States, or any state and operating within the United States. Medium-term corporate notes shall be rated in a rating category of "A" or its equivalent or better.

Commercial Paper:

Commercial paper of "prime" quality of the highest ranking or of the highest letter and number rating as provided for by a nationally recognized statistical-rating organization.

Pooled Funds:

- **LAIF (Local Agency Investment Fund, State of California)**
The Treasurer of the State of California administers this investment pool, providing a high-level of liquidity and strong safety through diversification of investments.
- **CAMP (California Asset Management Program)**
A Joint Powers Authority established in 1989 by the treasurers and finance directors of several California public agencies to provide professional investment services at a reasonable cost. Participation is limited to California public agencies.

- Los Angeles County Pool
This pool is very similar to LAIF. It is well-diversified, very liquid, and offers competitive yields.
- Money Market Fund (MMF)
This is a money market interest-bearing checking account that is fully insured and collateralized.

SUMMARY – Schedule of Investments as of March 31, 2020

MANAGED PORTFOLIO

Security Type	Market Value	% of Portfolio	% Change vs. 12/31/19	Permitted by Policy	In Compliance
U.S. Treasury Notes	\$ 22,315,630.00	57.6%	1.3%	100%	Yes
Corporate Notes	7,235,345.50	18.6%	-1.4%	30%	Yes
Negotiable CDs	3,012,540.00	7.8%	0.8%	30%	Yes
Federal Agency	1,717,667.00	4.4%	-2.0%	30%	Yes
Supranationals	1,331,817.00	3.4%	-0.1%	30%	Yes
Municipal Bonds	1,613,776.50	4.2%	0.8%	30%	Yes
Federal Agency CMO	273,979.00	0.7%	-0.1%	100%	Yes
Asset-Backed Security	1,003,522.00	2.6%	-0.1%	30%	Yes
Securities Sub-Total	\$38,504,277.00				
Accrued Interest	205,061.50				
Money Market Fund	252,970.50	0.7%	0.7%	20%	Yes
Total Managed Portfolio	\$38,962,309.00	100%			

POOLED INVESTMENT ACCOUNTS

	Market Value
LAIF	\$13,688,164.24
CAMP	\$2,403,271.23
	\$16,091,435.47

BANK ACCOUNTS

	Balance
City – Checking*	\$2,063,742.23
City Payroll	\$160,143.50
Successor Housing - Checking	\$375,800.40
	\$2,599,686.13

Funds held in reserve as required by debt issuance or non-agency funds - not available for City expenditures:

Successor Agency – Checking	F&M	\$2,502,034.16
Total Portfolio		\$60,155,464.76

* The balance is higher than usual as it includes a significant amount in uncashed (recently-issued) checks.

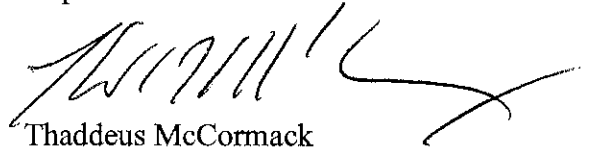
Attached is a more detailed report provided by PFM

STAFF RECOMMENDATION

It is recommended that the City Council receive and file this report.



Jose Gomez
Director of Finance & Administrative Services



Thaddeus McCormack
City Manager



Managed Account Summary Statement

For the Month Ending **March 31, 2020**

CITY OF LAKEWOOD - 51260100

Transaction Summary - Managed Account

Opening Market Value	\$38,312,354.90
Maturities/Calls	(2,895.80)
Principal Dispositions	(1,205,398.44)
Principal Acquisitions	1,213,138.89
Unsettled Trades	0.00
Change in Current Value	187,077.43
Closing Market Value	\$38,504,276.98

Cash Transactions Summary - Managed Account

Maturities/Calls	0.00
Sale Proceeds	1,211,379.67
Coupon/Interest/Dividend Income	54,409.16
Principal Payments	2,895.80
Security Purchases	(1,216,899.88)
Net Cash Contribution	0.00
Reconciling Transactions	0.00

Earnings Reconciliation (Cash Basis) - Managed Account

Interest/Dividends/Coupons Received	60,390.39
Less Purchased Interest Related to Interest/Coupons	(3,760.99)
Plus Net Realized Gains/Losses	43,490.84
Total Cash Basis Earnings	\$100,120.24

Cash Balance

Closing Cash Balance **\$252,970.34**

Earnings Reconciliation (Accrual Basis)

	Total
Ending Amortized Value of Securities	37,272,050.29
Ending Accrued Interest	205,061.25
Plus Proceeds from Sales	1,211,379.67
Plus Proceeds of Maturities/Calls/Principal Payments	2,895.80
Plus Coupons/Dividends Received	54,409.16
Less Cost of New Purchases	(1,216,899.88)
Less Beginning Amortized Value of Securities	(37,229,942.17)
Less Beginning Accrued Interest	(192,904.25)
Total Accrual Basis Earnings	\$106,049.87



Portfolio Summary and Statistics

For the Month Ending **March 31, 2020**

CITY OF LAKEWOOD - 51260100

Account Summary

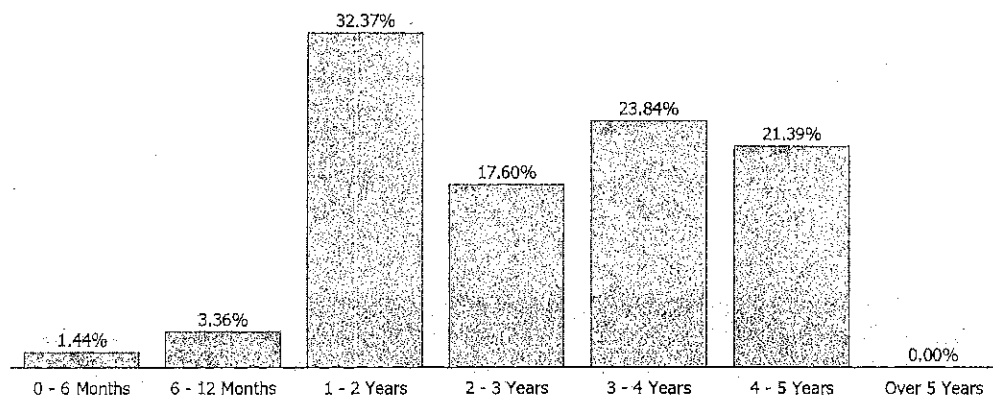
Description	Par Value	Market Value	Percent
U.S. Treasury Bond / Note	21,445,000.00	22,315,629.73	57.96
Supra-National Agency Bond / Note	1,300,000.00	1,331,817.18	3.46
Municipal Bond / Note	1,590,000.00	1,613,776.30	4.19
Federal Agency Collateralized Mortgage Obligation	269,437.47	273,979.40	0.71
Federal Agency Bond / Note	1,635,000.00	1,717,667.19	4.46
Corporate Note	7,125,000.00	7,235,345.34	18.79
Certificate of Deposit	2,985,000.00	3,012,539.68	7.82
Asset-Backed Security	1,010,000.00	1,003,522.16	2.61
Managed Account Sub-Total	37,359,437.47	38,504,276.98	100.00%
Accrued Interest		205,061.25	
Total Portfolio	37,359,437.47	38,709,338.23	

Unsettled Trades

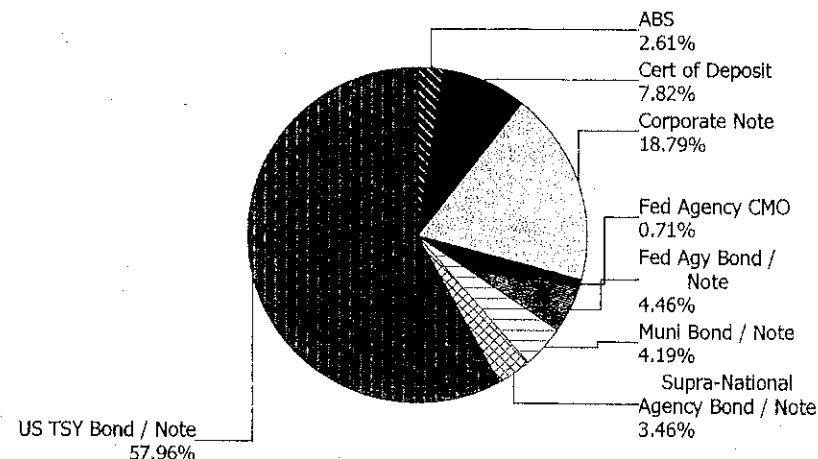
0.00

0.00

Maturity Distribution



Sector Allocation



Characteristics

Yield to Maturity at Cost	2.31%
Yield to Maturity at Market	0.88%
Duration to Worst	2.56
Weighted Average Days to Maturity	991



Managed Account Issuer Summary

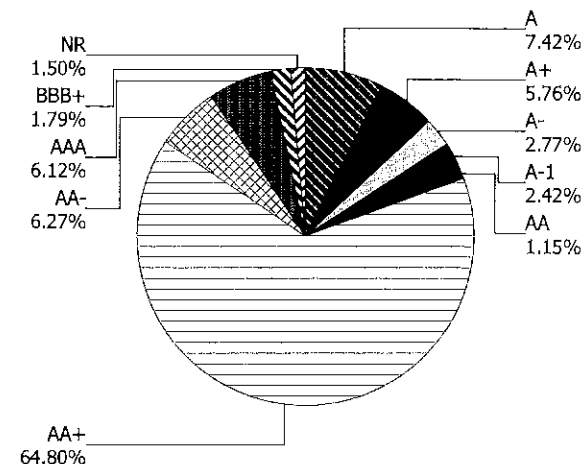
For the Month Ending **March 31, 2020**

CITY OF LAKEWOOD - 51260100

Issuer Summary

Issuer	Market Value of Holdings	Percent
3M COMPANY	408,370.68	1.06
AMERICAN HONDA FINANCE	346,301.20	0.90
ARIZONA ST TRANSPRTN BRD HIGHW	312,383.90	0.81
BANK OF AMERICA CO	346,823.75	0.90
BANK OF MONTREAL	554,313.65	1.44
CALIFORNIA ST	440,959.50	1.15
CAPITAL ONE FINANCIAL CORP	727,362.62	1.89
CATERPILLAR INC	483,279.12	1.26
CHAFFEY CA JT UNION HS DIST	121,780.80	0.32
CHARLES SCHWAB	175,441.70	0.46
CITIGROUP INC	151,300.65	0.39
COCA-COLA COMPANY	188,260.81	0.49
CREDIT AGRICOLE SA	370,681.96	0.96
DISCOVER FINANCIAL SERVICES	276,159.54	0.72
EXXON MOBIL CORP	176,514.63	0.46
FANNIE MAE	546,186.52	1.42
FEDERAL HOME LOAN BANKS	1,333,551.32	3.46
FREDDIE MAC	111,908.75	0.29
GENERAL DYNAMICS CORP	208,984.44	0.54
GOLDMAN SACHS GROUP INC	363,854.05	0.94
HERSHEY COMPANY	135,615.20	0.35
HOME DEPOT INC	108,471.41	0.28
INTER-AMERICAN DEVELOPMENT BANK	424,099.71	1.10
INTERNATIONAL FINANCE CORPORATION	382,852.50	0.99
INTL BANK OF RECONSTRUCTION AND DEV	524,864.97	1.36
JP MORGAN CHASE & CO	538,741.88	1.40
MASTERCARD INC	185,644.03	0.48
MICROSOFT CORP	191,902.14	0.50
MORGAN STANLEY	175,438.03	0.46
NATIONAL RURAL UTILITIES CO FINANCE CORP	155,199.33	0.40
NORDEA BANK AB	386,084.94	1.00
PFIZER INC	238,737.44	0.62

Credit Quality (S&P Ratings)





Managed Account Issuer Summary

For the Month Ending **March 31, 2020**

CITY OF LAKEWOOD - 51260100

Issuer	Market Value of Holdings	Percent
PNC FINANCIAL SERVICES GROUP	181,551.30	0.47
ROYAL BANK OF CANADA	563,448.05	1.46
SAN DIEGO CA CMNTY CLG DIST	106,761.20	0.28
SAN JOSE CA	332,189.00	0.86
SKANDINAVISKA ENSKILDA BANKEN AB	386,175.00	1.00
SOCIETE GENERALE	374,266.20	0.97
SWEDBANK AB	377,569.88	0.98
TAMALPAIS CA UNION HIGH SCH DIST	299,701.90	0.78
THE BANK OF NEW YORK MELLON CORPORATION	296,200.06	0.77
THE WALT DISNEY CORPORATION	352,566.20	0.92
TOYOTA MOTOR CORP	661,932.86	1.72
UNILEVER PLC	379,607.63	0.99
UNITED PARCEL SERVICE INC	219,685.40	0.57
UNITED STATES TREASURY	22,315,629.73	57.96
US BANCORP	299,439.30	0.78
WAL-MART STORES INC	265,482.10	0.69
Total	\$38,504,276.98	100.00%



Managed Account Detail of Securities Held

For the Month Ending **March 31, 2020**

CITY OF LAKEWOOD - 51260100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 06/02/2014 2.000% 05/31/2021	912828WN6	750,000.00	AA+	Aaa	06/04/18	06/06/18	736,669.92	2.62	5,040.98	744,680.01	765,585.90
US TREASURY NOTES DTD 08/15/2018 2.750% 08/15/2021	9128284W7	275,000.00	AA+	Aaa	10/02/18	10/04/18	273,958.01	2.89	955.70	274,492.45	284,281.25
US TREASURY NOTES DTD 08/15/2018 2.750% 08/15/2021	9128284W7	325,000.00	AA+	Aaa	10/01/18	10/03/18	323,730.47	2.89	1,129.46	324,382.03	335,968.75
US TREASURY NOTES DTD 08/15/2018 2.750% 08/15/2021	9128284W7	375,000.00	AA+	Aaa	09/10/18	09/12/18	374,721.68	2.78	1,303.23	374,868.71	387,656.25
US TREASURY NOTES DTD 08/15/2018 2.750% 08/15/2021	9128284W7	600,000.00	AA+	Aaa	09/26/18	09/28/18	597,445.31	2.91	2,085.16	598,761.11	620,250.00
US TREASURY NOTES DTD 08/15/2018 2.750% 08/15/2021	9128284W7	1,000,000.00	AA+	Aaa	09/05/18	09/07/18	1,000,820.31	2.72	3,475.27	1,000,396.36	1,033,750.00
UNITED STATES TREASURY NOTES DTD 10/15/2018 2.875% 10/15/2021	9128285F3	725,000.00	AA+	Aaa	12/11/18	12/12/18	727,067.38	2.77	9,624.57	726,147.93	753,773.44
US TREASURY NOTES DTD 01/31/2017 1.875% 01/31/2022	912828V72	2,100,000.00	AA+	Aaa	01/07/19	01/09/19	2,061,773.44	2.50	6,598.56	2,076,775.95	2,159,718.75
US TREASURY N/B NOTES DTD 06/01/2015 1.875% 05/31/2022	912828XD7	1,200,000.00	AA+	Aaa	06/03/19	06/05/19	1,201,687.50	1.83	7,561.48	1,201,232.59	1,239,937.44
US TREASURY NOTES DTD 08/15/2012 1.625% 08/15/2022	912828TJ9	750,000.00	AA+	Aaa	03/12/19	03/13/19	730,253.91	2.43	1,540.18	736,161.29	773,085.90
UNITED STATES TREASURY NOTES DTD 10/15/2019 1.375% 10/15/2022	912828YK0	1,250,000.00	AA+	Aaa	12/02/19	12/04/19	1,240,527.34	1.65	7,936.30	1,241,586.51	1,283,398.50
US TREASURY N/B NOTES DTD 11/02/2015 1.875% 10/31/2022	912828M49	750,000.00	AA+	Aaa	03/12/19	03/13/19	735,585.94	2.43	5,910.89	739,642.07	780,000.00
US TREASURY NOTES DTD 11/15/2012 1.625% 11/15/2022	912828TY6	725,000.00	AA+	Aaa	07/01/19	07/03/19	721,743.16	1.76	4,466.52	722,452.59	749,695.31
US TREASURY NOTES DTD 03/31/2016 1.500% 03/31/2023	912828O29	750,000.00	AA+	Aaa	03/12/19	03/13/19	723,076.17	2.44	30.74	729,822.43	776,015.63



Managed Account Detail of Securities Held

For the Month Ending **March 31, 2020**

CITY OF LAKEWOOD - 51260100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
US TREASURY N/B NOTES DTD 05/31/2016 1.625% 05/31/2023	912828R69	750,000.00	AA+	Aaa	03/12/19	03/13/19	725,683.59	2.44	4,095.80	731,535.84	779,531.25
US TREASURY NOTES DTD 06/30/2016 1.375% 06/30/2023	912828S35	500,000.00	AA+	Aaa	06/17/19	06/18/19	490,781.25	1.85	1,737.64	492,526.35	516,250.00
US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023	912828S92	1,000,000.00	AA+	Aaa	06/24/19	06/26/19	981,015.63	1.73	2,094.78	984,461.92	1,029,218.80
US TREASURY NOTES DTD 08/31/2016 1.375% 08/31/2023	912828D1	1,800,000.00	AA+	Aaa	06/03/19	06/05/19	1,764,632.81	1.86	2,152.17	1,771,305.57	1,861,593.84
US TREASURY NOTES DTD 01/03/2017 2.250% 12/31/2023	912828V23	470,000.00	AA+	Aaa	04/02/19	04/04/19	469,026.96	2.30	2,672.80	469,228.34	502,973.41
UNITED STATES TREASURY NOTES DTD 02/28/2019 2.375% 02/29/2024	912828G0	550,000.00	AA+	Aaa	03/05/19	03/07/19	545,337.89	2.56	1,135.87	546,289.99	592,882.84
US TREASURY N/B DTD 03/31/2017 2.125% 03/31/2024	912828W71	650,000.00	AA+	Aaa	04/02/19	04/04/19	644,998.05	2.29	37.74	645,948.39	695,398.47
US TREASURY N/B NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	1,200,000.00	AA+	Aaa	05/09/19	05/10/19	1,186,078.13	2.25	10,087.91	1,188,469.81	1,278,187.44
US TREASURY NOTES DTD 05/15/2014 2.500% 05/15/2024	912828WJ5	540,000.00	AA+	Aaa	06/03/19	06/05/19	555,229.69	1.90	5,118.13	552,795.89	586,912.50
UNITED STATES TREASURY NOTES DTD 07/31/2019 1.750% 07/31/2024	912828Y87	250,000.00	AA+	Aaa	01/02/20	01/06/20	251,132.81	1.65	733.17	251,077.35	264,687.50
UNITED STATES TREASURY NOTES DTD 09/30/2019 1.500% 09/30/2024	912828YH7	500,000.00	AA+	Aaa	03/02/20	03/04/20	515,136.72	0.82	20.49	514,889.13	524,843.75
UNITED STATES TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	400,000.00	AA+	Aaa	11/01/19	11/05/19	399,640.63	1.52	2,521.98	399,669.17	420,375.00
US TREASURY N/B DTD 12/31/2019 1.750% 12/31/2024	912828YY0	310,000.00	AA+	Aaa	01/02/20	01/06/20	311,465.23	1.65	1,371.15	311,398.47	329,907.83
UNITED STATES TREASURY NOTES DTD 01/31/2020 1.375% 01/31/2025	912828Z52	450,000.00	AA+	Aaa	02/03/20	02/05/20	450,035.16	1.37	1,036.92	450,034.19	471,234.38



Managed Account Detail of Securities Held

For the Month Ending **March 31, 2020**

CITY OF LAKEWOOD - 51260100

Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
U.S. Treasury Bond / Note											
UNITED STATES TREASURY NOTES DTD 03/02/2020 1.125% 02/28/2025	912828ZC7	500,000.00	AA+	Aaa	03/02/20	03/04/20	507,167.97	0.83	489.13	507,060.70	518,515.60
Security Type Sub-Total		21,445,000.00					21,246,423.06	2.14	92,964.72	21,308,093.14	22,315,629.73
Supra-National Agency Bond / Note											
INTERNATIONAL FINANCE CORPORATION NOTE DTD 03/16/2018 2.635% 03/09/2021	45950VLO7	375,000.00	AAA	Aaa	03/09/18	03/16/18	374,718.75	2.66	603.85	374,908.65	382,852.50
INTER-AMERICAN DEVELOPMENT BANK NOTE DTD 04/19/2018 2.625% 04/19/2021	4581X0DB1	415,000.00	AAA	Aaa	04/12/18	04/19/18	414,087.00	2.70	4,902.19	414,672.15	424,099.71
INTL BANK OF RECONSTRUCTION AND DEV NOTE DTD 07/25/2018 2.750% 07/23/2021	459058GH0	510,000.00	AAA	Aaa	07/18/18	07/25/18	508,806.60	2.83	2,649.17	509,465.18	524,864.97
Security Type Sub-Total		1,300,000.00					1,297,612.35	2.74	8,155.21	1,299,045.98	1,331,817.18
Municipal Bond / Note											
CA ST TXBL GO BONDS DTD 04/25/2018 2.800% 04/01/2021	13063DGA0	435,000.00	AA-	Aa2	04/18/18	04/25/18	435,017.40	2.80	6,090.00	435,004.40	440,959.50
SAN DIEGO CCD, CA TXBL GO BONDS DTD 10/16/2019 1.996% 08/01/2023	797272ON4	70,000.00	AAA	Aaa	09/18/19	10/16/19	70,000.00	2.00	232.87	70,000.00	71,109.50
CHAFFEY UHSD, CA TXBL GO BONDS DTD 12/05/2019 2.001% 08/01/2023	157411TJ8	120,000.00	AA-	Aa1	11/06/19	12/05/19	120,000.00	2.00	400.20	120,000.00	121,780.80
TAMALPAIS UHSD, CA TXBL GO BONDS DTD 10/09/2019 1.971% 08/01/2023	874857KJ3	160,000.00	NR	Aaa	09/20/19	10/09/19	160,000.00	1.97	525.60	160,000.00	162,323.20
SAN JOSE, CA TXBL GO BONDS DTD 07/25/2019 2.300% 09/01/2023	798135H51	325,000.00	AA+	Aa1	07/09/19	07/25/19	327,154.75	2.13	622.92	326,805.66	332,189.00
AZ TRAN BOARD TXBL REV BONDS DTD 02/12/2020 1.958% 07/01/2024	040654XU4	310,000.00	AA+	Aa1	01/10/20	02/12/20	310,000.00	1.96	826.17	310,000.00	312,383.90



Managed Account Detail of Securities Held

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Security Type/Description Dated Date/Coupon/Maturity	CUSIP	Par	S&P Rating	Moody's Rating	Trade Date	Settle Date	Original Cost	YTM at Cost	Accrued Interest	Amortized Cost	Market Value
Municipal Bond / Note											
SAN DIEGO CCD, CA TXBL GO BONDS DTD 10/16/2019 2.046% 08/01/2024	797272OP9	35,000.00	AAA	Aaa	09/18/19	10/16/19	35,000.00	2.05	119.35	35,000.00	35,651.70
TAMALPAIS UHSD, CA TXBL GO BONDS DTD 10/09/2019 2.021% 08/01/2024	874857KK0	135,000.00	NR	Aaa	09/20/19	10/09/19	135,000.00	2.02	454.73	135,000.00	137,378.70
Security Type Sub-Total		1,590,000.00					1,592,172.15	2.24	9,271.84	1,591,810.06	1,613,776.30
Federal Agency Collateralized Mortgage Obligation											
FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/25/2021	3136B1XP4	160,988.25	AA+	Aaa	04/11/18	04/30/18	164,190.47	2.27	477.60	162,296.36	162,070.65
FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	108,449.22	AA+	Aaa	12/07/18	12/17/18	108,448.89	3.11	289.47	108,448.89	111,908.75
Security Type Sub-Total		269,437.47					272,639.36	2.61	767.07	270,745.25	273,979.40
Federal Agency Bond / Note											
FEDERAL HOME LOAN BANKS NOTES DTD 10/12/2018 3.000% 10/12/2021	3130AF5B9	725,000.00	AA+	Aaa	11/02/18	11/06/18	724,579.50	3.02	10,210.42	724,781.02	752,969.78
FANNIE MAE NOTES DTD 01/11/2019 2.625% 01/11/2022	3135G0U92	370,000.00	AA+	Aaa	01/09/19	01/11/19	369,733.60	2.65	2,158.33	369,839.67	384,115.87
FHLB BONDS DTD 02/15/2019 2.500% 02/13/2024	3130AFW94	540,000.00	AA+	Aaa	02/14/19	02/15/19	538,088.40	2.58	1,800.00	538,498.81	580,581.54
Security Type Sub-Total		1,635,000.00					1,632,401.50	2.79	14,168.75	1,633,119.50	1,717,667.19
Corporate Note											
NATIONAL RURAL UTIL COOP NOTE DTD 02/26/2018 2.900% 03/15/2021	63743HER9	155,000.00	A	A2	02/21/18	02/26/18	154,827.95	2.94	199.78	154,944.01	155,199.33
UNILEVER CAPITAL CORP NOTES DTD 03/22/2018 2.750% 03/22/2021	904764AZ0	375,000.00	A+	A1	03/19/18	03/22/18	373,083.75	2.93	257.81	374,358.90	379,607.63



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Corporate Note											
UNITED PARCEL SERVICE CORPORATE BOND DTD 11/14/2017 2.050% 04/01/2021	911312BP0	220,000.00	A	A2	11/09/17	11/14/17	219,652.40	2.10	2,255.00	219,893.96	219,685.40
TOYOTA MOTOR CREDIT CORP NOTES DTD 04/13/2018 2.950% 04/13/2021	89236TEU5	110,000.00	AA-	A1	04/10/18	04/13/18	109,956.00	2.96	1,514.33	109,984.41	110,381.81
BANK OF NEW YORK MELLON CORP (CALLABLE) DTD 02/19/2016 2.500% 04/15/2021	06406FAA1	175,000.00	A	A1	02/14/18	02/16/18	172,723.25	2.93	2,017.36	174,230.54	175,880.78
MORGAN STANLEY CORP NOTES DTD 04/21/2016 2.500% 04/21/2021	61746BEA0	175,000.00	BBB+	A3	02/13/18	02/15/18	172,060.00	3.06	1,944.44	173,995.17	175,438.03
HERSHEY COMPANY CORP NOTES DTD 05/10/2018 3.100% 05/15/2021	427866BA5	135,000.00	A	A1	05/03/18	05/10/18	134,906.85	3.12	1,581.00	134,964.15	135,615.20
CHARLES SCHWAB CORP NOTES DTD 05/22/2018 3.250% 05/21/2021	808513AW5	175,000.00	A	A2	05/17/18	05/22/18	174,994.75	3.25	2,053.82	174,997.90	175,441.70
WAL-MART STORES INC CORP NOTES DTD 06/27/2018 3.125% 06/23/2021	931142EJ8	260,000.00	AA	Aa2	06/20/18	06/27/18	259,987.00	3.13	2,211.81	259,994.23	265,482.10
CATERPILLAR FINANCIAL SERVICES CORP CORP DTD 09/07/2018 3.150% 09/07/2021	1491302N8	100,000.00	A	A3	09/04/18	09/07/18	99,923.00	3.18	210.00	99,962.31	101,803.20
3M COMPANY DTD 09/14/2018 3.000% 09/14/2021	88579YBA8	90,000.00	A+	A1	09/11/18	09/14/18	89,815.50	3.07	127.50	89,908.57	92,069.28
PFIZER INC CORP NOTE DTD 09/07/2018 3.000% 09/15/2021	717081EM1	235,000.00	AA-	A1	09/04/18	09/07/18	234,682.75	3.05	313.33	234,843.06	238,737.44
CITIGROUP INC CORP (CALLABLE) NOTE DTD 12/08/2016 2.900% 12/08/2021	172967LC3	150,000.00	BBB+	A3	01/15/19	01/17/19	147,271.50	3.57	1,365.42	148,378.13	151,300.65
HOME DEPOT INC DTD 12/06/2018 3.250% 03/01/2022	437076BV3	105,000.00	A	A2	11/27/18	12/06/18	104,712.30	3.34	284.38	104,823.83	108,471.41
EXXON MOBIL CORP (CALLABLE) NOTE DTD 03/06/2015 2.397% 03/06/2022	30231GAJ1	175,000.00	AA	Aaa	11/26/18	11/28/18	169,687.00	3.38	291.30	171,798.54	176,514.63





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Corporate Note											
BANK OF NY MELLON CORP CORP NOTES DTD 08/23/2019 1.950% 08/23/2022	06406RAK3	55,000.00	A	A1	08/20/19	08/23/19	54,982.40	1.96	113.21	54,985.87	55,474.82
AMERICAN HONDA FINANCE CORP NOTES DTD 11/16/2017 2.600% 11/16/2022	02665WCA7	350,000.00	A	A3	07/01/19	07/03/19	353,937.50	2.25	3,412.50	353,096.18	346,301.20
JPMORGAN CHASE & CO CORP NOTES DTD 05/18/2016 2.700% 05/18/2023	46625HRL6	525,000.00	A-	A2	04/02/19	04/04/19	519,408.75	2.98	5,236.88	520,700.68	538,741.88
GENERAL DYNAMICS CORP CORP NOTES DTD 08/12/2016 1.875% 08/15/2023	369550AW8	210,000.00	A	A2	07/11/19	07/15/19	207,475.80	2.18	503.13	207,900.99	208,984.44
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 10/18/2016 2.250% 10/18/2023	89236TDK8	375,000.00	AA-	A1	07/11/19	07/15/19	375,660.00	2.21	3,820.31	375,558.84	367,931.25
BANK OF AMERICA CORP NOTE DTD 01/21/2014 4.125% 01/22/2024	06051GFB0	325,000.00	A-	A2	07/17/19	07/19/19	346,011.25	2.60	2,569.53	342,904.14	346,823.75
PNC BANK NA CORP NOTES DTD 01/23/2019 3.500% 01/23/2024	693475AV7	175,000.00	A-	A3	10/23/19	10/25/19	184,854.25	2.11	1,156.94	183,890.10	181,551.30
MICROSOFT CORP(CALLABLE) NOTE DTD 02/06/2017 2.875% 02/06/2024	594918BX1	180,000.00	AAA	Aaa	03/09/20	03/11/20	190,834.20	1.29	790.63	190,676.53	191,902.14
3M COMPANY DTD 09/14/2018 3.250% 02/14/2024	88579YBB6	300,000.00	A+	A1	06/17/19	06/19/19	311,115.00	2.40	1,272.92	309,332.97	316,301.40
GOLDMAN SACHS CORP NOTES DTD 03/03/2014 4.000% 03/03/2024	38141GVM3	350,000.00	BBB+	A3	04/02/19	04/04/19	360,251.50	3.35	1,088.89	358,320.76	363,854.05
MASTERCARD INC CORP NOTES DTD 03/31/2014 3.375% 04/01/2024	57636OAB0	175,000.00	A+	A1	04/02/19	04/04/19	180,498.50	2.70	2,953.13	179,464.15	185,644.03
US BANCORP DTD 07/29/2019 2.400% 07/30/2024	91159HHX1	300,000.00	A+	A1	08/02/19	08/06/19	302,298.00	2.24	1,220.00	302,011.57	299,439.30
WALT DISNEY COMPANY/THE DTD 09/06/2019 1.750% 08/30/2024	254687FK7	350,000.00	A	A2	09/03/19	09/06/19	348,572.00	1.84	527.43	348,727.62	352,566.20
COCA-COLA CO/THE DTD 09/06/2019 1.750% 09/06/2024	191216CL2	185,000.00	A+	A1	09/06/19	09/10/19	184,008.40	1.86	224.83	184,115.07	188,260.81



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Corporate Note											
BANK OF NY MELLON CORP DTD 10/24/2019 2.100% 10/24/2024	06406RAL1	65,000.00	A	A1	01/21/20	01/28/20	65,286.00	2.00	595.29	65,276.50	64,844.46
CATERPILLAR FINL SERVICE DTD 11/08/2019 2.150% 11/08/2024	1491303B3	380,000.00	A	A3	01/09/20	01/13/20	380,843.60	2.10	3,245.31	380,810.56	381,475.92
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	190,000.00	AA-	A1	02/19/20	02/21/20	189,595.30	1.84	456.00	189,604.03	183,619.80
Security Type Sub-Total		7,125,000.00					7,173,916.45	2.59	45,814.21	7,174,454.27	7,235,345.34
Certificate of Deposit											
BANK OF MONTREAL CHICAGO CERT DEPOS DTD 08/03/2018 3.190% 08/03/2020	06370REU9	550,000.00	A-1	P-1	08/01/18	08/03/18	550,000.00	3.23	11,696.67	550,000.00	554,313.65
SWEDBANK (NEW YORK) CERT DEPOS DTD 11/17/2017 2.270% 11/16/2020	87019U6D6	375,000.00	A-1	P-1	11/16/17	11/17/17	375,000.00	2.30	3,192.19	375,000.00	377,569.88
CREDIT AGRICOLE CIB NY CERT DEPOS DTD 04/04/2019 2.830% 04/02/2021	22535CDU2	365,000.00	A+	Aa3	04/03/19	04/04/19	365,000.00	2.85	10,415.58	365,000.00	370,681.96
ROYAL BANK OF CANADA NY CD DTD 06/08/2018 3.240% 06/07/2021	78012UEE1	550,000.00	AA-	Aa2	06/07/18	06/08/18	550,000.00	3.24	5,643.00	550,000.00	563,448.05
SOCIETE GENERALE NY CERT DEPOS DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	385,000.00	A	A1	02/14/20	02/19/20	385,000.00	1.80	808.50	385,000.00	374,266.20
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 08/29/2019 1.850% 08/26/2022	65558TLL7	380,000.00	AA-	Aa3	08/27/19	08/29/19	380,000.00	1.87	683.47	380,000.00	386,084.94
SKANDINAV ENSKILDA BANK LT CD DTD 09/03/2019 1.860% 08/26/2022	83050PDR7	380,000.00	A+	Aa2	08/29/19	09/03/19	380,000.00	1.88	687.17	380,000.00	386,175.00
Security Type Sub-Total		2,985,000.00					2,985,000.00	2.54	33,126.58	2,985,000.00	3,012,539.68
Asset-Backed Security											
COMET 2019-A2 A2 DTD 09/05/2019 1.720% 08/15/2024	14041NFU0	735,000.00	AAA	NR	08/28/19	09/05/19	734,814.93	1.73	561.87	734,836.73	727,362.62





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Asset-Backed Security											
DCENT 2019-A3 A DTD 10/31/2019 1.890% 10/15/2024	254683CM5	275,000.00	NR	Aaa	10/24/19	10/31/19	274,940.93	1.90	231.00	274,945.36	276,159.54
Security Type Sub-Total		1,010,000.00					1,009,755.86	1.78	792.87	1,009,782.09	1,003,522.16
Managed Account Sub-Total		37,359,437.47					37,209,920.73	2.31	205,061.25	37,272,050.29	38,504,276.98
Securities Sub-Total		\$37,359,437.47					\$37,209,920.73	2.31%	\$205,061.25	\$37,272,050.29	\$38,504,276.98
Accrued Interest											\$205,061.25
Total Investments											\$38,709,338.23



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U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 06/02/2014 2.000% 05/31/2021	912828WN6	750,000.00	JPM_CHAS		102.08	765,585.90	28,915.98	20,905.89	1.15	1.15	0.22
US TREASURY NOTES DTD 08/15/2018 2.750% 08/15/2021	9128284W7	275,000.00	NOMURA		103.38	284,281.25	10,323.24	9,788.80	1.35	1.35	0.29
US TREASURY NOTES DTD 08/15/2018 2.750% 08/15/2021	9128284W7	325,000.00	GOLDMAN		103.38	335,968.75	12,238.28	11,586.72	1.35	1.35	0.29
US TREASURY NOTES DTD 08/15/2018 2.750% 08/15/2021	9128284W7	375,000.00	MERRILL		103.38	387,656.25	12,934.57	12,787.54	1.35	1.35	0.29
US TREASURY NOTES DTD 08/15/2018 2.750% 08/15/2021	9128284W7	600,000.00	NOMURA		103.38	620,250.00	22,804.69	21,488.89	1.35	1.35	0.29
US TREASURY NOTES DTD 08/15/2018 2.750% 08/15/2021	9128284W7	1,000,000.00	MERRILL		103.38	1,033,750.00	32,929.69	33,353.64	1.35	1.35	0.29
UNITED STATES TREASURY NOTES DTD 10/15/2018 2.875% 10/15/2021	9128285F3	725,000.00	MERRILL		103.97	753,773.44	26,706.06	27,625.51	1.50	1.50	0.29
US TREASURY NOTES DTD 01/31/2017 1.875% 01/31/2022	912828V72	2,100,000.00	CITIGRP		102.84	2,159,718.75	97,945.31	82,942.80	1.81	1.81	0.32
US TREASURY N/B NOTES DTD 06/01/2015 1.875% 05/31/2022	912828XD7	1,200,000.00	BNP_PARI		103.33	1,239,937.44	38,249.94	38,704.85	2.12	2.12	0.33
US TREASURY NOTES DTD 08/15/2012 1.625% 08/15/2022	912828TJ9	750,000.00	JPM_CHAS		103.08	773,085.90	42,831.99	36,924.61	2.33	2.33	0.32
UNITED STATES TREASURY NOTES DTD 10/15/2019 1.375% 10/15/2022	912828YK0	1,250,000.00	MERRILL		102.67	1,283,398.50	42,871.16	41,811.99	2.49	2.49	0.32
US TREASURY N/B NOTES DTD 11/02/2015 1.875% 10/31/2022	912828M49	750,000.00	BARCLAYS		104.00	780,000.00	44,414.06	40,357.93	2.51	2.51	0.32
US TREASURY NOTES DTD 11/15/2012 1.625% 11/15/2022	912828TY6	725,000.00	RBC		103.41	749,695.31	27,952.15	27,242.72	2.56	2.56	0.32
US TREASURY NOTES DTD 03/31/2016 1.500% 03/31/2023	912828O29	750,000.00	BARCLAYS		103.47	776,015.63	52,939.46	46,193.20	2.94	2.94	0.34
US TREASURY N/B NOTES DTD 05/31/2016 1.625% 05/31/2023	912828R69	750,000.00	BARCLAYS		103.94	779,531.25	53,847.66	47,995.41	3.08	3.08	0.37
US TREASURY NOTES DTD 06/30/2016 1.375% 06/30/2023	912828S35	500,000.00	BNP_PARI		103.25	516,250.00	25,468.75	23,723.65	3.17	3.17	0.37
US TREASURY NOTES DTD 08/01/2016 1.250% 07/31/2023	912828S92	1,000,000.00	BARCLAYS		102.92	1,029,218.80	48,203.17	44,756.88	3.27	3.27	0.37



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U.S. Treasury Bond / Note											
US TREASURY NOTES DTD 08/31/2016 1.375% 08/31/2023	9128282D1	1,800,000.00	BNP_PARI		103.42	1,861,593.84	96,961.03	90,288.27	3.34	3.34	0.37
US TREASURY NOTES DTD 01/03/2017 2.250% 12/31/2023	912828V23	470,000.00	BNP_PARI		107.02	502,973.41	33,946.45	33,745.07	3.60	3.60	0.36
UNITED STATES TREASURY NOTES DTD 02/28/2019 2.375% 02/29/2024	9128286G0	550,000.00	BNP_PARI		107.80	592,882.84	47,544.95	46,592.85	3.76	3.76	0.37
US TREASURY N/B DTD 03/31/2017 2.125% 03/31/2024	912828W71	650,000.00	MERRILL		106.98	695,398.47	50,400.42	49,450.08	3.85	3.85	0.36
US TREASURY N/B NOTES DTD 05/01/2017 2.000% 04/30/2024	912828X70	1,200,000.00	BNP_PARI		106.52	1,278,187.44	92,109.31	89,717.63	3.91	3.91	0.39
US TREASURY NOTES DTD 05/15/2014 2.500% 05/15/2024	912828WJ5	540,000.00	BNP_PARI		108.69	586,912.50	31,682.81	34,116.61	3.91	3.91	0.37
UNITED STATES TREASURY NOTES DTD 07/31/2019 1.750% 07/31/2024	912828Y87	250,000.00	MORGAN_S		105.88	264,687.50	13,554.69	13,610.15	4.18	4.18	0.38
UNITED STATES TREASURY NOTES DTD 09/30/2019 1.500% 09/30/2024	912828YH7	500,000.00	BARCLAYS		104.97	524,843.75	9,707.03	9,954.62	4.36	4.36	0.39
UNITED STATES TREASURY NOTES DTD 10/31/2019 1.500% 10/31/2024	912828YM6	400,000.00	MERRILL		105.09	420,375.00	20,734.37	20,705.83	4.42	4.42	0.38
US TREASURY N/B DTD 12/31/2019 1.750% 12/31/2024	912828YY0	310,000.00	CITIGRP		106.42	329,907.83	18,442.60	18,509.36	4.56	4.56	0.38
UNITED STATES TREASURY NOTES DTD 01/31/2020 1.375% 01/31/2025	912828Z52	450,000.00	MERRILL		104.72	471,234.38	21,199.22	21,200.19	4.68	4.68	0.39
UNITED STATES TREASURY NOTES DTD 03/02/2020 1.125% 02/28/2025	912828ZC7	500,000.00	BNP_PARI		103.70	518,515.60	11,347.63	11,454.90	4.79	4.79	0.36
Security Type Sub-Total		21,445,000.00				22,315,629.73	1,069,206.67	1,007,536.59	2.79	2.79	0.34
Supra-National Agency Bond / Note											
INTERNATIONAL FINANCE CORPORATION NOTE DTD 03/16/2018 2.635% 03/09/2021	45950VLO7	375,000.00	HSBC		102.09	382,852.50	8,133.75	7,943.85	0.93	0.93	0.40
INTER-AMERICAN DEVELOPMENT BANK NOTE DTD 04/19/2018 2.625% 04/19/2021	4581X0DB1	415,000.00	CITIGRP		102.19	424,099.71	10,012.71	9,427.56	1.03	1.03	0.53



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Supra-National Agency Bond / Note											
INTL BANK OF RECONSTRUCTION AND DEV NOTE DTD 07/25/2018 2.750% 07/23/2021	459058GH0	510,000.00	MORGAN_S		102.91	524,864.97	16,058.37	15,399.79	1.29	1.29	0.52
Security Type Sub-Total		1,300,000.00				1,331,817.18	34,204.83	32,771.20	1.10	1.10	0.49
Municipal Bond / Note											
CA ST TXBL GO BONDS DTD 04/25/2018 2.800% 04/01/2021	13063DGA0	435,000.00	JPM_CHAS		101.37	440,959.50	5,942.10	5,955.10	0.97	0.97	1.42
SAN DIEGO CCD, CA TXBL GO BONDS DTD 10/16/2019 1.996% 08/01/2023	797272Q04	70,000.00	RBC		101.59	71,109.50	1,109.50	1,109.50	3.21	3.21	1.51
CHAFFEY UHSD, CA TXBL GO BONDS DTD 12/05/2019 2.001% 08/01/2023	157411TJ8	120,000.00	RBC		101.48	121,780.80	1,780.80	1,780.80	3.21	3.21	1.54
TAMALPAIS UHSD, CA TXBL GO BONDS DTD 10/09/2019 1.971% 08/01/2023	874857KJ3	160,000.00	RBC		101.45	162,323.20	2,323.20	2,323.20	3.21	3.21	1.52
SAN JOSE, CA TXBL GO BONDS DTD 07/25/2019 2.300% 09/01/2023	798135H51	325,000.00	MORGAN_S		102.21	332,189.00	5,034.25	5,383.34	3.27	3.27	1.63
AZ TRAN BOARD TXBL REV BONDS DTD 02/12/2020 1.958% 07/01/2024	040654XU4	310,000.00	JPM_CHAS		100.77	312,383.90	2,383.90	2,383.90	4.05	4.05	1.77
SAN DIEGO CCD, CA TXBL GO BONDS DTD 10/16/2019 2.046% 08/01/2024	797272OP9	35,000.00	RBC		101.86	35,651.70	651.70	651.70	4.12	4.12	1.60
TAMALPAIS UHSD, CA TXBL GO BONDS DTD 10/09/2019 2.021% 08/01/2024	874857KK0	135,000.00	RBC		101.76	137,378.70	2,378.70	2,378.70	4.13	4.13	1.60
Security Type Sub-Total		1,590,000.00				1,613,776.30	21,604.15	21,966.24	2.87	2.87	1.57
Federal Agency Collateralized Mortgage Obligation											
FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/25/2021	313681XP4	160,988.25	JPM_CHAS		100.67	162,070.65	(2,119.82)	(225.71)	0.98	0.77	2.38
FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	108,449.22	CSFB		103.19	111,908.75	3,459.86	3,459.86	1.59	1.68	1.20
Security Type Sub-Total		269,437.47				273,979.40	1,340.04	3,234.15	1.23	1.14	1.90



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Federal Agency Bond / Note											
FEDERAL HOME LOAN BANKS NOTES DTD 10/12/2018 3.000% 10/12/2021	3130AF5B9	725,000.00	CITIGRP		103.86	752,969.78	28,390.28	28,188.76	1.48	1.48	0.47
FANNIE MAE NOTES DTD 01/11/2019 2.625% 01/11/2022	3135G0U92	370,000.00	NOMURA		103.82	384,115.87	14,382.27	14,276.20	1.74	1.74	0.47
FHLB BONDS DTD 02/15/2019 2.500% 02/13/2024	3130AFW94	540,000.00	BARCLAYS		107.52	580,581.54	42,493.14	42,082.73	3.70	3.70	0.53
Security Type Sub-Total		1,635,000.00				1,717,667.19	85,265.69	84,547.69	2.29	2.29	0.49
Corporate Note											
NATIONAL RURAL UTIL COOP NOTE DTD 02/26/2018 2.900% 03/15/2021	63743HER9	155,000.00	RBC		100.13	155,199.33	371.38	255.32	0.94	0.94	2.76
UNILEVER CAPITAL CORP NOTES DTD 03/22/2018 2.750% 03/22/2021	904764AZ0	375,000.00	CITIGRP		101.23	379,607.63	6,523.88	5,248.73	0.96	0.96	1.48
UNITED PARCEL SERVICE CORPORATE BOND DTD 11/14/2017 2.050% 04/01/2021	911312BP0	220,000.00	JPM_CHAS		99.86	219,685.40	33.00	(208.56)	0.97	0.97	2.20
TOYOTA MOTOR CREDIT CORP NOTES DTD 04/13/2018 2.950% 04/13/2021	89236TEU5	110,000.00	JPM_CHAS		100.35	110,381.81	425.81	397.40	1.00	1.00	2.61
BANK OF NEW YORK MELLON CORP (CALLABLE) DTD 02/19/2016 2.500% 04/15/2021	06406FAA1	175,000.00	BNP_PARI	03/15/21	100.50	175,880.78	3,157.53	1,650.24	0.58	0.93	2.01
MORGAN STANLEY CORP NOTES DTD 04/21/2016 2.500% 04/21/2021	61746BEA0	175,000.00	GOLDMAN		100.25	175,438.03	3,378.03	1,442.86	1.03	1.03	2.26
HERSHEY COMPANY CORP NOTES DTD 05/10/2018 3.100% 05/15/2021	427866BA5	135,000.00	MERRILL		100.46	135,615.20	708.35	651.05	1.09	1.09	2.68
CHARLES SCHWAB CORP NOTES DTD 05/22/2018 3.250% 05/21/2021	808513AW5	175,000.00	CSFB		100.25	175,441.70	446.95	443.80	1.10	1.10	3.02
WAL-MART STORES INC CORP NOTES DTD 06/27/2018 3.125% 06/23/2021	931142EJ8	260,000.00	CITIGRP		102.11	265,482.10	5,495.10	5,487.87	1.20	1.20	1.39
CATERPILLAR FINANCIAL SERVICES CORP CORP DTD 09/07/2018 3.150% 09/07/2021	1491302N8	100,000.00	BARCLAYS		101.80	101,803.20	1,880.20	1,840.89	1.40	1.40	1.87



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Corporate Note											
3M COMPANY DTD 09/14/2018 3.000% 09/14/2021	88579YBA8	90,000.00	CITIGRP		102.30	92,069.28	2,253.78	2,160.71	1.42	1.42	1.40
PFIZER INC CORP NOTE DTD 09/07/2018 3.000% 09/15/2021	717081EM1	235,000.00	CSFB		101.59	238,737.44	4,054.69	3,894.38	1.42	1.42	1.89
CITIGROUP INC CORP (CALLABLE) NOTE DTD 12/08/2016 2.900% 12/08/2021	172967LC3	150,000.00	RBC	11/08/21	100.87	151,300.65	4,029.15	2,922.52	1.05	1.55	2.37
HOME DEPOT INC DTD 12/06/2018 3.250% 03/01/2022	437076BV3	105,000.00	JPM_CHAS		103.31	108,471.41	3,759.11	3,647.58	1.86	1.86	1.49
EXXON MOBIL CORP (CALLABLE) NOTE DTD 03/06/2015 2.397% 03/06/2022	30231GAJ1	175,000.00	CITIGRP	01/06/22	100.87	176,514.63	6,827.63	4,716.09	1.23	1.72	1.94
BANK OF NY MELLON CORP CORP NOTES DTD 08/23/2019 1.950% 08/23/2022	06406RAK3	55,000.00	CITIGRP		100.86	55,474.82	492.42	488.95	2.33	2.33	1.58
AMERICAN HONDA FINANCE CORP NOTES DTD 11/16/2017 2.600% 11/16/2022	02665WCA7	350,000.00	CITIGRP		98.94	346,301.20	(7,636.30)	(6,794.98)	2.49	2.49	3.02
JPMORGAN CHASE & CO CORP NOTES DTD 05/18/2016 2.700% 05/18/2023	46625HRL6	525,000.00	JPM_CHAS		102.62	538,741.88	19,333.13	18,041.20	2.97	2.97	1.84
GENERAL DYNAMICS CORP CORP NOTES DTD 08/12/2016 1.875% 08/15/2023	369550AW8	210,000.00	WELLS_FA		99.52	208,984.44	1,508.64	1,083.45	3.24	3.24	2.02
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 10/18/2016 2.250% 10/18/2023	89236TDK8	375,000.00	HSBC		98.12	367,931.25	(7,728.75)	(7,627.59)	3.35	3.35	2.81
BANK OF AMERICA CORP NOTE DTD 01/21/2014 4.125% 01/22/2024	06051GFB0	325,000.00	SCOTIA		106.72	346,823.75	812.50	3,919.61	3.51	3.51	2.27
PNC BANK NA CORP NOTES DTD 01/23/2019 3.500% 01/23/2024	693475AV7	175,000.00	MKTX		103.74	181,551.30	(3,302.95)	(2,338.80)	3.54	3.54	2.46
MICROSOFT CORP(CALLABLE) NOTE DTD 02/06/2017 2.875% 02/06/2024	594918BX1	180,000.00	MERRILL	12/06/23	106.61	191,902.14	1,067.94	1,225.61	2.76	3.49	1.11
3M COMPANY DTD 09/14/2018 3.250% 02/14/2024	88579YBB6	300,000.00	MORGAN_S		105.43	316,301.40	5,186.40	6,968.43	3.63	3.63	1.79
GOLDMAN SACHS CORP NOTES DTD 03/03/2014 4.000% 03/03/2024	38141GVM3	350,000.00	GOLDMAN		103.96	363,854.05	3,602.55	5,533.29	3.61	3.61	2.92
MASTERCARD INC CORP NOTES DTD 03/31/2014 3.375% 04/01/2024	57636OAB0	175,000.00	DAIWA		106.08	185,644.03	5,145.53	6,179.88	3.69	3.69	1.79



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Corporate Note											
US BANCORP DTD 07/29/2019 2.400% 07/30/2024	91159HHX1	300,000.00	MKTX		99.81	299,439.30	(2,858.70)	(2,572.27)	4.08	4.08	2.45
WALT DISNEY COMPANY/THE DTD 09/06/2019 1.750% 08/30/2024	254687FK7	350,000.00	JPM_CHAS		100.73	352,566.20	3,994.20	3,838.58	4.23	4.23	1.58
COCA-COLA CO/THE DTD 09/06/2019 1.750% 09/06/2024	191216CL2	185,000.00	MITSU		101.76	188,260.81	4,252.41	4,145.74	4.25	4.25	1.34
BANK OF NY MELLON CORP DTD 10/24/2019 2.100% 10/24/2024	06406RAL1	65,000.00	MORGAN_S		99.76	64,844.46	(441.54)	(432.04)	4.29	4.29	2.16
CATERPILLAR FINL SERVICE DTD 11/08/2019 2.150% 11/08/2024	1491303B3	380,000.00	JPM_CHAS		100.39	381,475.92	632.32	665.36	4.33	4.33	2.06
TOYOTA MOTOR CREDIT CORP CORP NOTES DTD 02/13/2020 1.800% 02/13/2025	89236TGT6	190,000.00	GOLDMAN		96.64	183,619.80	(5,975.50)	(5,984.23)	4.61	4.61	2.54
Security Type Sub-Total		7,125,000.00				7,235,345.34	61,428.89	60,891.07	2.67	2.72	2.12
Certificate of Deposit											
BANK OF MONTREAL CHICAGO CERT DEPOS DTD 08/03/2018 3.190% 08/03/2020	06370REU9	550,000.00	BMO		100.78	554,313.65	4,313.65	4,313.65	0.35	0.35	0.90
SWEDBANK (NEW YORK) CERT DEPOS DTD 11/17/2017 2.270% 11/16/2020	87019U6D6	375,000.00	MERRILL		100.69	377,569.88	2,569.88	2,569.88	0.63	0.63	1.21
CREDIT AGRICOLE CIB NY CERT DEPOS DTD 04/04/2019 2.830% 04/02/2021	22535CDU2	365,000.00	CREDAG		101.56	370,681.96	5,681.96	5,681.96	0.97	0.97	1.30
ROYAL BANK OF CANADA NY CD DTD 06/08/2018 3.240% 06/07/2021	78012UEE1	550,000.00	RBC		102.45	563,448.05	13,448.05	13,448.05	1.15	1.15	1.15
SOCIETE GENERALE NY CERT DEPOS DTD 02/19/2020 1.800% 02/14/2022	83369XDL9	385,000.00	MERRILL		97.21	374,266.20	(10,733.80)	(10,733.80)	1.81	1.81	3.35
NORDEA BANK ABP NEW YORK CERT DEPOS DTD 08/29/2019 1.850% 08/26/2022	65558TLL7	380,000.00	MERRILL		101.60	386,084.94	6,084.94	6,084.94	2.35	2.35	1.20
SKANDINAV ENSKILDA BANK LT CD DTD 09/03/2019 1.860% 08/26/2022	83050PDR7	380,000.00	BARCLAYS		101.63	386,175.00	6,175.00	6,175.00	2.35	2.35	1.20
Security Type Sub-Total		2,985,000.00				3,012,539.68	27,539.68	27,539.68	1.31	1.31	1.42



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Asset-Backed Security											
COMET 2019-A2 A2 DTD 09/05/2019 1.720% 08/15/2024	14041NFU0	735,000.00	RBC		98.96	727,362.62	(7,452.31)	(7,474.11)	2.30	2.17	2.20
DCENT 2019-A3 A DTD 10/31/2019 1.890% 10/15/2024	254683CM5	275,000.00	MERRILL		100.42	276,159.54	1,218.61	1,214.18	2.47	2.26	1.70
Security Type Sub-Total		1,010,000.00				1,003,522.16	(6,233.70)	(6,259.93)	2.35	2.19	2.06
Managed Account Sub-Total		37,359,437.47				38,504,276.98	1,294,356.25	1,232,226.69	2.55	2.56	0.88
Securities Sub-Total		\$37,359,437.47				\$38,504,276.98	\$1,294,356.25	\$1,232,226.69	2.55	2.56	0.88%
Accrued Interest						\$205,061.25					
Total Investments						\$38,709,338.23					



Managed Account Security Transactions & Interest

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Transaction Type		Security Description	CUSIP	Par	Principal	Accrued	Total	Realized G/L	Realized G/L	Sale
Trade	Settle				Proceeds	Interest		Cost	Amort Cost	Method
BUY										
03/02/20	03/04/20	UNITED STATES TREASURY NOTES DTD 03/02/2020 1.125% 02/28/2025	912828ZC7	500,000.00	(507,167.97)	(61.14)	(507,229.11)			
03/02/20	03/04/20	UNITED STATES TREASURY NOTES DTD 09/30/2019 1.500% 09/30/2024	912828YH7	500,000.00	(515,136.72)	(3,196.72)	(518,333.44)			
03/09/20	03/11/20	MICROSOFT CORP(CALLABLE) NOTE DTD 02/06/2017 2.875% 02/06/2024	594918BX1	180,000.00	(190,834.20)	(503.13)	(191,337.33)			
Transaction Type Sub-Total				1,180,000.00	(1,213,138.89)	(3,760.99)	(1,216,899.88)			
INTEREST										
03/01/20	03/01/20	SAN JOSE, CA TXBL GO BONDS DTD 07/25/2019 2.300% 09/01/2023	798135H51	325,000.00	0.00	4,485.00	4,485.00			
03/01/20	03/01/20	HOME DEPOT INC DTD 12/06/2018 3.250% 03/01/2022	437076BV3	105,000.00	0.00	1,706.25	1,706.25			
03/01/20	03/25/20	FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	108,645.07	0.00	289.99	289.99			
03/01/20	03/25/20	FNA 2018-MS A2 DTD 04/01/2018 3.560% 09/25/2021	3136B1XP4	163,688.20	0.00	491.40	491.40			
03/02/20	03/02/20	MONEY MARKET FUND	MONEY0002	0.00	0.00	156.26	156.26			
03/03/20	03/03/20	GOLDMAN SACHS CORP NOTES DTD 03/03/2014 4.000% 03/03/2024	38141GVM3	350,000.00	0.00	7,000.00	7,000.00			
03/06/20	03/06/20	COCA-COLA CO/THE DTD 09/06/2019 1.750% 09/06/2024	191216CL2	185,000.00	0.00	1,618.75	1,618.75			
03/06/20	03/06/20	EXXON MOBIL CORP (CALLABLE) NOTE DTD 03/06/2015 2.397% 03/06/2022	30231GAJ1	175,000.00	0.00	2,097.38	2,097.38			
03/07/20	03/07/20	CATERPILLAR FINANCIAL SERVICES CORP CORP DTD 09/07/2018 3.150% 09/07/2021	14913Q2N8	100,000.00	0.00	1,575.00	1,575.00			
03/09/20	03/09/20	INTERNATIONAL FINANCE CORPORATION NOTE DTD 03/16/2018 2.635% 03/09/2021	45950VLO7	375,000.00	0.00	4,942.50	4,942.50			
03/14/20	03/14/20	3M COMPANY DTD 09/14/2018 3.000% 09/14/2021	88579YBA8	90,000.00	0.00	1,350.00	1,350.00			
03/15/20	03/15/20	PFIZER INC CORP NOTE DTD 09/07/2018 3.000% 09/15/2021	717081EM1	235,000.00	0.00	3,525.00	3,525.00			



Managed Account Security Transactions & Interest

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Transaction Type		Security Description	CUSIP	Par	Principal Proceeds	Accrued Interest	Total	Realized G/L	Realized G/L	Sale
Trade	Settle							Cost	Amort Cost	Method
INTEREST										
03/15/20	03/15/20	COMET 2019-A2 A2 DTD 09/05/2019 1.720% 08/15/2024	14041NFU0	735,000.00	0.00	1,053.50	1,053.50			
03/15/20	03/15/20	DCENT 2019-A3 A DTD 10/31/2019 1.890% 10/15/2024	254683CM5	275,000.00	0.00	433.13	433.13			
03/15/20	03/15/20	NATIONAL RURAL UTIL COOP NOTE DTD 02/26/2018 2.900% 03/15/2021	63743HER9	155,000.00	0.00	2,247.50	2,247.50			
03/22/20	03/22/20	UNILEVER CAPITAL CORP NOTES DTD 03/22/2018 2.750% 03/22/2021	904764AZ0	375,000.00	0.00	5,156.25	5,156.25			
03/31/20	03/31/20	US TREASURY NOTES DTD 03/31/2016 1.500% 03/31/2023	912828O29	750,000.00	0.00	5,625.00	5,625.00			
03/31/20	03/31/20	UNITED STATES TREASURY NOTES DTD 09/30/2019 1.500% 09/30/2024	912828YH7	500,000.00	0.00	3,750.00	3,750.00			
03/31/20	03/31/20	US TREASURY N/B DTD 03/31/2017 2.125% 03/31/2024	912828W71	650,000.00	0.00	6,906.25	6,906.25			
Transaction Type Sub-Total				5,652,333.27	0.00	54,409.16	54,409.16			
PAYDOWNS										
03/01/20	03/25/20	FHMS KP05 A DTD 12/01/2018 3.203% 07/01/2023	3137FKK39	195.85	195.85	0.00	195.85	0.00	0.00	
03/01/20	03/25/20	FNA 2018-M5 A2 DTD 04/01/2018 3.560% 09/25/2021	3136B1XP4	2,699.95	2,699.95	0.00	2,699.95	(53.70)	0.00	
Transaction Type Sub-Total				2,895.80	2,895.80	0.00	2,895.80	(53.70)	0.00	
SELL										
03/02/20	03/04/20	US TREASURY NOTES DTD 06/02/2014 2.000% 05/31/2021	912828WN6	1,000,000.00	1,013,515.63	5,191.26	1,018,706.89	31,289.07	21,067.39	FIFO
03/09/20	03/11/20	US TREASURY NOTES DTD 01/03/2017 2.250% 12/31/2023	912828V23	180,000.00	191,882.81	789.97	192,672.78	12,255.47	12,182.70	FIFO
Transaction Type Sub-Total				1,180,000.00	1,205,398.44	5,981.23	1,211,379.67	43,544.54	33,250.09	
Managed Account Sub-Total					(4,844.65)	56,629.40	51,784.75	43,490.84	33,250.09	



Managed Account Security Transactions & Interest

For the Month Ending **March 31, 2020**

CITY OF LAKEWOOD - 51260100

Total Security Transactions

(\$4,844.65)

\$56,629.40

\$51,784.75

\$43,490.84

\$33,250.09