



**CITY OF LAKEWOOD
CONSOLIDATED ANNUAL
PERFORMANCE AND
EVALUATION REPORT**

DRAFT

FOR THE

**COMMUNITY DEVELOPMENT
BLOCK GRANT PROGRAM**

JULY 1, 2024 - JUNE 30, 2025

**Prepared by the City of Lakewood
Community Development Department**

City Lakewood
FY 2024-2025 CAPER

TABLE OF CONTENTS

CR-05 Goals and Outcomes	1
CR-10 Racial and Ethnic Composition of Families Assisted	5
CR-15 Resources and Investments	6
CR-20 Affordable Housing	8
CR-25 Homeless and Other Special Needs	10
CR-30 Public Housing	13
CR-35 Other Actions.....	14
CR-40 Monitoring.....	18
CR-45 CDBG	20
CR-58 Section 3 Reporting	21
Appendix A	23
Map of CDBG Eligible Areas	24
Map of Public Service Providers.....	25
List of Homeless Shelters in Nearby Gateway Cities.....	26
Code Enforcement Summary Report	27
PR 26 CDBG Financial Summary Report	30
Public Notice Affidavit.....	34

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The City of Lakewood was successful in carrying out its Strategic Plan and its Action Plan during FY 2024-2025. The City expected to serve 250 households during FY 2024-2025 experiencing fair housing issues and 1,250 Lakewood households during the five-year 2020-2024 Consolidated Plan years. During FY 2024-2025, Lakewood's Fair Housing Consultant assisted 178 households and 961 households throughout the five year Consolidated Plan years 2020-2024. Lakewood's Code Enforcement staff was expected to assist 250 residents located within CDBG eligible areas in FY 2024-2025 and 1,250 residents during the five-year 2020-2024 Consolidated Plan years. During FY 2024-2025 Code Enforcement responded to 393 residents located in CDBG entitlement areas and during FY 2020-2024 five-year Consolidated Plan years, code enforcement responded to 1,890 calls for service within CDBG entitlement areas.

During FY 2024-2025 Lakewood's subrecipients providing public service were expected to assist 300 residents and 1,500 during Five-Year 2020-2024 Consolidated Plan years. Lakewood's subrecipients assisted 322 Lakewood residents during FY 2024-2025 and during the five-year 2020-2024 Consolidated Plan years, Lakewood subrecipients assisted 1,803 Lakewood residents. Services include congregate and delivered meals to Lakewood seniors, counseling for abused and neglected children and non-medical hospice care for Lakewood residents facing end of life.

Using new state grant funds, Permanent Local Housing Allocation (PLHA), the City created the Accessible Modification Grant Program during FY 2024-2025. This program provides grants to low-income residents with mobility issues. This program along with the City's Single-Family Rehabilitation Home Improvement Loan and Fix-Up, Paint-Up Grant Programs, was expected to assist a total of 18 households to rehabilitate their homes during FY 2024-2025. The City processed ten rehabilitation loans, five Fix-Up, Paint-Up grants and two Accessible Modification grants during FY 2024-2025 for a total of 16 households. The City expected to assist 80 households during the Five-Year 2020-2024 Consolidated Plan years. The City processed 48 rehabilitation loans, 27 fix-up, paint-up grants and two accessible modification grants for a total of 77 households assisted during the five-year 2020-2024 Consolidated Plan years.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

The City fell short of its goal to process six Fix-Up, Paint-Up Grants during FY 2024-2025. After Lakewood's

former painting contractor retired, the City contracted with a new painting contractor whose estimates are market rate, therefore funding was only available to process five grants.

Progress on the construction of 37 affordable for-sale housing is continuing. The City transferred title of the properties to Habitat for Humanity of Greater Los Angeles. Plans for the first site are in plan check.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Equal Housing Opportunity	Non-Homeless Special Needs	CDBG: \$36,974	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1,250	961	76.88%	250	178	71%
Housing Development	Affordable Housing	Private: \$18,528,814 PLHA: \$760,600	Homeowner Housing Added	Household Housing Unit	37	0	0%	37	0	0%
Housing Preservation and Improvement	Affordable Housing	CDBG: \$99,283	Homeowner Housing Rehabilitated	Household Housing Unit	80	77	96%	16	15	93.7%
Housing Preservation and Improvement	Affordable Housing	CDBG: \$16,879	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	1,500	1,890	151.2%	300	393	131%
Improve and Provide Community Facilities	Non-Housing Community Development	CDBG: \$174,815	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	1,674	1,674	100%	674	674	100%
Provide Community Services	Non-Housing Community Development	CDBG: \$26,740 GF: \$2,080	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	1,500	1,416	94.4%	250	292	116.8%
Provide Community Services	Non-Housing Community Development	GF:	Homelessness Prevention / Continuum of Care	Persons Assisted	150	171	114%	40	38	95%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City of Lakewood's Consolidated Plan goals are used as the basis for the budgetary principals that were outlined in the Consolidated Plan. During FY 2024-2025, the City received \$442,613 in CDBG funds, carried over \$594,811 in CDBG funds from the prior program years, and received \$9,000 in program income, for a total of \$1,046,424.

The City spent a total of \$563,159 of the total CDBG allocation on activities that include \$33,745 for Code Enforcement, Lakewood's Fair Housing Consultant received \$38,700 and Lakewood's subrecipients providing public services received \$30,825. The City spent \$90,656 on Rehabilitation Delivery Costs, \$88,375 on Program Administration and \$97,043 on plans for the Weingart Senior Center renovation and \$183,815 on replacing curbs with ADA compliant curbs. All CDBG funds were expended on CDBG eligible activities that include assisting low and moderate income households through home delivered and congregate meals to senior citizens, providing counseling services to abused children, providing emergency and transitional housing to victims of domestic violence, providing hospice care to persons experiencing terminal illness and affirmatively furthering fair housing. At the end of FY 2024-2025, the City has \$483,133 to carry over to FY 2025-2026 which is reserved for community facilities improvements at the Weingart Senior Center.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).
91.520(a)

	CDBG
White	215
Black or African American	89
Asian	44
American Indian or American Native	7
Native Hawaiian or Other Pacific Islander	1
Other/Multi Racial	116
Black or African American & White	
Total	485
Hispanic	169
Not Hispanic	314

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - Federal	\$1,046,423	\$563,290
PLHA	Public – State	\$27,080	\$26,423

Table 3 - Resources Made Available

Narrative

The resources available in FY 2024-2025 include CDBG entitlement, program income received, carryover funds and the PLHA grant from the State. During FY 2024-2025, the City of Lakewood expended \$563,290 of CDBG funds and \$26,423 on PLHA funds on CDBG eligible programs and administrative activities. The remaining resources will be carried over to FY 2025-2026.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
5550.01 BG 1	10	10	Code Enforcement
5550.01 BG 2	10	10	Code Enforcement
5550.01 BG 3	10	10	Code Enforcement
5550.01 BG 4	10	10	Code Enforcement
5550.02 BG 1	10	10	Code Enforcement
5551.02 BG 2	10	10	Code Enforcement
5551.05 BG 1	10	10	Code Enforcement
5551.05 BG 3	10	10	Code Enforcement
5551.07 BG 2	10	10	Code Enforcement
5551.07 BG 3	10	10	Code Enforcement

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City's CDBG and housing programs were advertised and made available throughout the City during FY 2024-2025 to assist in the reduction of concentration of low income persons. The programs were not directed to one geographical area but to extremely low to low income (0 to 80% of the County MFI) persons and families. The City continues to promote a balanced and integrated community and is committed to providing assistance throughout the City.

The only exception to this policy is that CDBG funded Code Enforcement activities are limited to low to income census tracts, 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. During FY 2024-2025,

an area where at least 46.1 percent of the residents are low income persons is considered an area where the exception criteria is applied. The benefits of the activity are available to everyone in that area despite their income. A map of these low income census tracts is included in the CAPER. The City has traditionally used 80 percent or more of its CDBG resources to operate programs available exclusively to low income people (whereas HUD regulations only require a minimum 70 percent low and moderate benefit for CDBG activities). To achieve this high ratio of low income benefit for its CDBG resources and the compelling need to assist these areas, the City used CDBG resources within low income census tracts areas. The allocation of funds is evenly distributed to the targeted census tracts listed in the table above.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

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

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

Additionally, the City offers 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 or more roll-off bins available to residents in the vicinity of the bin. Neighborhood residents are notified of the event date and community volunteer assistance is provided. A private waste disposal company donated the bins for this FY 2023-2024 event saving the City \$11,111 in rental fees.

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 the administration of Meals on Wheels, senior exercise programs, Continuum of Care, and Mothers At Work, a day care operation.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	40	13
Number of Non-Homeless households to be provided affordable housing units	281	281
Number of Special-Needs households to be provided affordable housing units	0	0
Total	321	294

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	75	118
Number of households supported through Rehab of Existing Units	17	15
Number of households supported through Acquisition of Existing Units	0	0
Total	31	118

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City offers a \$35,000 Single-Family Rehabilitation Loan, a Fix-Up, Paint-Up Grant up to \$10,000 and an Accessible Modification Grant also up to \$10,000 to low income residents. The goal was to process ten loans, five Fix-Up, Paint-Up grants and two Accessible Modifications grants during FY 2024-2025. The City met its goal by processing ten loans, five Fix-UP, Paint Up grants and two Accessible Modification grants. While the City met its goal of processing 17 applications during the program year, two of the applications were to unduplicated households.

The City counts the number of ADUs toward its goal of number of households supported through the production of new units constructed. The City used a conservative 75 new units in its estimate for the anticipated number of ADUs to be constructed. As the table above shows, the number of ADUs that were constructed in FY 2024-2025 was 118.

Discuss how these outcomes will impact future annual action plans.

Given that 118 ADUs were constructed and received a final inspection, the City will increase its estimate of the number of households supported through the production of new units constructed in future Action Plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	222	0
Low-income	153	0
Moderate-income	96	0
Total	471	0

Table 7 – Number of Households Served

Narrative Information

The activities where information on income by family size is required to determine the eligibility of activity includes Fair Housing, Community Family Guidance, Pathways Volunteer Housing, Human Services Association, and the City's Single Family Rehabilitation Loan and Grant Programs. The total number of households served in Lakewood was 485 and 515 individuals. Of those households, 222 were very low income, 153 were low income and 96 were moderate income. Not included in the table above, there were 14 households and 16 individuals that were high income.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City is located within Service Planning Area (SPA) 7, a division within Los Angeles County designated by LAHSA to target the specific needs of the homeless in the community. City staff attends regular monthly SPA meetings to address homeless issues through the Continuum of Care (CoC) Model. The City along with LAHSA conduct an annual Point-In-Time Homeless Count (count). The official numbers from the count in February 2025 are 33 total unsheltered persons not in a dwelling and 27 total dwellings. Dwellings include cars, vans, RVs, makeshift shelter and tents. The counts indicate observed dwellings and do not indicate how many persons were staying in the dwellings.

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

Addressing the emergency shelter and transitional housing needs of homeless persons

LAHSA's 2024 Los Angeles CoC Housing Inventory Count includes a total of 2,673 units and 3,918 beds within SPA 7. The shelter types consist of 1,298 emergency shelters containing 1,659 beds, 290 transitional housing units with 290 beds and 30 safe havens offering 30 beds. The housing types include 626 permanent supportive housing units with 1,134 beds, 28 other permanent housing units with 41 beds and 401 rapid housing units offering 764 beds.

Additionally, Lakewood has secured 28 shelter beds at Bell Shelter. The City of Lakewood has secured 28 shelter beds for Lakewood residents experiencing homelessness, provided seven hotel vouchers and secured permanent housing for two Lakewood residents.

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:

- The City has 16 Adult Residential Facilities that each house up to six adults aged 18-59. The facilities provide 24-hour non-medical care to individuals who may be physically, mentally or developmentally disabled.
- The City has 10 Residential Care Facilities for the Elderly, which each 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.

- The City has one Small Family Home 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.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

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 Ending Domestic Violence has 20 beds and a shelter capacity of 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 provided funding for the purchase of the Transitional Housing Facility and has secured the transitional shelter with affordable housing covenants, which will expire in December 2063.

In addition to the City's partnership with Su Casa Ending Domestic Violence, the City uses CDBG funds to benefit low-income persons who are likely to become homeless under the City's Fair Housing Program which is administered by the City's Fair Housing consultant. During FY 2024-2025, 192 low and moderated income families were served under the Fair Housing Program, 53 families of the Fair Housing clients were referred to Section 8 assistance to help avoid becoming homeless. The City also partners with PATH (People Assisting the Homeless) and LAHSA for homeless prevention services.

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

Chronically homeless persons require rehabilitation services, employment training and placement, health services, and case management services to move from homelessness to transitional housing, and then to

supportive/permanent housing. The CoC Strategy coordinated by LAHSA offers a full range of services and facilities. The City supports LAHSA's strategy for constructing housing facilities that help transition chronically homeless persons to a stable housing situation and receive supportive services that would improve their employment skills. LAHSA's main goals include Housing First (permanent supportive housing), Housing Plus (wraparound services and support), Homeless Prevention, Enhanced Data Collection, and Securing Mainstream Resources. The Homeless Services Deputy and Homeless Services Liaison refer and connect homeless individuals to the agency that best suits their housing and health needs. Agencies focus on decreasing the barriers to housing and include:

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

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

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

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

There are no public housing developments in the City; therefore, funding for FY 2024-2025 does not apply to this section.

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

There are no public housing developments in the City; therefore, funding for FY 2024-2025 does not apply to this section.

Actions taken to provide assistance to troubled PHAs

There are no public housing developments in the City; therefore, funding for FY 2024-2025 does not apply to this section.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

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.

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 of the Cloud 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 to allow 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 has worked cooperatively within existing legislatively mandated constraints to develop and encourage public policies that foster affordable housing development and assistance. During FY 2018-2019, the City amended its zoning ordinance 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 2024-2025 the City approved the construction and finalized the building permits of 118 ADUs within the City of Lakewood.

The City makes an effort to fast track projects and process permits in a timely manner. Review policies have been modified to streamline the planning approval process, such as review for ADUs and other single-family addition projects. 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.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The City promoted its housing and community service programs in all areas of the City to ensure all low and moderate income households received notifications of services provided by the City and to address the continuing needs of the underserved population. The City used the Chamber of Commerce, local newspaper, City newsletter, and community events to promote these services. The City, in conjunction with, the Los Angeles County Housing Authority and the Los Angeles County Community Development Department, provided the following services for low and moderate income Renter Households and

Owner-occupied Households:

- Referrals for 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 taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

No specific actions concerning lead-based paint was taken for FY 2024-2025. To reduce lead-base paint hazards in Lakewood, the City disseminates information and monitors the lead-poisoning data provided by Los Angeles County. In addition, the City's Residential Rehabilitation Program provides funding to low and moderate income households in making necessary improvements and correct code violations.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

According to the 2012-2016 American Community Survey (ACS) 5-Year Estimates, it is estimated that approximately 12.48% of the City's population were living below the poverty level. This includes 5.2% in families and 12.1% in female head of household. Lakewood's rate of poverty is significantly lower, when compared to the 17.8% in Los Angeles County and 15.4% in the nation overall.

The County's Department of Public and Social Services 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.

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 and Social Services, as well as the State of California.

During FY 2024-2025, the City's Recreation and Community Services Department referred persons to the County anti-poverty programs described above. In addition, the City coordinated 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 ROP

The City fostered employment growth through the expansion and rehabilitation of commercial centers located throughout the City. The new and improved commercial centers enhance the economic vitality of the City and work to attract and retain employment opportunities for Lakewood's residents.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

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, Successor Agency, 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 Consultant 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 Housing Trust funds and PLHA 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 and Grant Programs by advertising the programs in a variety of ways.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

In FY 2024-2025, the City's housing programs are limited by resources to Housing Rehabilitation and Fair Housing.

The Single Family Residential Rehabilitation Loan and Fix-Up, Paint-Up Grant Program are funded with Housing Trust funds and the Accessible Modification Grant is funded using PLHA grant funds. The Section 8 Housing Program is federally funded and is administered entirely by HACOLA. Lakewood's Fair Housing Consultant referred 36 residents who are interested in affordable housing to contact HACOLA.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

For the fiscal year FY 2024-2025, the City, along with the Fair Housing Consultant, affirmatively furthered fair housing and addressed impediments to fair housing by:

1. Provided Public Education publications in both English and Spanish outlining the objectives and services of the Fair Housing Program. Information was made available at City Hall and was distributed to community organizations.

2. Provided referral assistance to 36 low and moderate income housing consumers, especially those who are disabled, members of minority groups, the senior population, and those who have been unable to find decent, safe, and sanitary housing.
3. Attended monthly SPA 7 meetings to discuss homeless services and resources.
4. Attended quarterly PATH meetings held by the City of Long Beach Homeless Services coordinator.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used 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 FY 2024-2025 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 subrecipients 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 Organization 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 is attached to the City's Consolidated Annual Performance Evaluation Report (CAPER). The matrix yields 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

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

On August 22, 2025, a notice was published in the Press Telegram announcing the public hearing before the Lakewood City Council on September 9, 2025 and announced a 15-day public comment period that will conclude on September 9, 2025. Public hearing notices were also posted in three locations within the City.

The Draft CAPER was available for public review 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
- Angelo M. Iacoboni Library, 4990 N. Clark Avenue, Lakewood, CA 90712

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

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

All comments received during the 15-day comment period will be submitted to City Council for consideration and recommendation prior to being submitted to HUD.

No comments were received during the 15-day comment period to City Council for consideration and recommendation.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City of Lakewood will not be changing any of the program objectives as a result of its experiences during FY 2024-2025.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

The City of Lakewood does not have any open Brownfields Economic Development Initiative grants.

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	0	0	0	0	0
Total Labor Hours					
Total Section 3 Worker Hours					
Total Targeted Section 3 Worker Hours					

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

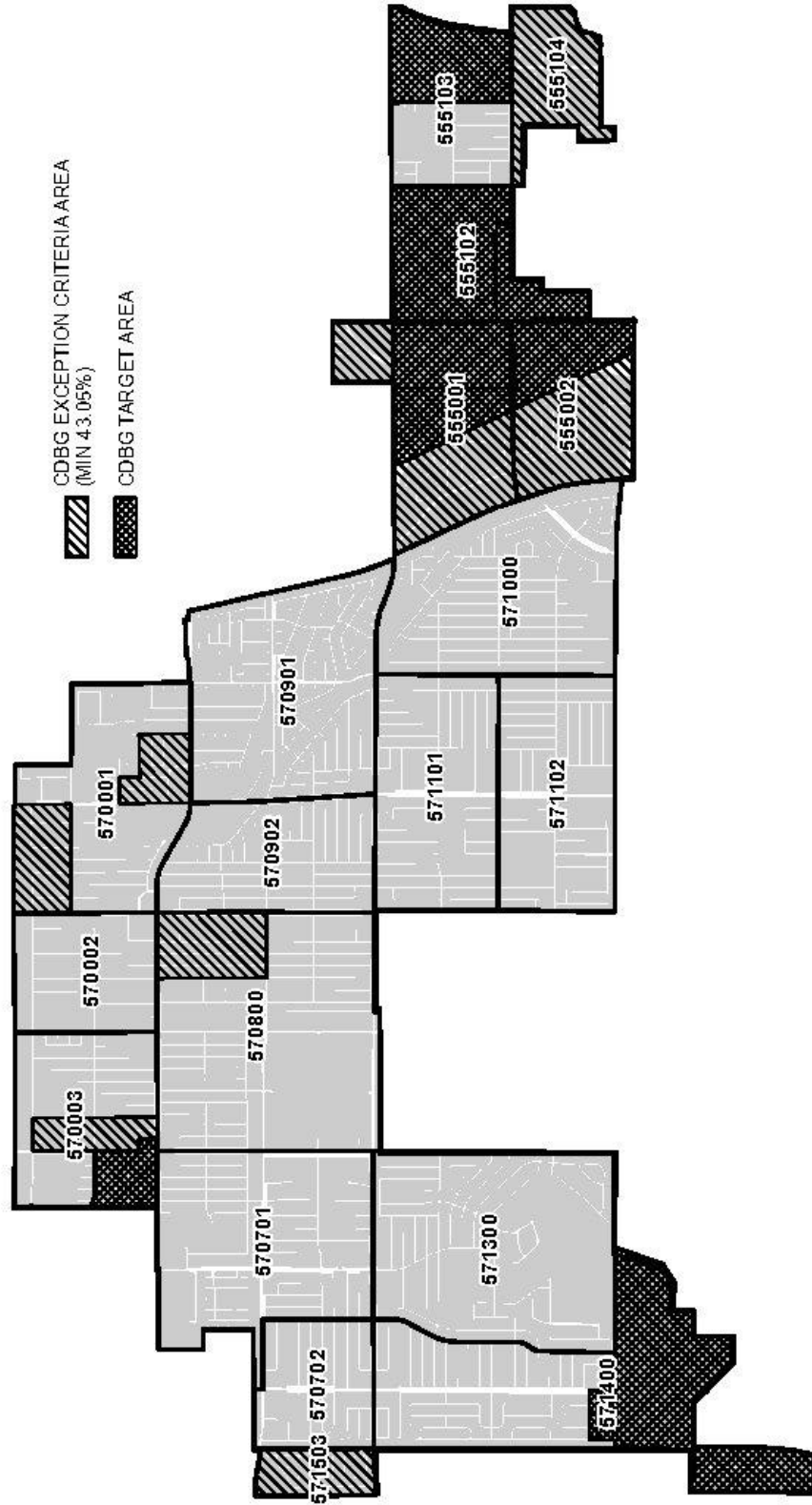
Narrative

The City did not fund any activities using CDBG funds requiring Section 3 reporting.

APPENDIX

- Map of CDBG Eligible Areas
- Map of Public Service Providers
- Homeless Services and Shelters,
Transitional and Permanent Housing
within Lakewood Nearby Cities
- Code Enforcement Summary Report
- PR26 Report
- Public Notice Affidavit

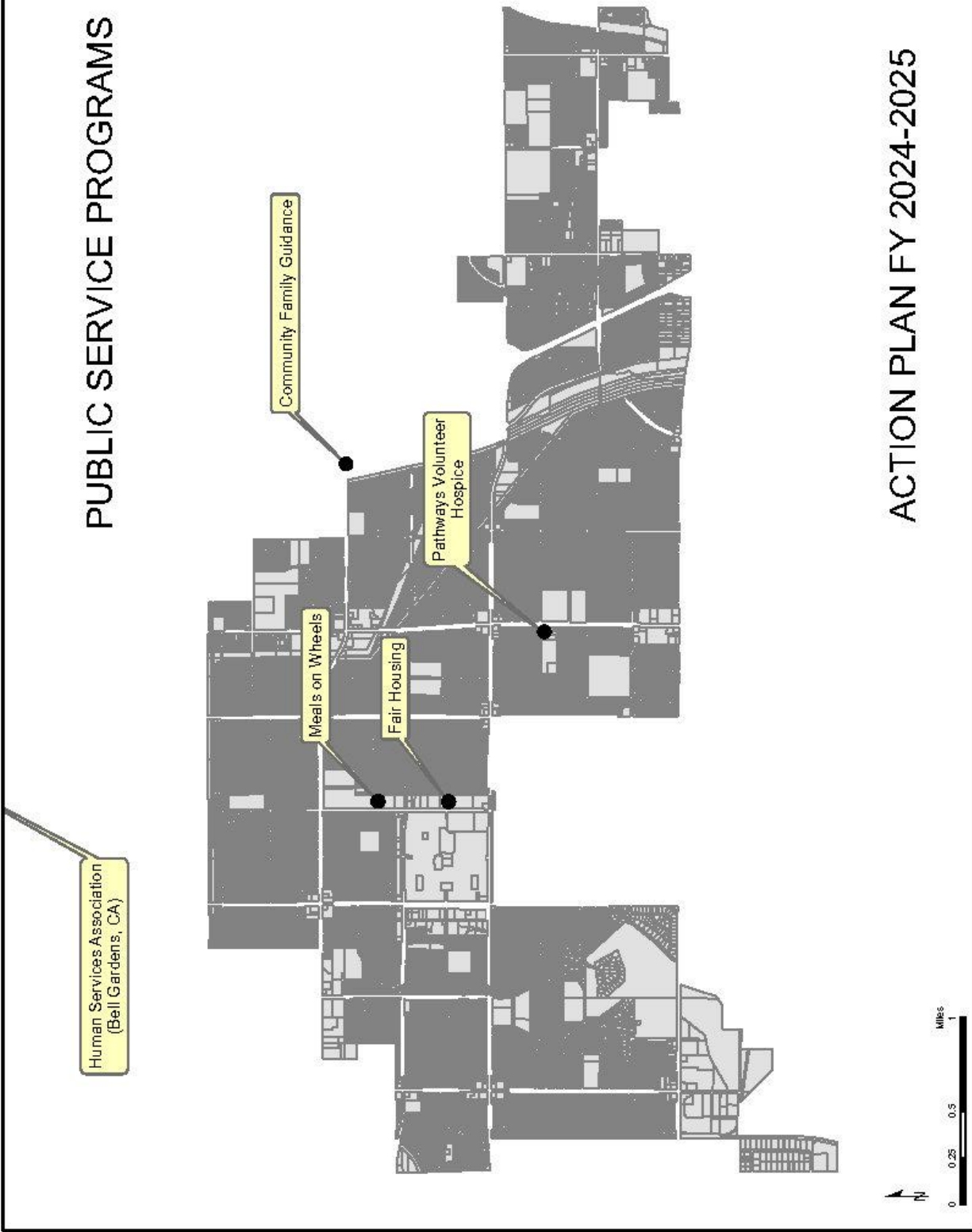
CDBG ELIGIBLE AREAS



FISCAL YEAR ACTION PLAN 2024-2025

DATA FROM FY 2018 CDBG GRANTEES AND 2010-2015 ACS LMI SD,
BY HUD OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

PUBLIC SERVICE PROGRAMS



ACTION PLAN FY 2024-2025

HOMELESS SERVICES AND SHELTERS, TRANSITIONAL AND PERMANENT HOUSING WITHIN LAKEWOOD AND NEARBY CITIES

Long Beach Rescue Mission Long Beach 90813 562-591-1292 Men	Multi-Service Center Long Beach 90813 562-570-4500 Homeless Outreach Services	Omni Recovery Residence Long Beach 90805 714-296-4289 Boarding Rooms for Men
Granada Gardens Long Beach 90815 562-257-5100 Housing Assistance	Salvation Army Long Beach 90802 562-491-8755 Housing Assistance	Christian Outreach Long Beach 90813 562-432-1440 Homeless Shelter
Samaritan House Long Beach 90813 562-591-1292 Transitional Housing	Bakersfield Senior Housing Long Beach 90815 562-257-5100 Housing Assistance	
Tranquility Transitional Living The Place Between 1372 Gaviota Avenue Long Beach 90813 Transitional Housing	Women Shelter Long Beach 90807 562-437-7233 Domestic Violence Shelter for Women	Mentoring – A Touch From Above Long Beach 5536 Linden Avenue Long Beach 90805 Housing Assistance
Rescue Mission – Lydia House Long Beach 90813 562-570-4500 Services for Women and Children	Catholic Charities Century Villages At Cabrillo Long Beach 90810 Multi Service Center – Homeless Housing services	Su Casa Family Crisis and Support Center Long Beach 90808 562-402-4888 Transitional Housing
Substance Abuse Foundation Long Beach 90804 562-987-5722 Halfway House, Substance Abuse Treatment	Helping Hands Outreach 5150 Candlewood St, Ste 24A Lakewood 90712 800-935-6085 Emergency Housing Vouchers, Section 8	Housing Authority Long Beach 9082 562-570-6985 Housing Authority, Low Income Affordable Housing, Public Housing
TLM Properties Shared Homes 1411 E Broadway Long Beach 90802 562-612-2050 Affordable Housing, shared living space	Horizon Recuperative Care 10510 S Vermont Avenue Los Angeles 90044 323-676-1000 Post-hospital care for homeless and displaced individuals	New Image 4201 Long Beach Blvd Suite 218 Long Beach 90802 323-846-8307 Supportive Services, emergency shelter individuals and families
The Good Seed Long Beach Long Beach 90813 323-758-5433 Supportive Housing, service, street outreach youth drop-in, case management	Choices Recovery Services Halfway House 1601 E 10 th Street Long Beach 90813 562-218-3639 Substance Abuse Treatment	

FY 2024-2025 Code Enforcement Cases Within CDBG Eligible Areas

ID	ADDRESS	ID	ADDRESS	ID	ADDRESS
1	11419 215th Street	45	5919 Lakewood Boulevard	89	5402 Bonfair Avenue
2	11503 213th Street	46	6162 Eastbrook Avenue	90	11609 208th Street
3	11503 213th Street	47	20137 Pioneer Boulevard	91	5006 Montair Avenue
4	20303 Devlin Avenue	48	5617 Bellflower Boulevard	92	5606 Bellflower Boulevard
5	5617 Bellflower Boulevard	49	11330 212th Street	93	5058 Autry Avenue
6	5623 Hersholt Avenue	50	11556 207th Street	94	5419 Hazelbrook Avenue
7	11725 209th Street	51	12218 Centralia Street	95	21002 Longworth Avenue
8	11716 216th Street	52	4140 Pixie Avenue	96	21002 Longworth Avenue
9	4010 Watson Plaza Drive	53	12603 Walcroft Street	97	21002 Longworth Avenue
10	11875 Centralia Street	54	20821 Norwalk Boulevard	98	11418 206th Street
11	11875 Centralia Street	55	11724 215th Street	99	11555 215th Street
12	11704 207th Street	56	20123 Fallon Avenue	100	5606 Bellflower Boulevard
13	12017 Lemming Street	57	20535 Devlin Avenue	101	11400 215th Street
14	11620 206th Street	58	20803 Elaine Avenue	102	11512 215th Street
15	11827 Centralia Street	59	20913 Callaway Avenue	103	11614 206th Street
16	5515 Montair Avenue	60	21113 Hawaiian Avenue	104	11620 206th Street
17	5703 Bellflower Boulevard	61	5737 Fanwood Avenue	105	11702 Walcroft Street
18	200824 Arline Avenue	62	5959 South Street	106	12355 Tilbury Street
19	21426 Rossford Avenue	63	6100 Bellflower Boulevard	107	21002 Claretta Avenue
20	6131 Droxford Street	64	6215 Woodruff Avenue	108	21119 Hawaiian Avenue
21	6142 Dunrobin Avenue	65	6223 Woodruff Avenue	109	21119 Hawaiian Avenue
22	11624 207th Street	66	12029 Lemming Street	110	5465 Del Amo Boulevard
23	11703 209th Street	67	20534 Harvest Avenue	111	6215 Woodruff Avenue
24	11759 Carson Street	68	207th St & Pioneer Blvd	112	11747 Carson Street
25	4140 Pixie Avenue	69	2128 Lark Bay Lane	113	11840 Centralia Street
26	11610 207th Street	70	21315 Wilder Avenue	114	21119 Hawaiian Avenue
27	11703 209th Street	71	5713 Autry Avenue	115	5409 Hazelbrook Avenue
28	11729 Walcroft Street	72	11644 206th Street	116	12603 211th Street
29	11733 209th Street	73	12121 Centralia Street	117	21105 Seeley Place
30	11754 Walcroft Street	74	12403 Gradwell Avenue	118	21447 Dartmoor Avenue
31	12534 215th Street	75	12403 Gradwell Avenue	119	5015 Del Amo Avenue
32	21114 Pioneer Boulevard	76	20408 Wilder Avenue	120	5103 Minturn Avenue
33	4140 Pixie Avenue	77	2128 Lark Bay Lane	121	5440 Ocana Avenue
34	6200 Bellflower Boulevard	78	5713 Autry Avenue	122	11346 215th Street
35	20726 Alburis Avenue	79	Studebaker Rd & Gordon Pl	123	20722 Pioneer Boulevard
36	20840 Roseton Avenue	80	20425 Arline Avenue	124	21010 Hawaiian Avenue
37	5325 Meadow Wood Avenue	81	11609 206th Street	125	4903 Autry Avenue
38	5528 Lorelei Avenue	82	11614 206th Street	126	11620 206th Street
39	5626 Hersholt Avenue	83	20931 Pioneer Boulevard	127	4909 Lakewood Boulevard
40	6012 Bonfair Avenue	84	20832 Pioneer Boulevard	128	20707 Seine Avenue
41	11402 216th Street	85	6236 Bellflower Boulevard	129	20709 Seine Avenue
42	11727 Carson Street	86	5102 Hersholt Avenue	130	4010 Watson Plaza Drive
43	4010 Watson Plaza Drive	87	11330 212th Street	131	5861 Daneland Avenue
44	20938 Hawaiian Avenue	88	12007 Centralia Street	132	5717 Ashworth Avenue

ID	ADDRESS	ID	ADDRESS	ID	ADDRESS
133	5933 Eastbrook Avenue	179	11503 Gradwell Street	225	11346 215th Street
134	5409 Hazelbrook Avenue	180	5655 Pimenta Avenue	226	5247 Lakewood Boulevard
135	11555 216th Street	181	5860 Briercrest Avenue	227	20915 Pioneer Boulevard
136	5503 Adenmoor Avenue	182	6059 Faculty Avenue	228	20806 Pioneer Boulevard
137	6236 Bellflower Boulevard	183	5445 Del Amo Boulevard	229	5247 Lakewood Boulevard
138	21012 Claretta Avenue	184	11337 214th Street	230	5247 Lakewood Boulevard
139	11346 215th Street	185	5834 Adenmoor Avenue	231	5215 Lakewood Boulevard
140	11756 214th Street	186	11537 Elvins Street	232	5409 Hazelbrook Avenue
141	20806 Seine Avenue	187	5716 Capetown Street	233	5409 Hazelbrook Avenue
142	5852 Adenmoor Avenue	188	5938 Eastbrook Avenue	234	5861 Dunrobin Avenue
143	6903 Carson Street	189	5938 Eastbrook Avenue	235	3718 Loomis Street
144	11750 214th Street	190	21501 Pioneer Boulevard	236	5227 Lakewood Boulevard
145	5712 Capetown Avenue	191	20702 Seine Avenue	237	5521 South Street
146	6245 Woodruff Avenue	192	12121 Centralia Street	238	5601 South Street
147	5858 Graywood Avenue	193	5608 Rocket Street	239	11853 207th Street
148	5939 Eastbrook Avenue	194	6142 Dunrobin Avenue	240	4001 Hardwick Street
149	6003 Dunrobin Avenue	195	21003 Bloomfield Avenue	241	20818 Seine Avenue
150	5861 Daneland Street	196	6219 Ibbetson Avenue	242	11938 207th Street
151	5861 Daneland Street	197	5453 Del Amo Boulevard	243	11853 207th Street
152	11537 Elvins Street	198	5118 Minturn Avenue	244	11938 207th Street
153	4125 Paramount Boulevard	199	12355 Tilbury Street	245	20904 Roseton Avenue
154	20812 Seine Avenue	200	11421 Carson Street	246	12534 215th Street
155	5867 Eastbrook Avenue	201	4954 Castana Avenue	247	11605 Carson Street
156	11400 215th Street	202	6155 Pennswood Avenue	248	4954 Castana Avenue
157	11720 215th Street	203	21017 Alburtis Avenue	249	20842 Arline Avenue
158	11728 207th Street	204	5938 Dunrobin Avenue	250	11854 209th Street
159	4412 Paula Street	205	2015 DelAmo Boulevard	251	11614 205th Street
160	5465 Del Amo Boulevard	206	5938 Eastbrook Avenue	252	4954 Castana Avenue
161	5939 Eastbrook Avenue	207	21017 Alburtis Avenue	253	5215 Lakewood Boulevard
162	6143 Dunrobin Avenue	208	11442 Gradwell Street	254	11503 Gradwell Street
163	4412 Paula Street	209	11442 Gradwell Street	255	12338 Farlow Street
164	4492 Paula Street	210	5227 Lakewood Boulevard	256	4223 Los Coyotes Diagonal
165	5507 South Street	211	5255 Lakewood Boulevard	257	12338 Farlow Street
166	21423 Ely Avenue	212	5215 Lakewood Boulevard	258	11532 213th Street
167	11750 214th Street	213	5227 Lakewood Boulevard	259	11745 209th Street
168	20807 Elaine Avenue	214	5823 Pennswood Avenue	260	20849 Alburtis Avenue
169	20807 Elaine Avenue	215	5823 Pennswood Avenue	261	20716 IbeX Avenue
170	5928 Dunrobin Avenue	216	5234 Barlin Avenue	262	500 Lakewood Center Mall
171	4139 Maybank Avenue	217	11620 205th Street	263	5101 Clark Avenue
172	5860 Briercrest Avenue	218	4814 Hedda Street	264	21017 Alburtis Avenue
173	5402 Briercrest Avenue	219	5849 Pennswood Avenue	265	11656 215th Street
174	11853 209th Street	220	5823 Pennswood Avenue	266	5860 Briercrest Avenue
175	4934 Barlin Avenue	221	6213 Ibbetson Avenue	267	4954 Castana Avenue
176	6236 Bellflower Boulevard	222	11934 207th Street	268	12017 Lemming Street
177	6236 Bellflower Boulevard	223	4954 Castana Avenue	269	3120 Carson Street
178	4925 Bellflower Boulevard	224	11436 215th Street	270	11716 216th Street

ID	ADDRESS	ID	ADDRESS	ID	ADDRESS
271	2742 Flangel Street	317	20816 Alburtis Avenue	363	2817 Flangel Street
272	11711 209th Street	318	20853 Pioneer Boulevard	364	2837 Flangel Street
273	11703 209th Street	319	11733 209th Street	365	5022 Autry Avenue
274	11750 214th Street	320	20703 Alburtis Avenue	366	20826 Seine Avenue
275	4718 Camerino Street	321	11619 208th Street	367	4000 Hardwick Street
276	11521 214th Street	322	20915 Roseton Avenue	368	5804 Candlewood Street
277	20720 Seine Avenue	323	5520 South Street	369	20822 Seine Avenue
278	5032 Camerino Street	324	11733 209th Street	370	12047 Centralia Street
279	5415 Clark Avenue	325	11400 215th Street	371	11445 211th Street
280	5902 Dunrobin Avenue	326	11624 208th Street	372	5938 Eastbrook Avenue
281	12018 207th Street	327	20915 Roseton Avenue	373	4091 Hardwick Street
282	5539 Hazelbrook Avenue	328	21525 Pioneer Boulevard	374	5557 Woodruff Avenue
283	11555 216th Street	329	5319 Dunrobin Avenue	375	5538 Hazelbrook Avenue
284	5608 Rocket Street	330	6223 Woodruff Avenue	376	11924 207th Street
285	3608 Deerford Street	331	5415 Woodruff Avenue	377	6142 Briercrest Avenue
286	5409 Hazelbrook Avenue	332	11704 207th Street	378	4618 Camerino Street
287	4906 Candlewood Street	333	4751 Hayter Avenue	379	4618 Camerino Street
288	11754 Walcroft Avenue	334	4950 Faculty Avenue	380	4618 Camerino Street
289	4377 Obispo Avenue	335	4126 Brock Avenue	381	4618 Camerino Street
290	11959 Centralia Street	336	4126 Brock Avenue	382	4618 Camerino Street
291	11703 209th Street	337	11699 216th Street	383	5249 Coke Avenue
292	20859 Pioneer Boulevard	338	11699 216th Street	384	2633 Arbor Road
293	11738 Walcroft Avenue	339	20720 Seine Avenue	385	21010 Hawaiian Avenue
294	11726 Walcroft Avenue	340	20720 Seine Avenue	386	5249 Bellflower Boulevard
295	4935 Autry Avenue	341	5015 Del Amo Boulevard	387	21501 Pioneer Boulevard
296	11720 Walcroft Avenue	342	4254 Stevely Avenue	388	11720 215th Street
297	20718 Pioneer	343	11641 Centralia Street	389	6200 Ibbetson Avenue
298	11421 Carson Street	344	20720 Seine Avenue	390	3633 Deerford Street
299	5718 Rocket Avenue	345	11715 208th Street	391	11607 209th Street
300	11624 209th Street	346	11452 216th Street	392	3633 Deerford Street
301	Hardwick St & Lakewood Bl	347	11556 216th Street	393	3602 Deerford Street
302	11729 Walcroft Avenue	348	11556 216th Street	394	
303	11620 206th Street	349	11556 216th Street	395	
304	4950 Montair Avenue	350	5465 Del Amo Boulevard	396	
305	11421 Carson Street	351	20816 Alburtis Avenue	397	
306	20853 Pioneer Boulevard	352	11502 212th Street	398	
307	11620 206th Street	353	5467 Del Amo Boulevard	399	
308	11729 Walcroft Avenue	354	5322 Briercrest Avenue	400	
309	6148 Bellflower Boulevard	355	2703 Flangel Street	401	
310	11709 209th Street	356	2713 Flangel Street	402	
311	5711 Rocket Street	357	2718 Flangel Street	403	
312	5059 Montair Avenue	358	2738 Flangel Street	404	
313	11409 Carson Street	359	2742 Flangel Street	405	
314	11872 207th Street	360	2802 Flangel Street	406	
315	4615 South Street	361	2803 Flangel Street	407	
316	5322 Briercrest Avenue	362	2812 Flangel Street	408	



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2024
Lakewood, CA

DATE: 08-22-25
TIME: 16:08
PAGE: 1

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	0.00
02 ENTITLEMENT GRANT	442,613.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	9,000.00
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	451,613.00

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	474,784.50
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	474,784.50
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	88,374.71
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	563,159.21
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	(111,546.21)

PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	474,784.50
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	474,784.50
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS


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

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	69,524.84
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	69,524.84
32 ENTITLEMENT GRANT	442,613.00
33 PRIOR YEAR PROGRAM INCOME	38,975.87
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	481,588.87
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.44%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	88,374.71
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	88,374.71
42 ENTITLEMENT GRANT	442,613.00
43 CURRENT YEAR PROGRAM INCOME	9,000.00
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	451,613.00
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.57%

				Office of Community Planning and Development U.S. Department of Housing and Urban Development Integrated Disbursement and Information System PR26 - CDBG Financial Summary Report Program Year 2024 Lakewood , CA			DATE: 08-22-25 TIME: 16:08 PAGE: 4
Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	8	401	0984927	Program Administration	21A		\$28,403.97
2024	8	401	7002503	Program Administration	21A		\$17,253.15
2024	8	401	7015162	Program Administration	21A		\$2,935.17
2024	8	401	7043505	Program Administration	21A		\$56.45
Total					21A	Matrix Code	\$88,374.71



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2024
Lakewood, CA

DATE: 08-22-25
TIME: 16:08
PAGE: 2

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

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

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

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

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2019	9	348	6947909	Weingart Senior Center Improvements	03A	LMC	\$63,639.25
2019	9	348	6963241	Weingart Senior Center Improvements	03A	LMC	\$15,262.50
2019	9	348	6984927	Weingart Senior Center Improvements	03A	LMC	\$13,163.00
2019	9	348	7002503	Weingart Senior Center Improvements	03A	LMC	\$2,478.25
2019	9	348	7043505	Weingart Senior Center Improvements	03A	LMC	\$2,500.00
					03A	Matrix Code	\$97,043.00
2024	12	402	7015162	ADA Compliant Curb Replacement Project	03B	LMC	\$174,815.74
2024	12	402	7057543	ADA Compliant Curb Replacement Project	03B	LMC	\$9,000.00
					03B	Matrix Code	\$183,815.74
2024	4	397	6947909	Meals on Wheels	05A	LMC	\$1,393.32
2024	4	397	6963241	Meals on Wheels	05A	LMC	\$696.66
2024	4	397	6984927	Meals on Wheels	05A	LMC	\$2,089.98
2024	4	397	7002503	Meals on Wheels	05A	LMC	\$696.66
2024	4	397	7015162	Meals on Wheels	05A	LMC	\$696.66
2024	4	397	7043505	Meals on Wheels	05A	LMC	\$1,393.32
2024	4	397	7057535	Meals on Wheels	05A	LMC	\$1,393.32
2024	5	398	6947909	Pathways Volunteer Hospice	05A	LMC	\$583.33
2024	5	398	6963241	Pathways Volunteer Hospice	05A	LMC	\$1,131.70
2024	5	398	6984927	Pathways Volunteer Hospice	05A	LMC	\$1,749.99
2024	5	398	7002503	Pathways Volunteer Hospice	05A	LMC	\$583.33
2024	5	398	7015162	Pathways Volunteer Hospice	05A	LMC	\$583.33
2024	5	398	7043505	Pathways Volunteer Hospice	05A	LMC	\$1,749.99
2024	5	398	7057535	Pathways Volunteer Hospice	05A	LMC	\$583.33
2024	6	399	6947909	Human Services Association	05A	LMC	\$708.33
2024	6	399	6963241	Human Services Association	05A	LMC	\$1,416.66
2024	6	399	6984927	Human Services Association	05A	LMC	\$1,416.66
2024	6	399	7002503	Human Services Association	05A	LMC	\$1,416.66
2024	6	399	7015162	Human Services Association	05A	LMC	\$708.33
2024	6	399	7043505	Human Services Association	05A	LMC	\$2,124.99
2024	6	399	7057535	Human Services Association	05A	LMC	\$708.33
					05A	Matrix Code	\$23,824.88
2024	2	395	6947909	Fair Housing	05J	LMC	\$6,450.00
2024	2	395	6963241	Fair Housing	05J	LMC	\$3,225.00
2024	2	395	6984927	Fair Housing	05J	LMC	\$6,450.00
2024	2	395	7002503	Fair Housing	05J	LMC	\$3,225.00
2024	2	395	7015162	Fair Housing	05J	LMC	\$8,471.58
2024	2	395	7043505	Fair Housing	05J	LMC	\$7,653.92
2024	2	395	7057535	Fair Housing	05J	LMC	\$3,224.50
					05J	Matrix Code	\$38,700.00
2024	3	396	6947909	Community Family Guidance	05N	LMC	\$1,166.66
2024	3	396	6963241	Community Family Guidance	05N	LMC	\$583.33
2024	3	396	6984927	Community Family Guidance	05N	LMC	\$1,749.99
2024	3	396	7002503	Community Family Guidance	05N	LMC	\$583.33
2024	3	396	7015162	Community Family Guidance	05N	LMC	\$583.33
2024	3	396	7043505	Community Family Guidance	05N	LMC	\$1,881.33
2024	3	396	7057535	Community Family Guidance	05N	LMC	\$451.99
					05N	Matrix Code	\$6,999.96
2024	7	400	6947909	Rehabilitation Delivery Costs	14H	LMH	\$3,792.94
2024	7	400	6963241	Rehabilitation Delivery Costs	14H	LMH	\$12,521.73



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report
Program Year 2024
Lakewood, CA

DATE: 09-22-25
TIME: 16:08
PAGE: 3

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	7	400	6984927	Rehabilitation Delivery Costs	14H	LMH	\$44,160.29
2024	7	400	7002503	Rehabilitation Delivery Costs	14H	LMH	\$4,276.31
2024	7	400	7015162	Rehabilitation Delivery Costs	14H	LMH	\$13,682.97
2024	7	400	7043505	Rehabilitation Delivery Costs	14H	LMH	\$12,090.87
							Matrix Code
2024	1	394	6947909	Code Enforcement	15	LMA	\$5,027.24
2024	1	394	6963241	Code Enforcement	15	LMA	\$7,722.44
2024	1	394	6984927	Code Enforcement	15	LMA	\$6,718.55
2024	1	394	7002503	Code Enforcement	15	LMA	\$1,956.18
2024	1	394	7015162	Code Enforcement	15	LMA	\$5,188.08
2024	1	394	7043505	Code Enforcement	15	LMA	\$7,263.32
							Matrix Code
							\$474,784.50
Total							

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity to prevent, prepare for, and respond to Coronavirus	Activity Name	Grant Number	Fund Type	Matrix Code	National Objective	Drawn Amount
2024	4	397	6947909	No	Meals on Wheels	B23MC080521	PI	05A	LMC	\$1,393.32
2024	4	397	6963241	No	Meals on Wheels	B24MC080521	EN	05A	LMC	\$898.88
2024	4	397	6984927	No	Meals on Wheels	B24MC080521	EN	05A	LMC	\$2,089.98
2024	4	397	7002503	No	Meals on Wheels	B24MC080521	EN	05A	LMC	\$898.88
2024	4	397	7015162	No	Meals on Wheels	B24MC080521	EN	05A	LMC	\$898.88
2024	4	397	7043505	No	Meals on Wheels	B24MC080521	EN	05A	LMC	\$1,393.32
2024	4	397	7057535	No	Meals on Wheels	B24MC080521	EN	05A	LMC	\$1,393.32
2024	5	398	6947909	No	Pathways Volunteer Hospice	B23MC080521	PI	05A	LMC	\$583.33
2024	5	398	6963241	No	Pathways Volunteer Hospice	B24MC080521	EN	05A	LMC	\$1,131.70
2024	5	398	6984927	No	Pathways Volunteer Hospice	B24MC080521	EN	05A	LMC	\$1,749.99
2024	5	398	7002503	No	Pathways Volunteer Hospice	B24MC080521	EN	05A	LMC	\$583.33
2024	5	398	7015162	No	Pathways Volunteer Hospice	B24MC080521	EN	05A	LMC	\$583.33
2024	5	398	7043505	No	Pathways Volunteer Hospice	B24MC080521	EN	05A	LMC	\$1,749.99
2024	5	398	7057535	No	Pathways Volunteer Hospice	B24MC080521	EN	05A	LMC	\$583.33
2024	6	399	6947909	No	Human Services Association	B23MC080521	PI	05A	LMC	\$708.33
2024	6	399	6963241	No	Human Services Association	B24MC080521	EN	05A	LMC	\$1,418.88
2024	6	399	6984927	No	Human Services Association	B24MC080521	EN	05A	LMC	\$1,418.88
2024	6	399	7002503	No	Human Services Association	B24MC080521	EN	05A	LMC	\$1,418.88
2024	6	399	7015162	No	Human Services Association	B24MC080521	EN	05A	LMC	\$708.33
2024	6	399	7043505	No	Human Services Association	B24MC080521	EN	05A	LMC	\$2,124.99
2024	6	399	7057535	No	Human Services Association	B24MC080521	EN	05A	LMC	\$708.33
									Matrix Code	\$23,824.88
2024	2	395	6947909	No	Fair Housing	B23MC080521	PI	05J	LMC	\$8,450.00
2024	2	395	6963241	No	Fair Housing	B24MC080521	EN	05J	LMC	\$3,225.00
2024	2	395	6984927	No	Fair Housing	B24MC080521	EN	05J	LMC	\$8,450.00
2024	2	395	7002503	No	Fair Housing	B24MC080521	EN	05J	LMC	\$3,225.00
2024	2	395	7015162	No	Fair Housing	B22MC080521	EN	05J	LMC	\$2,021.58
2024	2	395	7015162	No	Fair Housing	B24MC080521	EN	05J	LMC	\$8,450.00
2024	2	395	7043505	No	Fair Housing	B24MC080521	EN	05J	LMC	\$7,853.92
2024	2	395	7057535	No	Fair Housing	B24MC080521	EN	05J	LMC	\$3,224.50
									Matrix Code	\$38,700.00
2024	3	396	6947909	No	Community Family Guidance	B23MC080521	PI	05N	LMC	\$1,188.88
2024	3	396	6963241	No	Community Family Guidance	B24MC080521	EN	05N	LMC	\$583.33
2024	3	396	6984927	No	Community Family Guidance	B24MC080521	EN	05N	LMC	\$1,749.99
2024	3	396	7002503	No	Community Family Guidance	B24MC080521	EN	05N	LMC	\$583.33
2024	3	396	7015162	No	Community Family Guidance	B24MC080521	EN	05N	LMC	\$583.33
2024	3	396	7043505	No	Community Family Guidance	B24MC080521	EN	05N	LMC	\$1,881.33
2024	3	396	7057535	No	Community Family Guidance	B24MC080521	EN	05N	LMC	\$451.99
									Matrix Code	\$6,999.96
									Matrix Code	\$69,524.84
Total										\$69,524.84

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

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2024	8	401	6947909	Program Administration	21A		\$304.45
2024	8	401	6963241	Program Administration	21A		\$39,421.52

Long Beach Press-Telegram
5150 E. Pacific Coast Highway Suite 200
Long Beach, California 90804
(310) 540-5511

CITY OF LAKEWOOD/LEGALS
PO BOX 220
LAKEWOOD, California 90714

FILE NO. 0011751730

**PROOF OF PUBLICATION
(2015.5 C.C.P.)**

**STATE OF CALIFORNIA
County of Los Angeles**

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not party to or interested in the above-entitled matter. I am the principal clerk of the printer of Long Beach Press-Telegram, a newspaper of general circulation, printed and published in the City of Long Beach*, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of March 21, 1934, Case Number 370512. The notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

08/22/2025

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Executed at Long Beach, California,
this 22nd day of August, 2025.



Signature

*Long Beach Press-Telegram, a newspaper of general circulation, is delivered to and available in but not limited to the following cities: Long Beach, Lakewood, Bellflower, Compton, Downey, Norwalk, Artesia, Paramount, Wilmington, Carson, South Gate, Los Alamitos, Seal Beach, Cypress, La Brea, Lynwood, San Pedro, Hawaiian Gardens, and Signal Hill.

**NOTICE OF PUBLIC HEARING FOR FY 2024-2025
CONSOLIDATED ANNUAL PERFORMANCE AND
EVALUATION REPORT
AND 15-DAY COMMENT PERIOD**

NOTICE IS HEREBY GIVEN that on Tuesday, September 9, 2025, a Public Hearing will be held before the City of Lakewood's City Council for citizen comments on the City's Consolidated Annual Performance and Evaluation Report (CAPER) for the Fiscal Year (FY) July 1, 2024 – June 30, 2025. The CAPER is an assessment of the effectiveness of the City of Lakewood's performance during the reporting period of FY 2024 – 2025, and the achievement of its five-year strategy objectives and priorities as described in the Consolidated Plan.

The CAPER will be available for public review during the 15-day comment period beginning Friday, August 22, 2024. The City of Lakewood welcomes any written recommendations, suggestions, or other input on the CAPER.

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 Public Hearing.

Citizens wishing to comment on the FY 2024 – 2025 CAPER may be heard at the September 9, 2025 Public Hearing or may do so in writing and be received by September 8, 2025 to:

City of Lakewood
Community Development Department
5050 Clark Avenue
Lakewood, CA 90712
Attention: Carolyn Lehouillier
Housing Specialist

NOTICE IS FURTHER GIVEN that said Public Hearing will be held Tuesday, September 9, 2025, at 7:30 p.m. in the Council Chambers at the Civic Centre, 5000 Clark Avenue, Lakewood, California 90712. All interested persons may attend at said time and testify in this matter. The current proposed CAPER is available for review online at www.lakewoodcity.org, in the City Clerk's office and Community Development Department at Lakewood City Hall, 5050 Clark Avenue, Lakewood, California, and at Iacaboni Library, 4990 Clark Avenue, Lakewood California.

NOTICE IS FURTHER GIVEN that if you challenge the aforementioned action in court, you may be limited to raise 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.

Thaddeus McCormack
City Manager, City of Lakewood
Dated this 22nd day of August, 2025

Long Beach Press-Telegram
Published: 8/22/25