

# AGENDA

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

May 10, 2022

## ADJOURNED MEETING:

6:00 p.m.

## 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:** Bishop David Montgomery, Church of Jesus Christ of Latter-day Saints

**PLEDGE OF ALLEGIANCE:** Girl Scout Troop 2993

**ROLL CALL:** Mayor Steve Croft  
Vice Mayor Ariel Pe  
Council Member Todd Rogers  
Council Member Vicki Stuckey  
Council Member Jeff Wood

## ANNOUNCEMENTS AND PRESENTATIONS:

### 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 Meetings held April 26, 2022.

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

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

RI-4 CITY COUNCIL COMMITTEES' ACTIVITIES - Staff recommends City Council receive and file the report.

RI-5 RESOLUTION NO. 2022-22; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD EXTENDING A LOCAL EMERGENCY DUE TO THE COVID-19 VIRUS - Staff recommends City Council adopt proposed resolution.

## City Council Agenda

May 10, 2022

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### **ROUTINE ITEMS:** - Continued

RI-6 PAVEMENT MANAGEMENT SYSTEM - Staff recommends City Council accept Willdan's proposal to provide a Pavement Management System update under their existing Agreement for Engineering Services, in an amount of not-to-exceed \$70,997 and authorize the Mayor to sign the proposal; and authorize Senate Bill 1, Road Maintenance and Rehabilitation Account (RMRA) funds in the amount of \$70,997 to be used for this project.

RI-7 RESOLUTION NO. 2022-23; APPROVING THE FILING OF AN APPLICATION FOR GRANT FUNDS FROM THE LOS ANGELES COUNTY REGIONAL PARK AND OPEN SPACE DISTRICT FOR MEASURE A FUNDING FOR THE CITY'S PLAYGROUND REPLACEMENT PROJECT - Staff recommends City Council adopt proposed resolution.

### **PUBLIC HEARINGS:**

1.1 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN FISCAL YEAR 2022-2023 - Staff recommends City Council conduct a public hearing to receive comments on the proposed Action Plan and following the public hearing, approve the FY 2022-2023 Action Plan, and authorize the City Manager to direct staff to submit to HUD the approved Action Plan along with the required CDBG certifications, no later than .

### **REPORTS:**

3.1 PURCHASE OF SECURITY CAMERA TRAILERS - Staff recommends City Council approve the purchase of two (2) solar powered security camera trailers at the proposed price of \$83,378 from Convergent of Anaheim, California.

## **AGENDA**

### **LAKWOOD HOUSING SUCCESSOR AGENCY**

1. REGISTER OF DEMANDS - Staff recommends Housing Successor Agency approve registers of demands.

### **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](mailto: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](http://www.lakewoodcity.org)

# Routine Items

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

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**COUNCIL AGENDA**  
May 10, 2022

**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>
<b>1. FULL-TIME EMPLOYEES</b>				
<b>A. Appointments</b>				
	None			
<b>B. Changes</b>				
	None			
<b>C. Separations</b>				
	George Bouwens	Community Conservation Rep	24B	04/14/2022
	Crystal Ogunedojutimi	Administrative Secretary	15A	04/28/2022
	James O'Neil	Park Maintenance Worker	10A	04/29/2022
	Lisa Rapp	Director of Public Works	EDPW	04/14/2022
<b>2. PART-TIME EMPLOYEES</b>				
<b>A. Appointments</b>				
	None			
<b>B. Changes</b>				
	Mason Mota	Maintenance Trainee II Maintenance Services Aide IV	B to B	05/01/2022
	Raymond Reilly	DASH Transportation Driver II Paratransit Vehicle Operator III	A to B	04/17/2022
<b>C. Separations</b>				
	Omar Hernandez	Maintenance Trainee II	B	04/18/2022

  
Thaddeus McCormack  
City Manager

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**CITY OF LAKEWOOD  
FUND SUMMARY 4/21/2022**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 106382 through 106442. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	1,782,590.61
1015	SPECIAL OLYMPICS	88.14
1020	CABLE TV	1,376.79
1025	AMERICAN RESCUE PLAN	6,448.48
1050	COMMUNITY FACILITY	325.38
1336	STATE COPS GRANT	20,675.78
3070	PROPOSITION "C"	855.87
5020	CENTRAL STORES	6,671.86
5030	FLEET MAINTENANCE	2,735.30
7500	WATER UTILITY FUND	24,366.60
8030	TRUST DEPOSIT	327.82
		<b>1,846,462.63</b>

Council Approval

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Date

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City Manager

Attest

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City Clerk

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Director of Administrative Services

**CITY OF LAKEWOOD  
SUMMARY CHECK REGISTER**

<b>CHECK #</b>	<b>CHECK DATE</b>	<b>VEND #</b>	<b>VENDOR NAME</b>	<b>GROSS</b>	<b>DISC.</b>	<b>CHECK AMOUNT</b>
106382	04/21/2022	5260	AEF SYSTEMS CONSULTING. INC.	6,065.00	0.00	6,065.00
106383	04/21/2022	4208	AIRGAS INC	82.79	0.00	82.79
106384	04/21/2022	4684	AMAZON.COM LLC	1,324.81	0.00	1,324.81
106385	04/21/2022	443	B&M LAWN AND GARDEN INC	175.72	0.00	175.72
106386	04/21/2022	59748	BIG STUDIO INC	632.72	0.00	632.72
106387	04/21/2022	4800	BISHOP COMPANY	614.90	0.00	614.90
106388	04/21/2022	307	CALIF. STATE DISBURSEMENT UNIT	405.80	0.00	405.80
106389	04/21/2022	7500	CENTRAL BASIN MUNICIPAL WATER	1,800.00	0.00	1,800.00
106390	04/21/2022	45894	CINTAS CORPORATION	73.68	0.00	73.68
106391	04/21/2022	4654	BRAGG INVESTMENT COMPANY. INC.	579.38	0.00	579.38
106392	04/21/2022	4361	CN SCHOOL AND OFFICE SOLUTIONS INC	555.89	0.00	555.89
106393	04/21/2022	5553	CVENT. INC.	2,000.00	0.00	2,000.00
106394	04/21/2022	4504	CONCEPT FRAMING INTERNATIONAL LP	34,764.75	0.00	34,764.75
106395	04/21/2022	59607	DANGELO COMPANY	4,405.84	0.00	4,405.84
106396	04/21/2022	3199	EDCO WASTE SERVICES LLC	478,320.73	0.00	478,320.73
106397	04/21/2022	3199	EDCO WASTE SERVICES LLC	10,339.80	0.00	10,339.80
106398	04/21/2022	65779	GOLDEN STATE WATER COMPANY	12,376.24	0.00	12,376.24
106399	04/21/2022	52540	GONSALVES JOE A & SON	4,526.00	0.00	4,526.00
106400	04/21/2022	5257	GRANITE TELECOMMUNICATIONS. LLC	85.08	0.00	85.08
106401	04/21/2022	35477	HARA M LAWNMOWER CENTER	491.19	0.00	491.19
106402	04/21/2022	42031	HOME DEPOT	851.27	0.00	851.27
106403	04/21/2022	3959	HORIZON MECHANICAL CONTRACTORS	59,993.77	0.00	59,993.77
106404	04/21/2022	36589	IMMEDIATE MEDICAL CARE	305.00	0.00	305.00
106405	04/21/2022	4149	INFOSEND INC (VOID)			
106406	04/21/2022	18300	LAKEWOOD CHAMBER OF COMMERCE	1,833.33	0.00	1,833.33
106407	04/21/2022	53849	LAKEWOOD ROTARY CLUB	60.00	0.00	60.00
106408	04/21/2022	5626	LANCE. STEVEN JOSEPH	250.00	0.00	250.00
106409	04/21/2022	21600	LOS ANGELES CO SHERIFFS DEPT	1,033,476.99	0.00	1,033,476.99
106410	04/21/2022	4452	MANAGEMENT & PERSONNEL SYSTEMS INC	1,965.00	0.00	1,965.00
106411	04/21/2022	4443	O'REILLY AUTOMOTIVE STORES INC	1,185.00	0.00	1,185.00
106412	04/21/2022	47554	OFFICE DEPOT BUSINESS SVCS	192.20	0.00	192.20
106413	04/21/2022	43079	ORKIN SERVICES OF CALIFORNIA. INC.	80.00	0.00	80.00
106414	04/21/2022	5360	PAYMENTUS CORPORATION	9,912.36	0.00	9,912.36
106415	04/21/2022	4494	PIERSON. JEREMY L.	321.60	0.00	321.60
106416	04/21/2022	39640	RAYVERN LIGHTING SUPPLY CO INC	108.82	0.00	108.82
106417	04/21/2022	4956	ROSS AVIATION INVESTMENT. LLC	6,303.69	0.00	6,303.69
106418	04/21/2022	65297	S.T.E.A.M.	19,203.58	0.00	19,203.58
106419	04/21/2022	4309	SAFESHRED	100.00	0.00	100.00
106420	04/21/2022	5197	SIGNAL HILL AUTO ENTERPRISES INC.	672.53	0.00	672.53
106421	04/21/2022	52279	SMART & FINAL INC	459.95	0.00	459.95
106422	04/21/2022	5135	SOLID SURFACE CARE. INC.	4,183.58	0.00	4,183.58
106423	04/21/2022	29400	SOUTHERN CALIFORNIA EDISON CO	7,989.96	0.00	7,989.96
106424	04/21/2022	44104	STATE WATER RESOURCES CONTROL BOARD	75.00	0.00	75.00
106425	04/21/2022	2372	TGIS CATERING SVCS INC	1,200.00	0.00	1,200.00

**CITY OF LAKEWOOD  
SUMMARY CHECK REGISTER**

<b>CHECK #</b>	<b>CHECK DATE</b>	<b>VEND #</b>	<b>VENDOR NAME</b>	<b>GROSS</b>	<b>DISC.</b>	<b>CHECK AMOUNT</b>
106426	04/21/2022	65224	TUMBLE-N-KIDS. INC	4,081.35	0.00	4,081.35
106427	04/21/2022	1437	U S BANK NATIONAL ASSOCIATION	41,017.45	0.00	41,017.45
106428	04/21/2022	5284	UNIFIRST CORPORATION	30.25	0.00	30.25
106429	04/21/2022	3943	WATERLINE TECHNOLOGIES INC	1,504.93	0.00	1,504.93
106430	04/21/2022	17640	WAXIE ENTERPRISES INC	1,175.29	0.00	1,175.29
106431	04/21/2022	40925	WEST COAST ARBORISTS INC	81,305.40	0.00	81,305.40
106432	04/21/2022	5582	COMPREHENSIVE PRINT GROUP LLC	3,535.31	0.00	3,535.31
106433	04/21/2022	2145	WYNN. LAKYN	48.75	0.00	48.75
106434	04/21/2022	3699	AHMED. SOHEL	1,025.00	0.00	1,025.00
106435	04/21/2022	3699	AMERICAN HOME IMPROVEMENT	88.20	0.00	88.20
106436	04/21/2022	3699	OPEN DOOR LABS. INC.	44.27	0.00	44.27
106437	04/21/2022	3699	ROUCH. ASHLEY	21.48	0.00	21.48
106438	04/21/2022	3699	SAUVAO. CATHERINE	96.96	0.00	96.96
106439	04/21/2022	3699	SHEPARD. HUEY	669.76	0.00	669.76
106440	04/21/2022	3699	VIVINT SOLAR DEVELOPER LLC	199.28	0.00	199.28
106441	04/21/2022	3699	WATKINS. JUSTIN	250.00	0.00	250.00
106442	04/21/2022	3699	ZAPATA. ADRIAN	1,025.00	0.00	1,025.00
<b>Totals:</b>				<b><u>1,846,462.63</u></b>	<b><u>0.00</u></b>	<b><u>1,846,462.63</u></b>

**CITY OF LAKEWOOD  
FUND SUMMARY 4/28/2022**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 106443 through 106537. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

1010	GENERAL FUND	214,388.86
1020	CABLE TV	419.97
1025	AMERICAN RESCUE PLAN	35.63
1030	CDBG CURRENT YEAR	5,316.31
1050	COMMUNITY FACILITY	1,510.95
1622	LA CNTY MEASURE M	70.38
3015	ROAD MAINTC & REHAB ACCT	8,970.72
3070	PROPOSITION "C"	150.90
5010	GRAPHICS AND COPY CENTER	6,058.12
5020	CENTRAL STORES	3,382.50
5030	FLEET MAINTENANCE	26,720.18
7500	WATER UTILITY FUND	28,376.39
8030	TRUST DEPOSIT	570.00
		<b>295,970.91</b>

Council Approval

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Date

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City Manager

Attest

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City Clerk

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Director of Administrative Services

**CITY OF LAKEWOOD  
SUMMARY CHECK REGISTER**

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106443	04/28/2022	61307	PERRIS FENCE & SUPPLY	429.00	0.00	429.00
106444	04/28/2022	45102	ASSOCIATION OF ENVIRONMENTAL PROFESSIONA	150.00	0.00	150.00
106445	04/28/2022	5393	MARK. ADAM	198.45	0.00	198.45
106446	04/28/2022	61142	ADAMS-HILLERY SHARRON	3,224.58	0.00	3,224.58
106447	04/28/2022	5264	ADVANTAGE MAILING. LLC	2,615.95	0.00	2,615.95
106448	04/28/2022	2701	AIRE RITE A/C & REFRIGERATION INC	1,903.35	0.00	1,903.35
106449	04/28/2022	5314	ALESHIRE & WYNDER LLP	208.00	0.00	208.00
106450	04/28/2022	5567	ALL CITY MANAGEMENT SERVICES. INC.	11,568.96	0.00	11,568.96
106451	04/28/2022	1700	ALLIED REFRIGERATION INC	98.54	0.00	98.54
106452	04/28/2022	4684	AMAZON.COM LLC	401.21	0.00	401.21
106453	04/28/2022	4564	ARAMARK UNIFORM&CAREER APPAREL GRP	11.36	0.00	11.36
106454	04/28/2022	4742	FRANS TECHNOLOGY. INC.	937.13	0.00	937.13
106455	04/28/2022	443	B&M LAWN AND GARDEN INC	97.15	0.00	97.15
106456	04/28/2022	4721	BELL EVENT SERVICES INC	3,550.00	0.00	3,550.00
106457	04/28/2022	4800	BISHOP COMPANY	119.03	0.00	119.03
106458	04/28/2022	62737	BOYES. GOBIND	128.70	0.00	128.70
106459	04/28/2022	1935	BREA. CITY OF	40,995.50	0.00	40,995.50
106460	04/28/2022	5280	BROWN. BONNIE	226.20	0.00	226.20
106461	04/28/2022	53983	CALIF STATE FRANCHISE TAX BOARD	351.62	0.00	351.62
106462	04/28/2022	6600	CALIFORNIA STATE DEPT OF JUSTICE	522.00	0.00	522.00
106463	04/28/2022	5382	CANNON CORPORATION	1,673.50	0.00	1,673.50
106464	04/28/2022	5528	SEMA. INC.	1,295.97	0.00	1,295.97
106465	04/28/2022	45894	CINTAS CORPORATION	66.93	0.00	66.93
106466	04/28/2022	57070	CITY LIGHT & POWER LKWD INC	2,063.76	0.00	2,063.76
106467	04/28/2022	57070	CITY LIGHT & POWER LKWD INC	4,055.00	0.00	4,055.00
106468	04/28/2022	5008	COLOR CARD ADMINISTRATOR CORP.	37.54	0.00	37.54
106469	04/28/2022	53451	COMMUNITY FAMILY GUIDANCE CTR	666.66	0.00	666.66
106470	04/28/2022	4776	CORELOGIC. INC.	24.75	0.00	24.75
106471	04/28/2022	4498	DELTA DENTAL INSURANCE COMPANY	1,017.94	0.00	1,017.94
106472	04/28/2022	3213	DIRECTV INC	35.00	0.00	35.00
106473	04/28/2022	4422	GARIBALDO'S NURSERY	347.28	0.00	347.28
106474	04/28/2022	64215	GOLD COAST AWARDS INC	38.12	0.00	38.12
106475	04/28/2022	33150	GRAINGER W W INC	72.30	0.00	72.30
106476	04/28/2022	61769	GRAUTEN. EVELYN R	83.20	0.00	83.20
106477	04/28/2022	5107	GREEN WISE SOIL TECHNOLOGIES	2,067.18	0.00	2,067.18
106478	04/28/2022	35477	HARA M LAWNMOWER CENTER	86.15	0.00	86.15
106479	04/28/2022	4801	HEALTHPOINTE MEDICAL GROUP INC.	40.00	0.00	40.00
106480	04/28/2022	4872	HEATON. KATHRYN	48.75	0.00	48.75
106481	04/28/2022	42031	HOME DEPOT	507.05	0.00	507.05
106482	04/28/2022	65891	HUMAN SERVICES ASSOCIATION	1,416.66	0.00	1,416.66
106483	04/28/2022	4149	INFOSEND INC	8,700.80	0.00	8,700.80
106484	04/28/2022	4622	JHM SUPPLY INC	493.20	0.00	493.20
106485	04/28/2022	4180	JONES RICHARD D. A PROF LAW CORP	6,369.09	0.00	6,369.09
106486	04/28/2022	4180	JONES RICHARD D. A PROF LAW CORP	16,750.00	0.00	16,750.00

**CITY OF LAKEWOOD  
SUMMARY CHECK REGISTER**

<b>CHECK #</b>	<b>CHECK DATE</b>	<b>VEND #</b>	<b>VENDOR NAME</b>	<b>GROSS</b>	<b>DISC.</b>	<b>CHECK AMOUNT</b>
106487	04/28/2022	2956	KICK IT UP KIDZ. LLC	672.75	0.00	672.75
106488	04/28/2022	5605	LAGERLOF. LLP	300.00	0.00	300.00
106489	04/28/2022	53849	LAKEWOOD ROTARY CLUB	270.00	0.00	270.00
106490	04/28/2022	53849	LAKEWOOD ROTARY CLUB	30.00	0.00	30.00
106491	04/28/2022	18400	LAKEWOOD. CITY WATER DEPT	44,834.50	0.00	44,834.50
106492	04/28/2022	44733	LIEBERT CASSIDY WHITMORE	4,914.00	0.00	4,914.00
106493	04/28/2022	36844	LA COUNTY DEPT OF PUBLIC WORKS	14,294.58	0.00	14,294.58
106494	04/28/2022	58414	MANAGED HEALTH NETWORK	355.30	0.00	355.30
106495	04/28/2022	65773	MAYFLOWER DISTRIBUTING COMPANY	115.63	0.00	115.63
106496	04/28/2022	332	MERRIMAC PETROLEUM INC	24,465.22	0.00	24,465.22
106497	04/28/2022	52588	MILLER DON & SONS	20.75	0.00	20.75
106498	04/28/2022	4190	NATIONAL UNION FIRE INSURANCE CO	444.55	0.00	444.55
106499	04/28/2022	4443	O'REILLY AUTOMOTIVE STORES INC	2,008.96	0.00	2,008.96
106500	04/28/2022	4513	OCEAN BLUE ENVIRONMENTAL SERVICES	2,589.24	0.00	2,589.24
106501	04/28/2022	47554	OFFICE DEPOT BUSINESS SVCS	369.98	0.00	369.98
106502	04/28/2022	5611	PETTY CASH/ EDIANNE RODRIGUEZ	1,405.46	0.00	1,405.46
106503	04/28/2022	39640	RAYVERN LIGHTING SUPPLY CO INC	198.03	0.00	198.03
106504	04/28/2022	45437	S & J SUPPLY CO	471.46	0.00	471.46
106505	04/28/2022	47141	STEARNS CONRAD & SCHMIDT CONSLT ENG	15,524.53	0.00	15,524.53
106506	04/28/2022	5044	SHARP ELECTRONICS CORPORATION	4,545.18	0.00	4,545.18
106507	04/28/2022	5197	SIGNAL HILL AUTO ENTERPRISES INC.	496.13	0.00	496.13
106508	04/28/2022	5230	SITEONE LANDSCAPE SUPPLY. LLC	869.55	0.00	869.55
106509	04/28/2022	52279	SMART & FINAL INC	17.98	0.00	17.98
106510	04/28/2022	26900	SO CALIF SECURITY CENTERS INC	29.67	0.00	29.67
106511	04/28/2022	29400	SOUTHERN CALIFORNIA EDISON CO	3,811.73	0.00	3,811.73
106512	04/28/2022	29500	SOUTHERN CALIFORNIA GAS CO	4,457.25	0.00	4,457.25
106513	04/28/2022	4972	CHARTER COMMUNICATIONS HOLDINGS. LLC	4,362.49	0.00	4,362.49
106514	04/28/2022	49529	SPICERS PAPER INC	156.35	0.00	156.35
106515	04/28/2022	37930	STANDARD INSURANCE CO UNIT 22	2,537.30	0.00	2,537.30
106516	04/28/2022	37930	STANDARD INSURANCE CO UNIT 22	9,656.86	0.00	9,656.86
106517	04/28/2022	2372	TGIS CATERING SVCS INC	191.88	0.00	191.88
106518	04/28/2022	4364	THE RINKS-LAKEWOOD ICE	253.50	0.00	253.50
106519	04/28/2022	4873	TRANSAMERICA LIFE INSURANCE COMPANY	1,309.08	0.00	1,309.08
106520	04/28/2022	5284	UNIFIRST CORPORATION	33.74	0.00	33.74
106521	04/28/2022	49848	USA BLUE BOOK A DIVISION OF	860.24	0.00	860.24
106522	04/28/2022	4907	VARSITY BRANDS HOLDING CO INC	191.61	0.00	191.61
106523	04/28/2022	4840	VERITIV OPERATING COMPANY	389.23	0.00	389.23
106524	04/28/2022	33200	WALTERS WHOLESALE ELECTRIC CO	448.77	0.00	448.77
106525	04/28/2022	5155	WATER SYSTEM SERVICES LLC	175.00	0.00	175.00
106526	04/28/2022	3943	WATERLINE TECHNOLOGIES INC	5,625.11	0.00	5,625.11
106527	04/28/2022	17640	WAXIE ENTERPRISES INC	760.80	0.00	760.80
106528	04/28/2022	60651	WECK ANALYTICAL ENVIRONMENTAL SERVICES I	707.84	0.00	707.84
106529	04/28/2022	62628	WELLS C. PIPELINE MATERIALS	678.60	0.00	678.60
106530	04/28/2022	35146	WILLDAN ASSOCIATES	22,983.22	0.00	22,983.22

**CITY OF LAKEWOOD  
SUMMARY CHECK REGISTER**

<b>CHECK #</b>	<b>CHECK DATE</b>	<b>VEND #</b>	<b>VENDOR NAME</b>	<b>GROSS</b>	<b>DISC.</b>	<b>CHECK AMOUNT</b>
106531	04/28/2022	2145	WYNN. LAKYN	113.75	0.00	113.75
106532	04/28/2022	3699	CAL BOWL	370.00	0.00	370.00
106533	04/28/2022	3699	CAL BOWL	200.00	0.00	200.00
106534	04/28/2022	3699	FALLGREN. PHUONG	211.55	0.00	211.55
106535	04/28/2022	3699	GIRLS SCOUTS OF GREATER LOS ANGELES	250.00	0.00	250.00
106536	04/28/2022	3699	JENKINS. LA KIERREA	250.00	0.00	250.00
106537	04/28/2022	3699	MINIX. LISA	48.00	0.00	48.00
<b>Totals:</b>				<u>295,970.91</u>	<u>0.00</u>	<u>295,970.91</u>

**CITY OF LAKEWOOD  
SUMMARY ACH/WIRE REGISTER APR 2022**

<b>ACH date</b>	<b>Amount</b>	<b>Recipient</b>	<b>Purpose</b>	<b>Period</b>
4/5/22	\$106,359.24	CalPERS	Payroll - Retirement Plan	Mar 6-Mar 19, 2022
4/5/22	\$102,677.54	CalPERS	Employee Medical Premiums	Apr 2022
4/6/22	\$102,481.34	IRS via F&M	Payroll - Federal Taxes	Mar 20-Apr 2, 2022
4/7/22	\$3,530.00	F&A Fed C/U	Payroll - Employee Deposits	Mar 20-Apr 2, 2022
4/7/22	\$6,200.00	Southland C/U	Payroll - Employee Deposits	Mar 20-Apr 2, 2022
4/7/22	\$28,584.52	EDD	Payroll - State taxes	Mar 20-Apr 2, 2022
4/7/22	\$3,299.58	MidAmerica	Retiree Medical Benefit	Mar 20-Apr 2, 2022
4/7/22	\$22,886.61	VOYA	Payroll -Deferred Compensation	Mar 20-Apr 2, 2022
4/7/22	\$3,425.00	PARS via U.S. Bank	Payroll - Retirement Plan	Mar 20-Apr 2, 2022
4/7/22	\$5,436.46	PARS via U.S. Bank	Payroll - Retirement Plan	Mar 20-Apr 2, 2022
4/7/22	\$29,014.70	VOYA	Payroll - Deferred Compensation	Mar 20-Apr 2, 2022
4/7/22	\$3,598.40	PARS via U.S. Bank	Payroll-Retirement Plan	Apr 2022
4/8/22	\$1,319.25	CalPERS	Payroll - Retirement Plan	Apr 2022
4/13/22	\$1,500,000.00	LAIF	City Investment Deposit	Apr 2022
4/15/22	\$163,401.00	CJPIA	ADA Loan Installment	Apr 2022
4/15/22	\$107,078.19	CalPERS	Payroll - Retirement Plan	Mar 20-Apr 2, 2022
4/19/22	\$25,822.98	MidAmerica	Retiree Medical Benefit	Apr 2022
4/20/22	\$110,257.41	IRS via F&M	Payroll - Federal Taxes	Apr 3-16, 2022
4/21/22	\$3,460.00	F&A Fed C/U	Payroll - Employee Deposits	Apr 3-16, 2022
4/21/22	\$6,200.00	Southland C/U	Payroll - Employee Deposits	Apr 3-16, 2022
4/21/22	\$35,348.00	PARS via U.S. Bank	Payroll-Retirement Plan	Apr 2022
4/21/22	\$31,210.73	EDD	Payroll - State taxes	Apr 3-16, 2022
4/21/22	\$2,638.76	MidAmerica	Retiree Medical Benefit	Apr 3-16, 2022
4/21/22	\$16,992.17	VOYA	Payroll -Deferred Compensation	Apr 3-16, 2022
4/21/22	\$8,408.21	PARS via U.S. Bank	Payroll - Retirement Plan	Apr 3-16, 2022
4/21/22	\$27,438.70	VOYA	Payroll - Deferred Compensation	Apr 3-16, 2022
4/22/22	\$61,127.55	City Light & Power	Street Lighting Services	Apr 2022
4/26/22	\$2,020.00	LCEA	Employee paid dues	Apr 2022
4/28/22	\$3,000,000.00	LAIF	City Investment Deposit	Apr 2022

Council Approval

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Date

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City Manager

Attest:

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City Clerk

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Director of Finance & Administrative Services

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**TO:** The Honorable Mayor and City Council

**SUBJECT:** Report of City Council Committees' Activities

## **INTRODUCTION**

A brief update is provided for City Council review on the activities of the following standing committees: Park Development and Public Safety committees.

## **STATEMENT OF FACT**

**On March 15, 2022, the Park Development Committee met and discussed:**

### Selection of Playground Design

Staff presented slides for the committee's review of five playgrounds recommended for replacement per the direction of the committee from the meeting held on May 25, 2021. The committee was reminded that the five playgrounds would be replaced using funding received from Los Angeles County Measure A and California Prop 68 funds.

The slides detailed proposals from at least two and as many as three playground manufacturers per playground, which were submitted in response to a request for proposals published in January 4, 2022.

Following the slide presentations, the committee voted on the proposals for each playground and the following manufacturers' designs were selected:

- Biscailuz Park Tot Lot – GameTime
- Bloomfield Park School Age – Little Tikes Commercial
- Boyar Park Tot Lot and School Age – GameTime
- Del Valle Tot Lot – GameTime

Staff were provided direction from the committee to make minor adjustments based on the committee's preferences as regarding Lakewood-specific factors to provide the best play space for residents now and in the future. Staff will meet and confer with manufacturer representatives in the coming weeks to address the above noted direction from the committee.

### Update on Mini-Soccer Proposal for Palms Park

Valarie Frost, Director of Recreation and Community Services provided an update to the committee regarding the mini-soccer pitch proposal, which was brought to the committee by Jalen Neal, soccer player for the Los Angeles Galaxy Major League Soccer franchise. Since the last update to the committee, staff have learned that the US Soccer Foundation grant funding that was to comprise a significant amount of the project funding is not available at this time. Accordingly, additional outside funding will be needed to bring the project to fruition. Mr. Neal indicated that

## Council Committees' Activities

May 10, 2022

Page 2

he is prepared to seek and raise additional funding. He will update staff of his progress in that regard.

### Update on Capital Improvement Projects

Sam Chambers, Assistant Project Manager in the Public Works Department, presented updates on several Capital Improvement Projects at recreation facilities.

- The Palms Park Community Center Renovation which will include Americans with Disability Act (ADA) improvements—restrooms, path of travel and accessible entries—asbestos abatement, new roof, heating, ventilation and air conditioning (HVAC) upgrades, replacement of damaged wood siding, kitchen renovation and office and storage improvements has received a rough order of magnitude from the city's consultant, Dahlin Group. Two options were looked at; 1) renovating the existing building, and (2) demolishing the existing building and construct a new facility. The renovation total is estimated at \$5,023,572, and \$8,039,044 is estimated for a ground up, newly constructed facility.

Staff reported that it was recommended and the Capital Improvement Programs (CIP) Committee approved proceeding with the design work for the renovation. City Council will need to authorize the work at a future meeting.

- The Weingart Senior Center renovation which will include a new HVAC system, ADA restroom improvements, ADA exterior parking and path of travel improvements and upgraded finishes, along with redesign of usable spaces such as the billiards room and case worker offices, received a rough order of magnitude estimate of \$1,782,181, plus 15% for architectural design and 15% for construction management. The total identified is \$2,232,000. Community Development Block Grant (CDBG) funds currently available, total \$1,167,859, thus requiring an additional \$1.064M.

Staff reported the CIP Committee approved the recommendation to proceed with preparation of plans, specifications and a refined construction estimate, while additional funding is sought.

- For the San Martin Park Project, the contractors have completed most of the playground installation. The contractors need to install the gravel drains in the playground before the playground surfacing will be installed. They have poured the pedestal foundations and backfilled around the concrete foundation for the picnic shelter on Hardwick St. They also removed curb, gutter, and sidewalk, rough graded, and capped irrigation for the new ADA accessible parking stall on Dunrobin Ave. Once the foundations and pedestals are complete, they will need to cure for 30 days prior to shelter installation.
- Council awarded the Rynerson Park Picnic Shelter project to the low bidder on Tuesday, February 22. The shelter kits are expected to ship at the end of May. The city is waiting on the construction schedule submittal from the contractor for a proposed construction start date.

## Council Committees' Activities

May 10, 2022

Page 3

- Electrical, HVAC and Roof Improvements at multiple city facilities will take place in the coming months. The electrical plans are mostly approved, and the HVAC plans are in plan check. The roofing plans are under revisions based on corrections required by the City Architect.
- For the Nixon Yard Geotechnical Investigation, SCS Engineers' are completing an assessment of the former underground storage tank vent lines. The assessment will determine whether the vent lines, leftover from the removal of the underground storage tanks over 20 years ago, can be capped and abandoned in place.
- The city's on-call electrical engineer submitted a proposal for design work for the City Hall and The Centre generators, which was approved by the City Manager under his signing authority. Staff has authorized the engineer to commence with the design work.
- For the Mayfair Park Storm Water Capture, staff are awaiting the arrival of the electrical panel that will serve as the Los Angeles Sanitation District's equipment before beginning the commissioning process.
- The improvements to the south restroom at Rynerson Park are complete. The improvements to the middle restroom are underway. Staff are conducting touch up on the paint, and are waiting on one back ordered urinal. After work is complete, city staff will hold a punch walk.
- The city's on-call architect has presented a concept design for work on the Community Development and Public Works shared counter space which is under city review. Staff is also working with a furniture vendor on design concepts for the new furniture in the shared space. Revised furniture layouts have been received and are under review for comment and corrections.
- One of the city's on-call architects is also finalizing the schematic design and site planning for a new modular building. A schematic sign off meeting is expected to take place in the next few weeks.

### **On March 17, 2022, the Public Safety Committee met and discussed:**

The Committee discussed various public safety enhancement options for recommendation to the City Council in implementing a Neighborhood Safety Enhancement Plan. Staff presented the following ideas, which the Committee discussed:

- Increase of Deputy patrols through the use of overtime
- Hire private security guards for highly visible patrols in neighborhoods
- Purchase a radar trailer variable message sign that can be outfitted with an ALPR camera
- Expand the number of Automatic License Plate Reading (ALPR) cameras throughout the city
- Home security camera rebate program for residents
- Increased homeless outreach services and promotion of safety programs
- Additional catalytic converter etching events and increased efforts to combat street racing

Council Committees' Activities

May 10, 2022

Page 4

- Explore City Prosecutor services for cases dismissed by the current Los Angeles County District Attorney

The Committee recommended a comprehensive plan comprised of the above measures be brought to the City Council for further consideration and allocation of appropriate funding.

**On April 5, 2022, the Public Safety Committee met and discussed:**

Award of Contract for Private Security Patrol Services

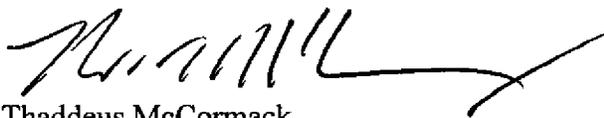
Part of the new Neighborhood Safety Enhancement Plan approved by the City Council on March 22, 2022 included the hiring of a licensed, private security patrol company as a three-month pilot project. Several proposals were evaluated and ranked. Staff recommended the Committee approve an award of contract with Southwest Patrol, Inc. to provide private security patrol services to the city and authorize City Manager to execute an agreement. The Committee approved staff's recommendation.

Review of Draft Ordinances

- Unlawful possession of catalytic converter  
Currently, there is no legislation to address unlawful possession of a catalytic converter. Staff presented an ordinance that would regulate possession of a catalytic converter and make unlawful possession a misdemeanor. Staff recommended for the Committee to make a recommendation to move this forward to City Council for further consideration. The Committee approved staff's recommendation.
- Prohibiting spectators at street races  
Currently, there are consequences for drivers who violate the California Vehicle Code by engaging in street racing/speed exhibition events, but none for bystanders. Staff suggested an ordinance be adopted prohibiting spectators at street racing/exhibition of speed events. Staff recommended for the Committee to make a recommendation to move this forward to City Council for further consideration. The Committee approved staff's recommendation.

**RECOMMENDATION**

It is recommended that the City Council receive and file this report.



Thaddeus McCormack  
City Manager

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RESOLUTION NO. 2022-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEWOOD EXTENDING A LOCAL EMERGENCY DUE TO THE COVID-19 VIRUS.

THE CITY COUNCIL OF THE CITY OF LAKEWOOD DOES RESOLVE AS FOLLOWS:

SECTION 1. On March 24, 2020, the City Council adopted Resolution No. 2020-5, ratifying a Proclamation of a Local Emergency that the City Manager, acting in his capacity as the City's Director of Emergency Services, had issued on March 17, 2020, due to the COVID-19 virus. On May 12, 2020, the City Council adopted Resolution No. 2020-14, extending such Local Emergency. On June 23, 2020, the City Council adopted Resolution No. 2020-35, extending such Local Emergency. On July 28, 2020, the City Council adopted Resolution No. 2020-37, extending such Local Emergency. On September 22, 2020, the City Council adopted Resolution No. 2020-52, extending such Local Emergency. On November 10, 2020, the City Council adopted Resolution No. 2020-58, extending such Local Emergency. On December 8, 2020, the City Council adopted Resolution No. 2020-61, extending such Local Emergency. On January 26, 2021, the City Council adopted Resolution No. 2021-3, extending such Local Emergency. On March 23, 2021, the City Council adopted Resolution No. 2021-6, extending such Local Emergency. On May 11, 2021, the City Council adopted Resolution No. 2021-15, extending such Local Emergency. On June 22, 2021, the City Council adopted Resolution No. 2021-32, extending such Local Emergency. On July 27, 2021, the City Council adopted Resolution No. 2021-38, extending such Local Emergency. On September 14, 2021, the City Council adopted Resolution No. 2021-55, extending such Local Emergency. On November 9, 2021, the City Council adopted Resolution No. 2021-64, extending such Local Emergency. On December 14, 2021, the City Council adopted Resolution No. 2021-60, extending such Local Emergency. On February 8, 2022, the City Council adopted Resolution No. 2022-7, extending such Local Emergency. On March 22, 2022, the City Council adopted Resolution No. 2022-13, extending such Local Emergency. The City Council hereby extends such Local Emergency, on the same terms and conditions.

SECTION 2. The Local Emergency shall remain in effect until the expiration of the State Declaration of Emergency. The City Council shall review the need for continuing the Local Emergency at least once every 60 days until the City Council terminates the Local Emergency, as required by section 8630 of the California Government Code.

SECTION 3. If any section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution, or any part hereof, is held invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Resolution. The City Council hereby declares that it would have adopted each section, subsection, subdivision, paragraph, sentence, clause or phrase in this Resolution irrespective of the fact that any one or

more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 5. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED THIS 10TH DAY OF MAY, 2022.

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Mayor

ATTEST:

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City Clerk

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## **COUNCIL AGENDA**

May 10, 2022

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Pavement Management System Update

### **INTRODUCTION**

Measures R and M and Proposition C Local Return Programs are one-half cent sales tax measures approved by Los Angeles County voters earmarked for the Local Return Programs to be used by cities in developing and/or improving local public transit, paratransit and related transportation infrastructure. In order to access the funding, the City must certify that it has an updated Pavement Management System (PMS) in conformance with the criteria stipulated by Local Return Program guidelines. Proposition C guidelines require an update to the plan every three years whereas Measures M and R require the plan to be updated every five years. The last PMS update was completed by Willdan Engineering in 2018 and staff is recommending an update to the plan to maintain eligibility for funding.

### **STATEMENT OF FACT**

A PMS is designed to gather, store and analyze data about streets and provide a strategized program for implementing preventive maintenance and rehabilitation projects citywide. The ultimate goal of a PMS is to aid the decision-making process in regards to pavement maintenance based on the availability of funding. A PMS provides the means to assign meaningful priority rankings of projects and their associated costs to assist in multi-year programming and annual budgeting for maintenance and capital improvements.

In 2018, Willdan converted the previous PMS data from PavementView Plus to Micro PAVER, a software program developed by the U.S. Army Corps of Engineers. Willdan further customized the Micro PAVER software to coordinate with the City's GIS system and to allow calculations of a Pavement Condition Index (PCI) to add to the effectiveness of the results. PCI is a widely used index to gauge the relative condition of a network of streets. The index ranges from 0 to 100 and is divided into seven categories ranging from "Failed" to "Excellent." The California Statewide Roads and Streets Assessment 2020 reported that the average PCI for cities is 68 which is classified as "Good." The PMS update for Lakewood in 2018 rated the city streets at 82.6 which is categorized as "Very Good." A certified PCI rating above 80 allows the City to utilize funding from Senate Bill 1, also known as the Road Repair and Accountability Act of 2017, to pay for the PMS plan.

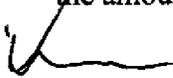
The proposed work will include an update to the software to include projects completed since the 2018 PMS and will require extensive field inspection and evaluation. The team will physically inspect every street and alley within the City, document their condition, analyze the data and prepare a new PMS. The data collected and analyzed will allow the City to prioritize future paving projects based upon the condition and predicted performance of streets over time.

Staff proposes to utilize the services of Willdan through the on-call agreement with the City of Lakewood to generate an updated PMS. Willdan will provide all services required to produce a plan to aid in future pavement maintenance planning and has provided a proposal to complete the project in a six month period for a not-to-exceed fee of \$70,977.

### **RECOMMENDATION**

That the City Council:

1. Accept Willdan's proposal to provide a Pavement Management System update under their existing Agreement for Engineering Services, in an amount of not-to-exceed \$70,997 and authorize the Mayor to sign the proposal.
2. Authorize Senate Bill 1, Road Maintenance and Rehabilitation Account (RMRA) funds in the amount of \$70,997 to be used for this project.



Kelli Pickler  
Director of Public Works



Thaddeus McCormack  
City Manager

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**COUNCIL AGENDA**

May 10, 2022

**TO:** The Honorable Mayor and City Council

**SUBJECT:** Resolution Approving the Filing of an Application for Grant Funds from the Los Angeles County Regional Park and Open Space District for Measure A Funding for the City's Playground Replacement Project

**INTRODUCTION**

The Safe, Clean Neighborhood Park, Open Space, Beaches, River Protection and Water Conservation Measure (Measure A) was approved by Los Angeles County voters in November 2016. Measure A funds are derived from an annual special tax on property within Los Angeles County. Measure A provides a formula-based annual allocation for capital improvement projects under the Community-based Park Investment Program and the Neighborhood Parks, Healthy Communities, & Greening Program. The City of Lakewood currently has \$1,035,886 in available funding from the Los Angeles County Regional Park and Open Space District (RPOSD), Measure A annual allocations program.

**STATEMENT OF FACT**

Agencies who receive annual allocation funds have several options for how they may use their annual allocation, including expend, accrue, bond, and share/transfer. Agencies must inform RPOSD of their plans for using annual allocations. Projects that may be eligible for grant funds under the Community-based Park Investment Program include capital improvement projects at community and local parks, including pocket parks and playgrounds.

The city has playground equipment in need of replacement. The Capital Improvement Program and Park Development Committees have indicated their preference to use Measure A grant funding for the purchase and installation of playground equipment at Biscailuz, Bloomfield, and Boyar Parks.

**RECOMMENDATION**

It is the recommendation of staff that the City Council approve the resolution approving the filing of an application for grant funds from the Los Angeles County Regional Park and Open Space District, Measure A Annual Allocations Grant Program.

Valarie Frost, Director   
Recreation and Community Services

  
Thaddeus McCormack  
City Manager

RESOLUTION NO. 2022-23

RESOLUTION OF THE CITY OF LAKEWOOD APPROVING  
THE FILING OF AN APPLICATION FOR GRANT FUNDS  
FROM THE LOS ANGELES COUNTY REGIONAL PARK  
AND OPEN SPACE DISTRICT FOR MEASURE A FUNDING  
FOR THE CITY'S PLAYGROUND REPLACEMENT PROJECT

WHEREAS, the voters of the County of Los Angeles on November 8, 2016, approved the Safe, Clean Neighborhood Parks, Open Space, Beaches, Rivers Protection, and Water Conservation Measure (Measure A); and

WHEREAS, Measure A also designated the Los Angeles County Regional Park and Open Space District (the District) to administer said funds; and

WHEREAS, the District has set forth the necessary policies and procedures governing the application for grant funds under Measure A; and

WHEREAS, the District's policies and procedures require the governing body of the City of Lakewood to approve of the filing of an application before submission of said application to the District; and

WHEREAS, said application contains assurances that City of Lakewood must comply with; and

WHEREAS, City of Lakewood will enter into Agreement with the District to provide funds for acquisition projects, development projects, and/or programs.

NOW, THEREFORE, BE IT RESOLVED THAT THE LAKEWOOD CITY COUNCIL HEREBY:

1. Approves the filing of an application with the Los Angeles County Regional Park and Open Space District for Measure A Funds for the above-named project or program; and
2. Certifies that City of Lakewood understands the assurances and will comply with the assurances in the application form; and
3. Appoints the City Manager, or designee, to conduct all negotiations, and to execute and submit all documents including, but not limited to, applications, agreements, amendments, payment requests, deed restrictions and so forth, which may be necessary for the completion of projects or programs.

ADOPTED AND APPROVED THIS 10TH DAY OF MAY, 2022.

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Mayor

ATTEST:

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City Clerk

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# Public Hearings

## **CITY COUNCIL AGENDA**

May 10, 2022

**TO:** Honorable Mayor and Members of the Council

**SUBJECT:** Community Development Block Grant Action Plan Fiscal Year 2022-2023

### **INTRODUCTION**

The U.S. Department of Housing and Urban Development (“HUD”) requires entitlement cities, including the City of Lakewood (“City”) to submit a Five-Year Consolidated Plan for the Community Planning and Development Programs (“Consolidated Plan”) in order to receive Community Development Block Grant (“CDBG”) funding. The City’s current Consolidated Plan was adopted in 2020 for Fiscal Years 2020-2024.

In addition to the Consolidated Plan, HUD requires preparation of an Annual Action Plan (“Action Plan”) for each year of the Consolidated Plan that lists the total funding amount and the proposed activities for the upcoming fiscal year. The total funding amount includes the annual allocation and the anticipated program income, which will be used to meet housing and community development objectives. The City is required to hold at least one public hearing to obtain citizen input prior to the adoption of the Fiscal Year 2022-2023 Action Plan.

### **STATEMENT OF FACTS**

As of the writing of this staff report, the City has not yet received its allocation from HUD. As advised by HUD through Notice CPD-22-05, the City is basing its FY 2022-2023 CDBG budget on the previous year’s allocation of \$458,894. The City anticipates receiving approximately \$27,000 in program income from the repayment of CDBG housing rehabilitation loans during FY 2022-2023. The total amount of available CDBG funding in FY 2022-2023 is expected to be \$485,894.

HUD recommends that grantees include “contingency provision” language in the Action Plan which explains how it will adjust its proposed Plan to match its allocation amounts once actual amounts become known. Should the actual allocation amount differ than the estimated amount, the City will adjust the CDBG budget accordingly.

HUD requires that not less than 70% of the CDBG funds be used for activities that either, 1) benefit low to moderate income individuals, 2) support activities to eliminate slum and blight, or 3) are designed to meet community development needs having a particular urgency. The primary objectives listed in the Action Plan must be activities that meet at least one of these three criteria.

Based on the objectives of the HCD Act, the City’s short-term goals under the Action Plan 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.
- E. Expand economic opportunities in neighborhoods that contain a predominance of low and moderate income persons.
- F. Coordinate with agencies that provide Continuum of Care to address the needs of homeless persons and persons at risk of homelessness.

**Proposed Projects**

The proposed projects within Lakewood’s Action Plan for FY 2022-2023 are listed in the table below, with the proposed respective portion of the budgeted \$485,894 CDBG entitlement:

<u>PROJECTS</u>	<u>AMOUNT</u>	<u>PERCENTAGE</u>
Code Enforcement	\$42,741	8.8
Fair Housing	\$38,700	8.0
Weingart Senior Center Improvements	\$168,296	34.6
Community Family Guidance	\$8,500	1.7
Meals on Wheels	\$10,500	2.2
Pathways Volunteer Hospice	\$8,500	1.7
Human Services Association	\$9,000	1.9
Su Casa Ending Domestic Violence	\$5,000	1.0
Rehabilitation Delivery Costs	\$102,968	21.2
<u>Planning and Administration</u>	<u>\$91,779</u>	<u>18.9</u>
<b>TOTAL</b>	<b>\$485,894</b>	<b>100%</b>

If the CDBG allocation is different from the anticipated allocation, staff will adjust the allocation amounts accordingly.

**Public Notice**

CDBG guidelines require at least one public hearing to obtain citizen input prior to the adoption of the Action Plan. The City’s process for obtaining citizen input includes two noticed public hearings. Pursuant to the City’s Citizen Participation Plan (“Participation Plan”), which has been previously approved by HUD, a notice of the public hearing and commencement of a 30-day comment period to obtain citizen input on the Action Plan was published in the Press Telegram, and posted at the City Clerk’s office, Bloomfield Park and Mayfair Park on March 21, 2022.

The notice advertised that the FY 2022-2023 Action Plan would be considered by the Planning and Environment Commission during their April 7, 2022 meeting and at the City Council

meeting on May 10, 2022. At the April 7, 2022 meeting, the Planning and Environment Commission voted to recommend City Council approval of the Action Plan.

In addition to the public notices, a copy of the Action Plan has been made available for public review on Thursday, April 7, 2022 through Tuesday, May 10, 2022 in the City Clerk's office and the Community Development Department at Lakewood City Hall, and at the Angelo M. Iacoboni Library. All comments received will be reviewed and considered at the public hearing by the City Council on May 10, 2022. The CDBG Action Plan is required to be submitted to HUD 45 days prior to the start of the fiscal year or May 16, 2022.

### **RECOMMENDATION**

Staff recommends that the City Council conduct a public hearing to receive comments on the proposed Action Plan and following the public hearing, approve the FY 2022-2023 Action Plan, and authorize the City Manager to direct staff to submit to HUD the approved Action Plan along with the required CDBG certifications.

  
Abel Avalos  
Director of Community Development

  
Thaddeus McCormack  
City Manager

### **ATTACHMENTS**

- 1) CDBG Annual Action Plan FY 2022-2023
- 2) Published Public Hearing Notice

# CDBG ANNUAL ACTION PLAN

## FY 2022-2023

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# DRAFT

CDBG Grantee Number: B-22-MC-06-0521  
DUNS Number: 076943638

Prepared By:  
City of Lakewood  
Community Development Department  
5050 Clark Avenue  
Lakewood, CA 90712

May 10, 2022

**City Lakewood**

**FY 2022-2023 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	\$458,894							\$27,000	\$485,894
<b>Grand Totals</b>	\$458,894							\$27,000	\$485,894

# Executive Summary

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

### 1. Introduction

The Fiscal Year (FY) 2022-2023 Action Plan for the City of Lakewood ("City") satisfies the statutory Department of Housing and Urban Development (HUD) requirements for the Community Development Block Grant (CDBG) Program. The Action Plan is prepared as an annual implementing tool for the 2020-2024 Consolidated Plan to establish current year priorities, resources and strategies.

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

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

CDBG activities implemented by the City are used to pursue the above-listed statutory goals for CDBG as detailed by the Community Development and Housing programs listed in the City's FY 2020-2024 Consolidated Plan. These activities are designed to improve Lakewood's neighborhoods and increase its capacity to address the needs of low and moderate income households, including special needs groups, seniors, and persons with disabilities.

### 2. Summarize the objectives and outcomes identified in the Plan

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

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

During FY 2022-2023, the City of Lakewood will assist the homeless through a contract with the Los Angeles County Sheriff Department and partnerships with People Assisting the Homeless (PATH), Los Angeles Homeless Services Authority (LAHSA), Housing Authority of the County of Los Angeles (HACOLA), Su Casa, and Gateway Cities Council of Governments (COG). Lakewood will also assist homeless persons at the Burns Community Center by providing referrals to services, bus vouchers, and use of the phone.

Other objectives include using CDBG funds to help support various public service organizations, such as Human Services Association which provides congregate and home delivered meals to Lakewood's elderly residents; Meals on Wheels which provides home delivered meals to Lakewood's elderly residents; Community Family Guidance, an organization that provides counseling to emotionally disturbed children; and to Pathways Volunteer Hospice, an organization that provides care to terminally ill patients. Lakewood also contracts with a Fair Housing consultant to assist Lakewood's residents in housing discrimination, complaints, and education.

The City is in the process of preparing plans for the renovation of the Weingart Senior Center. The improvements include removing the existing barriers to the disabled, replacing the flooring, converting excess assembly space to offices for social service delivery, enclosing the billiards room, and remodeling the lobby.

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

See Table 8 under AP 38 Projects Summary.

### **3. Evaluation of past performance**

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

Lakewood, in partnership with non-profit organizations continues to monitor and evaluate the performance of the City's CDBG Programs to ensure regulatory compliance. The following list identifies some of the accomplishments realized during FY 2015-2019 (five year period covered by the previous Consolidated Plan) and FY 2020-2021:

- During Fiscal Years 2015-2019 Five-Year Consolidated Plan a total of 42 Single-Family Rehabilitation Loans and 28 Fix-Up, Paint-Up Grants were processed to assist Lakewood's low income residents improve their homes.
- During Fiscal Years 2015-2019 1,481 households received services from Lakewood's public service providers. Services include delivered meals through Meals on Wheels, congregate meals with Human Services Association, non-medical hospice care with Pathways Volunteer Hospice, and counseling services to children with Community Family Guidance.
- During Fiscal Years 2015-2019 the Burns Community Center received necessary upgrades to provide a safe and modernized ADA compliant building.
- During Fiscal Year 2020-2021 a total of ten Single-Family Rehabilitation Loans and six Fix-Up, Paint-Up Grants were processed to assist Lakewood's Low income residents improve their homes.
- During Fiscal Year 2020-2021 with the use of CDBG and CDBG CARES Act (CDBG-CV) funds 322 households services from Lakewood's public services providers. Services include delivered meals through Meals on Wheels, congregate meals with Human Services Association, non-medical hospice care with Pathways Volunteer Hospice, counseling services to children with Community Family Guidance, day care services provided by Mothers At Work and emergency shelter to victims of domestic violence provided by Su Casa-Ending Domestic Violence.

- During Fiscal Year 2020-2021 with the use of CDBG-CV funds the City of Lakewood provided 60 \$1,000 grants to local small businesses.

#### **4. Summary of Citizen Participation Process and consultation process**

*Summary from citizen participation section of plan.*

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

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

- Public Hearing #1 (Planning and Environment Commission): April 7, 2022
- Public Hearing #2 (Lakewood City Council): May 10, 2022
- 30-Day Public Review Period: April 7, 2022 – May 10, 2022

On March 21, 2022, a notice was published in the [Press Telegram](#) announcing the public hearing before the Planning and Environment Commission on April 7, 2022 and announced a 30-day public comment period that concluded on May 10, 2022 at the Lakewood City Council meeting. The Draft Action Plan was available for public review at the following locations:

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

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

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

#### **5. Summary of public comments**

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

The City of Lakewood did not receive any public comments related to the Annual Action Plan.

## **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 2022-2023 Action Plan was considered by the Planning and Environment Commission on April 7, 2022 and by the Lakewood City Council on May 10, 2022. In accordance with the City of Lakewood Citizen Participation plan, notice of the public hearings was published in the Press Telegram on March 21, 2022, posted in three locations throughout the City, and draft copies of the FY 2022-2023 Action Plan were available for public review between April 7, 2022 and May 10, 2022.

## 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)

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

### Consolidated Plan Public Contact Information

Carolyn Lehouillier  
Housing Specialist  
5050 Clark Avenue  
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clehouillier@lakewoodcity.org

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

### **1. Introduction**

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

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

The City is located within Service Planning Area (SPA) 7, a division within Los Angeles County designated by LAHSA to target the specific needs of the homeless in the community. City staff attends regular monthly SPA meetings to address homeless issues through the Continuum of Care (CoC) Model. The City along with LAHSA typically conduct an annual homeless count. This year, FY 2021-2022, the Count was postponed to February and the FY 2020-2021 count was cancelled due to the COVID-19 pandemic. The official numbers for FY 2021-2022 have not been released, however, the count for FY 2019-2020 revealed that there are approximately 120 persons experiencing homelessness within the City of Lakewood.

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 2022-2023 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 2063.

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

LAHSA's 2021 Los Angeles CoC Housing Inventory Count includes a total of 86,796 county wide units with 116,216 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 2,454 units with 3,471 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	<b>Agency/Group/Organization</b>	<b>Los Angeles Homeless Services Authority</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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	<b>Agency/Group/Organization</b>	<b>Su Casa - Ending Domestic Violence</b>
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City coordinates with Su Casa Family Crisis and Support Center, a private non-profit organization in the City which operates a CoC Program. Su Casa provides both short-term emergency housing and transitional housing in two different locations within the City. The City has secured the transitional shelter with affordable housing covenants, which run through December 2063. The anticipated outcome of the consultation is a total of 36 Lakewood residents will be provided shelter served by Su Casa-Ending Domestic Violence.
3	<b>Agency/Group/Organization</b>	<b>PATH (People Assisting the Homeless)</b>
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Lakewood staff regularly attends PATH meetings to discuss strategies to assist the homeless population. The anticipated outcomes of the consultation are to devise a strategy to end homelessness.
4	<b>Agency/Group/Organization</b>	<b>Community Family Guidance Center</b>
	<b>Agency/Group/Organization Type</b>	Services-Children

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	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.
5	<b>Agency/Group/Organization</b>	<b>Pathways Volunteer Hospice</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Pathways Volunteer Hospice was provided an application that requested extensive information regarding its operation. The anticipated outcome of the consultation is a total of 30 Lakewood residents will be served by Pathways Volunteer Hospice.
6	<b>Agency/Group/Organization</b>	<b>Human Services Association</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Human Services Association was provided an application that requested extensive information regarding its operation. The anticipated outcome of the consultation is a total of 75 Lakewood residents will be served by Human Services Association
7	<b>Agency/Group/Organization</b>	<b>Lakewood Meals on Wheels</b>
	<b>Agency/Group/Organization Type</b>	Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Meals on Wheels was provided an application that requested extensive information regarding its operation. The anticipated outcome of the consultation is a total of 105 Lakewood residents will be served by Meals on Wheels.

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

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

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

### 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

#### 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	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	458,894	27,000	1,715,629	2,177,223	0	

**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**

On April 4, 2022, HUD provided Notice CDP-22-05 (Notice) recommending that grantees utilize the FY 22-23 Action Plan waiver extending the due date of the Action Plan to August 16, 2022 because HUD has not yet released the allocations to grantees. HUD also recommended that "contingency provision" be included in the Action Plan explaining how the City will adjust its proposed Plan to match its actual allocation amounts. Should the allocation differ from the estimated amount the City will adjust the CDBG budget accordingly so as to not exceed any HUD restricted caps on certain activities.

## 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	2022	2023	Non-Homeless Special Needs	City Wide	Equal Housing Opportunity	CDBG: \$38,695	Public service activities for Low/Moderate Income Housing Benefit: 250 Households Assisted
2	Housing Preservation and Improvement	2022	2023	Affordable Housing	City Wide	Housing Preservation and Improvement	CDBG: \$159,222	Homeowner Housing Rehabilitated: 16 Household Housing Unit
3	Housing Preservation and Improvement	2022	2023	Affordable Housing	Census Tracts 5550.01 BG 1, 2, 3 & 4; 5550.02 BG 1&2; 5551.02 BG 1&2; 5551.03 BG 3; 5551.04 BG 1; 5700.01 BG 2&4; 5700.03 BG 1,3,&4; 5708.00 BG 1; 5714.00 BG 3; & 5715.03 BG 1	Housing Preservation and Improvement	CDBG: \$42,741	250 Code Enforcement Cases
4	Housing Development	2022	2023	Affordable Housing	Census Tract 5550.01 BG 4	Housing Development	CDBG: \$0	Homeowner Housing Added: 37 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Improve and Provide Community Facilities	2022	2023	Non-Housing Community Development	Census Tract 5707.01 BG 2	Improve and Provide Community Facilities	CDBG: \$168,296	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
6	Provide Assistance to Continuum of Care	2022	2023	Homeless	City Wide	Assistance to the Continuum of Care	CDBG: \$5,000	Homelessness Prevention: 36 Persons Assisted
7	Housing Assistance	2022	2023	Affordable Housing	City Wide	Housing Assistance	General Fund	Tenant-based rental assistance / Rapid Rehousing: 100 Households Assisted
8	Provide Community Services	2022	2023	Non-Housing Community Development	City Wide	Provide Community Services	CDBG: \$34,500	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
9	Economic Development	2022	2023	Non-Housing Community Development		Economic Development	CDBG:	

**Table 6 – Goals Summary  
Goal Descriptions**

# 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 2022-2023 using CDBG funds. Anticipated accomplishments for each activity are also listed. All activities are expected to start and/or be completed during FY 2022-2023. 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 2022-2023.

### Projects

#	Project Name
1	Code Enforcement
2	Fair Housing Program
3	Community Family Guidance
4	Meals on Wheels
5	Pathways Volunteer Hospice
6	Human Services Association
7	Su Casa Ending Domestic Violence
8	Rehabilitation Delivery Costs
9	Program Administration

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 services to over 2,000 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

1	<b>Project Name</b>	<b>Code Enforcement</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Preservation and Improvement
	<b>Needs Addressed</b>	Housing Preservation and Improvement
	<b>Funding</b>	CDBG: \$42,741
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 500 households will be served during FY 2022-2023. Of those 500 households approximately 250 household will be low to moderate income households located within CDBG Eligible Areas.
	<b>Location Description</b>	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.
	<b>Planned Activities</b>	Enforce building and zoning codes.
2	<b>Project Name</b>	<b>Fair Housing Program</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Equal Housing Opportunity
	<b>Needs Addressed</b>	Equal Housing Opportunity
	<b>Funding</b>	CDBG: \$38,700
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2023

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	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.
	<b>Location Description</b>	Citywide.
	<b>Planned Activities</b>	Administer a Fair Housing Program.
<b>3</b>	<b>Project Name</b>	<b>Community Family Guidance</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide Community Services
	<b>Needs Addressed</b>	Provide Community Services
	<b>Funding</b>	CDBG: \$8,500
	<b>Description</b>	This program provides counseling services for emotionally disturbed children.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Through this program, an estimated 90 children from low to moderate income households, who are emotionally disturbed will receive counseling annually.
	<b>Location Description</b>	City Wide.
	<b>Planned Activities</b>	Counsel emotionally disturbed children.
<b>4</b>	<b>Project Name</b>	<b>Meals on Wheels</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide Community Services
	<b>Needs Addressed</b>	Provide Community Services
	<b>Funding</b>	CDBG: \$10,500
	<b>Description</b>	This program provides in-home meal delivery to low income, senior, and disabled persons.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Under this program, the City will serve an estimated 105 low income and special needs individuals.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Prepare and deliver meals to senior citizens.

5	<b>Project Name</b>	<b>Pathways Volunteer Hospice</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide Community Services
	<b>Needs Addressed</b>	Provide Community Services
	<b>Funding</b>	CDBG: \$8,500
	<b>Description</b>	This program provides in-home non-medical services to terminally ill persons.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Through this program, the City will serve 30 low and moderate income households annually with in-home services for terminally ill persons.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Provide in home non-medical care to terminally ill persons.
6	<b>Project Name</b>	<b>Human Services Association</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide Community Services
	<b>Needs Addressed</b>	Provide Community Services
	<b>Funding</b>	CDBG: \$9,000
	<b>Description</b>	This activity will support senior citizen congregate meals at the Weingart Senior Center and home delivered meals to Lakewood residents.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Through this program, the Human Services Association will provide congregate and home delivered meals to 75 seniors annually.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Provide congregate meals to senior citizens.
7	<b>Project Name</b>	<b>Su Casa Ending Domestic Violence</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide Assistance Continuum of Care
	<b>Needs Addressed</b>	Assistance to the Continuum of Care
	<b>Funding</b>	CDBG: \$5,000

	<b>Description</b>	Provide immediate shelter from danger and case management and counseling, shelter-based certified childhood education, community awareness training, and transitional housing.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Su Casa will provide safety, protection, and resources to 36 residents of the City of Lakewood. Victims of domestic violence and their children will have access to suitable housing at Su Casa's Emergency and Transitional Shelters where they will learn the skills necessary to stay safe, find permanent housing, and become self-sufficient.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Provide shelter to victims of domestic violence.
<b>8</b>	<b>Project Name</b>	<b>Rehabilitation Delivery Costs</b>
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Housing Preservation and Improvement
	<b>Needs Addressed</b>	Housing Preservation and Improvement
	<b>Funding</b>	CDBG: \$102,968
	<b>Description</b>	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.
	<b>Target Date</b>	6/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	16 low income families will benefit from the proposed activities
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Process 10 Single-Family Rehabilitation Loans and 6 Fix-Up, Paint-Up Grants and process approximately 11 loan paybacks
<b>9</b>	<b>Project Name</b>	<b>Program Administration</b>
	<b>Target Area</b>	N/A
	<b>Goals Supported</b>	N/A
	<b>Needs Addressed</b>	N/A
	<b>Funding</b>	CDBG: \$91,779

<b>Description</b>	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.
<b>Target Date</b>	6/30/2023
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Effectively manage CDBG funds

**Table 8 - Project Summary**

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

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

During FY 20-21 the construction of 21 ADUs were approved by the City and completed. Currently, 11 ADUs have been approved and completed during FY 21-22. It is anticipated that during FY 22-23, the construction of 15 ADUs will be approved by the City and completed.

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

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	58
Non-Homeless	5
Special Needs	9
Total	72

**Table 10 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	15
Rehab of Existing Units	16
Acquisition of Existing Units	0
Total	31

**Table 11 - One Year Goals for Affordable Housing by Support Type**

## Discussion

As shown in Table 10, 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 22-23 plus the proposed number of homeless persons (15) to be assisted at Burns Community Center during FY 22-23. The City anticipates the construction of 15 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 6 also shows that there are nine special-needs households being supported. This number is derived from the number of units Su Casa offers as transitional housing for to up to 36 Lakewood 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 2063.

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 in negotiations with an affordable housing developer and is proposing to develop 37 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. The City also partners Su Casa- Ending Domestic Violence.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

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

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.

Su Casa's 26 bed and emergency shelter serves 6-8 families at a time and meeting all their needs at no cost. Families receive individual and group counseling, case management, legal social advocacy, and life skills training.

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

Admittance to the program is strictly on a referral basis. The City has secured the transitional shelter with affordable housing covenants, which run through December 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 January 2022, LAHSA released the Los Angeles Continuum of Care Housing Inventory Count. The Count shows that there are 14,402 emergency shelters within Los Angeles County offering 20,087 beds. There are 3,053 transitional housing units offering 4,144 transitional housing beds. SPA 7 offers 1,315 emergency shelters with 1,497 beds and 323 transitional housing units with 329 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 duplicated outreach to over 750 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 2021-2022 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 program referrals
- Coordination with neighborhood networks to elaborate on the needs of the community
- Code enforcement
- Home Improvement Programs
- Infrastructure improvements
- Provision of Fair Housing Services

### **Actions planned to reduce lead-based paint hazards**

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

## **Actions planned to reduce the number of poverty-level families**

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

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

## **Actions planned to develop institutional structure**

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

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

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

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

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

## **Discussion:**

See discussion above.

## Program Specific Requirements

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

**Introduction:**

The sole source of projected program income for the City of Lakewood is rehabilitation loan payback. The City has consistently received approximately \$30,000 per year in loan payback and the City anticipates this number to decrease to \$27,000 during FY 2022-2023.

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

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

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

**Other CDBG Requirements**

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80%

The City is committed to the activity of emergency preparedness and will spend approximately \$120,000 of General Fund monies during FY 22-23 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.

# CERTIFICATIONS



# CPMP Non-State Grantee Certifications

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.

May 10, 2022

\_\_\_\_\_  
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

- |   |
|---|
| <input type="checkbox"/> This certification does not apply.           |
| <input checked="" type="checkbox"/> 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.

May 10, 2022

\_\_\_\_\_  
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**

May 10, 2022

\_\_\_\_\_  
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

# 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.
 

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).
- 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
  - 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
	City Manager
APPLICANT ORGANIZATION	DATE SUBMITTED
City of Lakewood	05/10/2022

# APPLICATION FOR FEDERAL ASSISTANCE SF-424

**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:

05/10/2022

4. Applicant Identifier:

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:

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

**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:

\* 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:**

CFDA Title:

**\* 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 2022-2023 Action Plan for the City's CDBG program

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

\* b. Program/Project

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

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="458,894.00"/>
* b. Applicant	<input type="text" value=""/>
* c. State	<input type="text" value=""/>
* d. Local	<input type="text" value=""/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="27,000.00"/>
* g. TOTAL	<input type="text" value="485,894.00"/>

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

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

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

Yes  No

If "Yes", provide explanation and attach

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

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

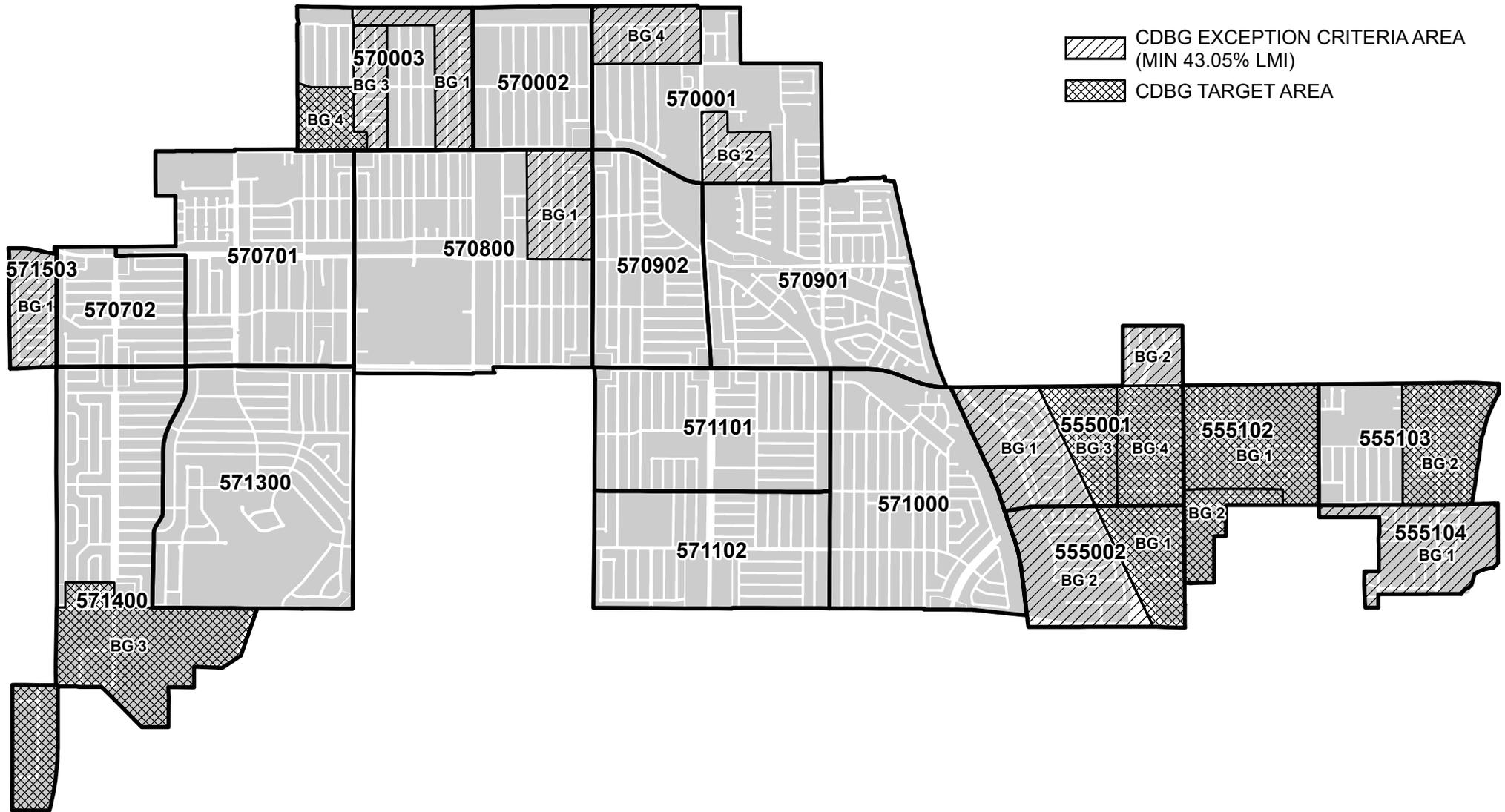
\* Signature of Authorized Representative:

\* Date Signed:

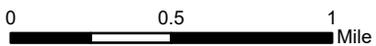
# SITE LOCATION MAPS



# CDBG ELIGIBLE AREAS



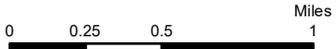
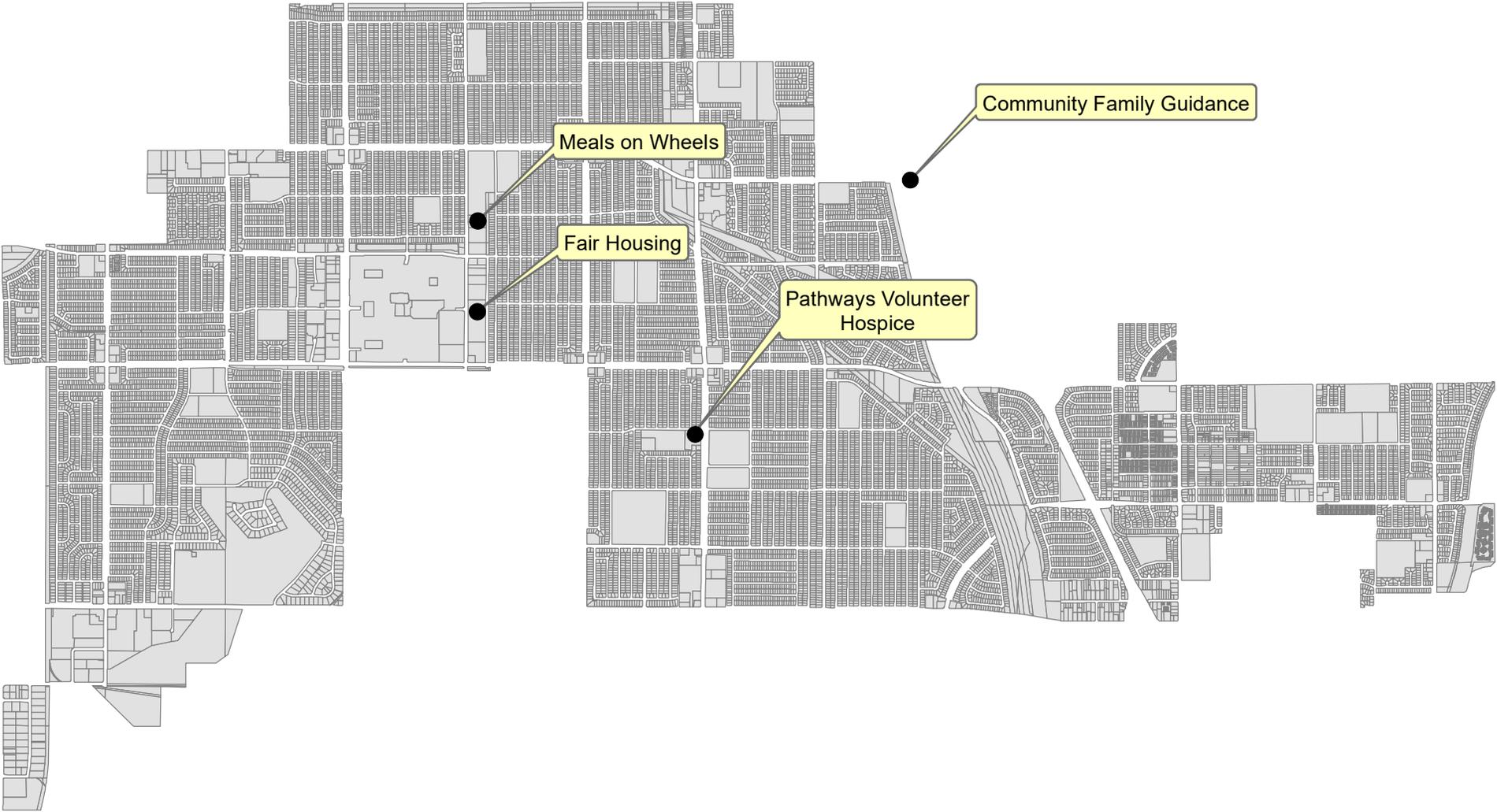
## ACTION PLAN 2022 - 2023



DATA FROM FY 2018 CDBG GRANTEES AND 2011-2015 ACS LMISD, BY HUD OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

# PUBLIC SERVICE PROGRAMS

Human Services Association  
(Bell Gardens, CA)



## ACTION PLAN FY 2022-2023

# CITIZEN PARTICIPATION PLAN

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

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**A. INTRODUCTION**

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

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

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

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

**B. LAKEWOOD CITIZEN PARTICIPATION PLAN**

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

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

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

DEFINITIONS
-------------

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

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

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

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

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

### **C.     *ROLE OF CITIZENS***

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

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

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

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

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

All meetings take place in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California 90712 unless another location is publicized in advance. In the event of Urgency Needs, specific procedural changes such as conducting virtual meetings or via tele/video conferencing may be implemented. The agenda for each PEC meeting is posted at the Council Chambers and on the City's website at [www.lakewoodcity.org](http://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](http://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](http://www.lakewoodcity.org) and during the regular business hours of 7:30 a.m. to 5:30 p.m., Monday through Thursday and alternative Fridays from 7:30 a.m. to 5:00 p.m. City Hall is closed every other Friday.

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

### **Non-English Speaking Residents**

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

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

**E. CITIZEN SERVICES REQUESTS AND GRIEVANCE PROCEDURE**

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

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

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

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

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

# RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION PLAN

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

### ***I. INTRODUCTION***

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

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

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

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

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

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

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

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

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

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

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

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

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

### **III. RELOCATION ADVISORY ASSISTANCE**

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

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

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

#### **IV. RELOCATION ASSISTANCE**

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

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

##### **Residential Benefits:**

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

##### **Non Residential Benefits:**

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

#### **V. COST ESTIMATE OF RELOCATION BENEFITS**

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

## **VI. PLAN FOR DISBURSEMENTS OF RELOCATION BENEFITS**

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

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

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

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

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

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

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

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

## **VII. LAST RESORT HOUSING**

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

Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice	Legal Notice												
<b>NOTICE OF PUBLIC HEARING FOR PROPOSED ALLOCATION OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS FOR THE FISCAL YEAR 2022-2023</b>																	
<p>NOTICE IS HEREBY GIVEN that Thursday, April 7, 2022, a public hearing will be held before the City of Lakewood's Planning and Environment Commission at 7:00 p.m. concerning the FY 2022-2023 Action Plan for the proposed allocation of CDBG funds for the upcoming 2022-2023 fiscal year in the Council Chambers at the Civic Center, 5000 Clark Avenue, Lakewood, California 90712. All persons interested may be present and heard at the date, time and place of the meeting. In keeping with our citizen participation plan, staff is requesting that the Planning and Environment Commission take public testimony at this hearing and review the suggested budget submitted by staff.</p>																	
<p>A copy of the Action Plan will be available for public review on Thursday, April 7, 2022 through Tuesday, May 10, 2022. The Action Plan will include the proposed activities, resources and expenditures for the CDBG program. The City of Lakewood welcomes any written recommendations, suggestions, or other input on the Action Plan. The Action Plan must be prepared according to the U.S. Department of Housing and Urban Development (HUD) regulations.</p>																	
<p>During FY 2022-2023, the City anticipates receiving an estimated amount of \$458,894 in CDBG Entitlement funds. However, this amount may change due to federal funding availability. The City also anticipates receiving approximately \$27,000 in program income funds. At least 70% or more of the FY 2022-2023 entitlement total must be used for activities benefiting low and moderate-income residents of Lakewood.</p>																	
<table border="0"> <tr> <td>Proposed Projects</td> <td></td> </tr> <tr> <td>Program Administration</td> <td>Meals on Wheels</td> </tr> <tr> <td>Code Enforcement</td> <td>Human Services Association</td> </tr> <tr> <td>Rehabilitation Delivery Costs</td> <td>Pathways Volunteer Hospice</td> </tr> <tr> <td>Fair Housing Program</td> <td>Community Family Guidance</td> </tr> <tr> <td>Weingart Senior Center Improvements</td> <td></td> </tr> </table>						Proposed Projects		Program Administration	Meals on Wheels	Code Enforcement	Human Services Association	Rehabilitation Delivery Costs	Pathways Volunteer Hospice	Fair Housing Program	Community Family Guidance	Weingart Senior Center Improvements	
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Weingart Senior Center Improvements																	
<p>This publication will commence a 30-day comment period for the Action Plan in compliance with the City's approved Citizen Participation Plan. A copy of the Action Plan will be available for public review on Thursday, April 7, 2022 through Tuesday, May 10, 2022 in the City Clerk's office and Community Development Department at Lakewood City Hall, 5050 Clark Avenue, Lakewood, California, and at the Angelo M. Iacoboni Library, 4990 Clark Avenue, Lakewood, California.</p>																	
<p>The City will provide reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. The City will 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.</p>																	
<p>Citizens wishing to comment on the FY 2022-2022 Action Plan after the Public Hearing of the Planning and Environment Commission meeting on April 7, 2022 must do so in writing by Tuesday, May 10, 2022. Written comments must be addressed to:</p>																	
<p>City of Lakewood Community Development Department 5050 N. Clark Avenue Lakewood, California 90712 Attention: Abel Avalos Director of Community Development</p>																	
<p>It is anticipated that the Mayor and City Council will take final action on the FY 2022-2023 Action Plan at the City Council meeting held on May 10, 2022.</p>																	
<p>NOTICE IS FURTHER GIVEN that on Tuesday, May 10, 2022, at 7:30 p.m., members of the City Council and staff of the City of Lakewood will hold a public hearing for the solicitation of public comment on the proposed FY 2022-2023 Action Plan.</p>																	
<p>Dated this 21st day of March, 2022.</p>																	
<p>Thaddeus McCormack City Manager City of Lakewood</p>																	
<p>Pub March 21, 2022 PT Ad# 11523501</p>																	

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# Reports

May 10, 2022

**TO:** The Honorable Mayor and Members of the City Council

**SUBJECT:** Approve Purchase of Security Camera Trailers

**INTRODUCTION**

The use of technology, particularly security cameras, enhances public safety by providing law enforcement with additional tools to combat and investigate crime. Lakewood has successfully used fixed mount Automated License Plate Reader cameras in conjunction with security cameras for many years.

**STATEMENT OF FACT**

The use of security cameras provides law enforcement with the ability to monitor live video feeds for improved response to incidents in real time and access to recorded footage to use for criminal investigations and prosecutions.

Mounting security cameras on a trailer significantly increases the versatility of their use. The trailers can be set-up in areas to assist law enforcement to address any criminal/nuisance activity to include vandalism, illegal dumping, street racing and loitering, and can be used during special events or during emergency response incidents to enhance safety and security of the event/incident.

Staff has received a quote from Convergent in the amount of \$83,378 for two solar powered security camera trailers equipped with two (2) high-definition pan-tilt-zoom cameras and a cellular router. The quote includes requisite software licensing and configuration to integrate the cameras into the city's existing ALPR camera network housed at Lakewood Sheriff's Station.

The purchasing policy allows the purchase of equipment from a provider as a sole source based on factors that include performance capabilities and compatibility. Convergent has been the city's vendor for preventative maintenance and repairs of the existing ALPR system, upgraded the network's wireless communications, and upgraded the security camera on the network along with a robust video management software solution housed at Lakewood Sheriff's Station. Therefore, purchase of security camera trailers through Convergent aligns with the purchasing policy as a sole source purchase. Funds are available in the FY2021-22 budget for the purchase of the trailers.

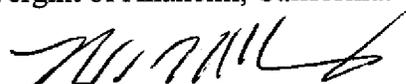
**RECOMMENDATION**

Staff recommends the City Council approve the purchase of two (2) solar powered security camera trailers at the proposed price of \$83,378 from Convergent of Anaheim, California.

Joshua Yordt  
Public Safety Director



Thaddeus McCormack  
City Manager



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*Housing  
Successor*

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING  
FUND SUMMARY 4/28/2022**

In accordance with section 2521 of the Lakewood Municipal Code there is presented herewith a summary of obligations to be paid by voucher 430 through 430. Each of the following demands has been audited by the Director of Administrative Services and approved by the City Manager.

3901	HOUSING SUCCESSOR AGENCY	3,450.00
		<hr/>
		<b>3,450.00</b>

Council Approval \_\_\_\_\_  
Date City Manager

Attest \_\_\_\_\_  
City Clerk Director of Administrative Services

**CITY OF LAKEWOOD SUCCESSOR AGENCY - HOUSING  
SUMMARY CHECK REGISTER**

<u>CHECK #</u>	<u>CHECK DATE</u>	<u>VEND #</u>	<u>VENDOR NAME</u>	<u>GROSS</u>	<u>DISC.</u>	<u>CHECK AMOUNT</u>
430	04/28/2022	2177	SINDAHA SAMIR	3,450.00	0.00	3,450.00
<b>Totals:</b>				<u>3,450.00</u>	<u>0.00</u>	<u>3,450.00</u>