



CITY OF LAKEWOOD 2025-2029 CONSOLIDATED PLAN

CDBG Grantee Number B-25-MC-06-0521
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CITY OF LAKEWOOD
5050 N. CLARK AVENUE
LAKEWOOD, CA 90712

**City of Lakewood
Consolidated Plan 2025-2029**

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Executive Summary

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

1. Introduction

The 2025-2029 Consolidated Plan for the City of Lakewood satisfies the statutory Department of Housing and Urban Development (HUD) requirements for the Community Development Block Grant (CDBG) Program. Under federal regulations and program guidelines established by HUD, the reporting requirements for this program must be combined into one consolidated submission. The process reduces the burden of administering housing and community development programs and strengthens partnerships among all levels of government and the private sector to better enable the City to provide decent housing, establish and maintain a suitable living environment, and expand economic opportunities for all Americans, particularly those that are low and moderate-income.

The Strategic Plan and Action Plan contained within the City of Lakewood 2025-2029 Consolidated Plan (Consolidated Plan) are provided to establish a specific course of action for Lakewood's revitalization of community development. To this end, residents and other members of the community, neighboring jurisdictions, Los Angeles County and other stakeholders play a vital role in meeting the needs and goals of the City and in shaping Lakewood's future.

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

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

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

The plan also addresses:

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

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

3. Evaluation of past performance

Lakewood, in partnership with non-profit organizations continues to monitor and evaluate the performance of the City's CDBG Programs to ensure regulatory compliance. The following list identifies some of the accomplishments realized during Fiscal Years 2020-2024 (five year period covered by the previous Consolidated Plan):

- A total of 46 Single-Family Rehabilitation Loans, 27 Fix-Up, Paint-Up Grants and two Accessible Modification Grants were processed to assist Lakewood's low income residents improve their homes.
- Over 1,500 residents were provided community services including congregate and delivered meals through Human Services Association and Meals on Wheels; counseling for abused and neglected children through Community Family Guidance; and Pathways Volunteer Hospice provided non-medical care and assistance to those facing end of life conditions.
- Over 1,500 code enforcement cases were processed.
- Fair Housing Consultant assisted over 1,200 persons experiencing fair housing issues.
- Lakewood's assistance to Continuum of Care during Fiscal Years 2020-2024 consisted of serving over 230 persons experiencing homelessness. Services include case management, substance abuse counseling, mental health services, medical services, mainstream benefits, emergency shelter, and permanent housing.
- Plans for the Weingart Senior Center improvement project were completed. The City is waiting until all funding sources have been confirmed before construction can start. The improvements include repairs and alterations to an existing 13,408 square-foot community building. No new square footage is proposed. Relocation and renovation of existing billiard room and social services room (occupancy swap of the billiard room and the social services room). Reconfiguration of fitness restrooms to meet accessible compliancy, new finishes, fixtures, painting, and trims per plans. Replacement of existing operable partitions. Removal of existing indoor planter. Replacement of existing doors and hardware (frames to remain). Removal decorative wood trusses. Replacement of all interior light fixtures to led fixtures. Replacement of existing plumbing fixtures at restrooms and drinking fountains. Mechanical and electrical improvements for spaces reconfigured as required, and new HVAC units capable of destroying bacteria and viruses. Replace soft-scape and sidewalk lighting. Remove existing trees, planting replacement, and irrigation improvements. Replace the wall-mounted non-illuminated exterior building signage on alley side of building. New accessible parking layout and a compliant path-of-travel from the new accessible parking to primary building entry. Hazardous material testing and potential asbestos abatement, if applicable. The building may be re-roofed.

The Lakewood Consolidated Plan embodies the City's current Housing Element. Much of the background data, housing issues, goals, objectives, policies and programs of the Consolidated Plan are consistent with the Housing Element, which was last updated on September 16, 2023. The 2020 US Census and updated data from the 2016-2020 and 2023 American Community Survey (ACS) were also used to accurately reflect current demographics and market and inventory conditions. Based upon the Housing Element's goals and objectives, they are then carried forward into the Consolidated Plan as well as the Annual Action Plan for implementation.

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

4. Summary of citizen participation process and consultation process

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

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

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

- Community Meeting: January 27, 2025
- Public Hearing #1: April 3, 2025
- Public Hearing #2: June 10, 2025
- 30-Day Public Review Period: March 17, 2025 – June 10, 2025

5. Summary of public comments

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

7. Summary

The Process

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

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

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

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

Table 1 – Responsible Agencies

Narrative

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

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

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

Consolidated Plan Public Contact Information

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PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

Introduction

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

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

The City of Lakewood addresses the service needs of residents by providing services, collaborating with other agencies and networking with those who deliver services in the community. City staff coordinates a monthly meeting inviting community service organizations to meet and exchange ideas and information. Agencies that are invited to attend include but are not limited to Community Family Guidance Center; Homeless Outreach staff from the City of Long Beach Multi-Service Center; PATH; Pathways Volunteer Hospice; Su Casa Ending Domestic Violence; Human Services Association; Long Beach Non-Profit Partnership; Retired Senior Volunteer Program (RSVP); Meals on Wheels of Long Beach; and YMCA of Lakewood. This round-table meeting provides the opportunity for service providers to give information on new programs and/or concerns. The meeting location rotates so that attendees have an opportunity to visit the location of other non-profit agencies in the community.

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

- Support services provided to the elderly in Lakewood include DASH Transportation, and Dial-A-Ride. In addition, the Recreation and Community Services Department and the Weingart Senior Center provide a number of services such as nutrition programs, case management, and other services.
- The City of Lakewood coordinates with Pathways Volunteer Hospice to provide in-home volunteer care to isolated seniors. Pathways joined forces with local congregations and agencies to develop a coalition designed to meet the needs of Lakewood's aging population. The goal is to identify older populations in Lakewood that can benefit from a Caregiver's Program. Services include respite care, companionship/socialization, billing assistance, shopping errands, handyman services, transportation assistance, light housekeeping and meal preparation.
- Other agencies that the City coordinates with are Human Services Association, Meals on Wheels and Community Family Guidance. Human Service Association serves congregate meals to seniors at Weingart Senior Center in Lakewood while Meals on Wheels delivers meals to residents at

home. Community Family Guidance is a non-profit health agency that provides counseling to children.

- The City offers the Single-Family Residential Rehabilitation Loan, Fix-Up, Paint-Up Grant and Accessible Modifications Grant Programs for extremely low and low income (0 to 80% Median Family Income (MFI)) families of owner occupied single-family homes. The loans are \$35,000 for home improvements, are deferred payment and zero interest, the grants are up to \$10,000 and pay for exterior painting and minor repairs. Many of Lakewood's senior citizens benefit from this program. Additionally, the City provides landlord/tenant information and assistance through contract with Fair Housing Consultants, Inc.

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

The City is located within Service Planning Area (SPA) 7, a division within Los Angeles County designated by LAHSA to target the specific needs of the homeless in the community. City staff attends regular monthly SPA meetings to address homeless issues through the Continuum of Care (CoC) Model. The City along with LAHSA conduct an annual Point-In-Time Homeless Count (count). The official numbers from the count in January 2025 have not been released, however the official numbers from the January 2024 count are 66 persons experiencing homelessness within the City of Lakewood.

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

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

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

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

The City also coordinates with Su Casa Ending Domestic Violence an organization dedicated to providing emergency shelter that provides a 24-hour hotline, emergency shelter, counseling, and assistance with restraining orders.

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

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

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Los Angeles Homeless Services Authority
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Lakewood staff attends monthly LAHSA meetings to discuss strategies to assist the homeless population. The anticipated outcomes of the consultation are to devise a strategy to end homelessness.
2	Agency/Group/Organization	Su Casa Ending Domestic Violence
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The City coordinates with Su Casa Ending Domestic Violence, a private non-profit organization in the City which operates a CoC Program. Su Casa provides both short-term emergency housing and transitional housing in two different locations within the City. The City has secured the transitional shelter with affordable housing covenants, which run through December 2063. The anticipated outcome of the consultation is a total of 200 Lakewood residents will be provided shelter served by Su Casa- Ending Domestic Violence during the Consolidated Plan Years 2025-2029.
3	Agency/Group/Organization	PATH (People Assisting the Homeless)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Lakewood staff regularly attends PATH meetings to discuss strategies to assist the homeless population. The anticipated outcomes of the consultation are to devise a strategy to end homelessness.
4	Agency/Group/Organization	Community Family Guidance Center
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Family Guidance Center was provided an application that requested extensive information regarding its operation. The anticipated outcome of the consultation is a total of 350 Lakewood residents will be provided shelter served by Community Family Guidance during the Consolidated Plan Years 2025-2029.
5	Agency/Group/Organization	Pathways Volunteer Hospice
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Pathways Volunteer Hospice was provided an application that requested extensive information regarding its operation. The anticipated outcome of the consultation is a total of 150 Lakewood residents will be provided shelter served by Pathways Volunteer Hospice during the Consolidated Plan Years 2025-2029.
6	Agency/Group/Organization	Human Services Association
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Human Services Association was provided an application that requested extensive information regarding its operation. The anticipated outcome of the consultation is a total of 500 Lakewood residents will be provided shelter served by Human Services Association during the Consolidated Plan Years 2025-2029.
7	Agency/Group/Organization	Meals on Wheels of Long Beach
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Meals on Wheels was provided an application that requested extensive information regarding its operation. The anticipated outcome of the consultation is a total of 350 Lakewood residents will be served by Meals on Wheels during the Consolidated Plan Years 2025-2029.
8	Agency/Group/Organization	Gateway Cities Council of Government
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City of Lakewood staff regularly attends Gateway Cities COG meetings to discuss strategies to assist the homeless population. The anticipated outcomes of the consultation are to devise a strategy to end homelessness.

Table 2 – Agencies, groups, organizations who participated

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

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

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

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

Table 3 – Other local / regional / federal planning efforts

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

The Lakewood Consolidated Plan embodies the City's current Housing Element. Much of the background data, housing issues, goals, objectives, policies and programs of the Consolidated Plan are consistent with the Housing Element, which was last updated on September 16, 2023. The 2023 US Census and updated data from the 2017-2021 American Community Survey were also used to reflect current demographics and market and inventory conditions. In addition, other widely used documents were also used in the development of the Consolidated Plan:

- US Census Bureau, 2000, 2010 and 2020 Summary Files 1, 2, 3, 4
- 2018-2023 American Community Survey 5-Year Estimate
- US Department of Housing and Urban Development, 2017-2021 CHAS Databook
- Lakewood General Plan
- Lakewood Housing Element 2021-2029
- Lakewood Zoning Code
- Lakewood Community Development Department, Southern California Association of Governments, Department of Housing and Urban Development, Fair Housing Consultants, Inc. County of Los Angeles Department of Health Services -- Child and Adolescent Health Program Gateway Cities Council of Governments Los Angeles County Department of Health Services.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City of Lakewood provides citizens with advance notice of all related materials available for public review as soon as the notice is published. The citizen participation plan includes a 30-day public review period of the Consolidated Plan to obtain citizen input on the projects or strategy proposed. Citizens are invited to attend public hearings regarding the Consolidated Plan. Notices of all hearings are published in the local newspaper, posted on the City's website, in the City parks and the City Clerk's office at least 14 days prior to the hearing date. The first public hearing is scheduled for April 3, 2025 with the Planning and Environment Commission. The second public hearing is scheduled for April 22, 2025 with the Lakewood City Council. The 30-day review period occurred between March 17 and April 22, 2025.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	No public attendance.	There were no public comments.	There were no public comments.	
2	Public Hearing	Non-targeted/broad community	No public attendance	There were no public comments.	There were no public comments.	
3	Newspaper Ad	Non-targeted/broad community	No public attendance.	There were no public comments.	There were no public comments.	
4	Internet Outreach	Non-targeted/broad community	No public attendance	There were no public comments.	There were no public comments.	https://www.lakewoodca.gov/Government/City-Documents https://www.lakewoodca.gov/Government/Commissions-Boards-Committees/Planning-Environment-Commission

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

This section addresses the existing and projected housing needs of residents based on 2020 Census data, including updated census data from the 2018-2023 American Community Survey, and a housing market analysis, which inventories affordable housing in Lakewood and discusses barriers to the expansion of affordable housing. The section also includes discussion on the nature and extent of homelessness in Lakewood and the need for facilities and services for homeless persons and special needs groups.

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

Summary of Housing Needs

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

The Consolidated Plan is consistent with the Lakewood Housing Element, which was updated in September 2023, and certified by the California Department of Housing and Community Development (HCD). Like the Consolidated Plan, the Housing Element analyzes the City's housing needs through a review of population and housing stock characteristics, and sets forth housing goals and policies for Lakewood to address these needs. In addition, the Housing Element evaluates the current and potential constraints in meeting those needs, including identifying the constraints that are due to the marketplace and those imposed by the government.

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

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	81,175	79,675	-2%
Households	26,085	25,560	-2%
Median Income	\$79,193.00	\$96,487.00	22%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,055	2,960	4,200	3,375	11,970
Small Family Households	715	1,150	2,070	1,790	7,350
Large Family Households	155	440	620	390	1,580
Household contains at least one person 62-74 years of age	955	825	1,070	1,010	2,565
Household contains at least one person age 75 or older	875	700	495	250	1,055
Households with one or more children 6 years old or younger	255	410	858	685	505

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	15	0	15	30	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	10	0	95	10	115	0	0	20	15	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	55	100	50	260	35	70	165	75	345
Housing cost burden greater than 50% of income (and none of the above problems)	985	450	70	0	1,505	770	495	435	40	1,740
Housing cost burden greater than 30% of income (and none of the above problems)	50	450	735	250	1,485	330	400	770	845	2,345

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	60	0	0	0	60	165	0	0	0	165

Table 7 – Housing Problems Table 1

Data 2016-2020 CHAS
Source:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,050	520	265	75	1,910	805	565	620	130	2,120
Having none of four housing problems	285	560	1,185	765	2,795	915	1,315	2,135	2,405	6,770
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	415	510	510	1,435	210	350	690	1,250
Large Related	85	155	145	385	50	195	135	380
Elderly	390	160	38	588	715	310	375	1,400
Other	205	145	205	555	150	100	70	320
Total need by income	1,095	970	898	2,963	1,125	955	1,270	3,350

Table 9 – Cost Burden > 30%

Data 2016-2020 CHAS

Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	250	250	170	235	0	405
Large Related	0	0	65	65	35	125	0	160
Elderly	380	65	14	459	485	115	85	685
Other	0	195	100	295	105	0	0	105
Total need by income	380	260	429	1,069	795	475	85	1,355

Table 10 – Cost Burden > 50%

Data 2016-2020 CHAS

Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	55	40	165	60	320	30	50	75	50	205
Multiple, unrelated family households	10	15	30	0	55	4	20	115	40	179
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	65	55	195	60	375	34	70	190	90	384

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS

Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 12 – Crowding Information – 2/2

Data 2016-2020 CHAS

Source:

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

According to 2023 ACS estimates, it is estimated that there are approximately 4,080 single person households in the City of Lakewood. According to 2017-2021 CHAS estimates, approximately 2,749 are single senior households (persons 65 years or older). Nearly half (1,224) single seniors are reported to have a cost burden greater than 30%.

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

According to CHAS 2017-2021 Data Set, the City has 11,055 residents with a disability, of those 11,055, 2,645 are renters. Disabilities include vision or hearing impairment, ambulatory limitation, cognitive limitation, and self-care or independent limitation. Those that may be in need of housing assistance are those that have low income and have one or more of the four housing problems. There are 3,460 households that fall under the circumstance of being low income, having a disability and is living in an apartment or home with one or more of the four housing problems. Of those 3,460 households, 1,300 are renters, which makes this household more vulnerable to housing insecurity than a homeowner household.

Su Casa Ending Domestic Violence estimates that they assist between 100-200 women and children annually with emergency shelter and between 20-24 women in transitional shelter. The number of occupants in the transitional shelter is lower than years passed. This is due to the rise in cost of living causing Su Casa's transitional shelter occupants to stay longer than ever because they cannot afford to move into permanent housing.

What are the most common housing problems?

The most common housing problem within the City of Lakewood is households Cost Burden where the cost burden is greater than 30% of a household's income. As shown in Table 9, 6,313 Lakewood households experiencing this problem. Table 10 shows that 2,424 Lakewood households experience a Cost Burden greater than 50% of their household income. The total number of Lakewood households experiencing the problem of Cost Burden is 8,737 households which is 33.5% of total households in Lakewood. Following Cost burden, Overcrowding, (more than one person per room) is the second

common housing problem. Table 11 shows that 759 (2.9%) households experience the housing problem of Overcrowding in Lakewood.

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

Both Lakewood's extremely low income elderly renters and elderly homeowners are most affected by the Cost Burden household problem while both single-family household renters and homeowners are most affected by Overcrowding.

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

Extremely low and low income individuals, such as single seniors and extremely low income and low income families with children may encounter risk of becoming unsheltered because of the lack of affordable housing. There are 2,040 single seniors that are extremely low to low income in Lakewood. Among these households, 1,149 have a cost burden greater than 30%. Among those households, 429 are renters. There are 3,890 small and large families in Lakewood that are extremely to low income households. Among these households, 3,365 have a cost burden greater than 30% and among those households, 1,655 are renters. With rent increases, possibility of job loss, or a catastrophic illness, many of Lakewood's low income households are at risk of residing in shelter or becoming unsheltered, especially those who rent. The City of Lakewood does not receive rapid re-housing assistance.

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

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

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

Severe housing cost burden and low annual income are the greatest contributing factors for experiencing homelessness. Those households paying more than 50% of their household income towards housing costs are more at risk of experiencing homelessness should an unfortunate event such as job loss or a medical emergency. Another risk is domestic violence. A woman must leave the household under the threat of violence to her and or her children from her spouse.

Discussion

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

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

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

Introduction

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

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,230	825	0
White	880	500	0
Black / African American	240	20	0
Asian	390	45	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	670	240	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,935	1,025	0
White	500	655	0
Black / African American	285	85	0
Asian	420	135	0
American Indian, Alaska Native	4	20	0

20

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Pacific Islander	35	0	0
Hispanic	670	100	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,390	1,810	0
White	885	890	0
Black / African American	315	100	0
Asian	340	200	0
American Indian, Alaska Native	25	0	0
Pacific Islander	10	20	0
Hispanic	790	550	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,300	2,075	0

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
White	440	1,090	0
Black / African American	120	245	0
Asian	125	300	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	520	390	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four housing problems are:

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

Discussion

According to the CHAS 2016-2020 Data the City of Lakewood has 25,560 households and is comprised with the following populations:

- White – 11,180
- Black or African American – 2,000
- Asian – 4,130
- American Indian and Alaska Native – 93
- Native Hawaiian and Other Pacific Islander – 120
- Hispanic – 7,295
- Other - 735

As shown in Table 13, of those households, 2,230 have one or more of the four housing problems. The following percentages consist of the populations that have an AMI of less than 30% and have one or more of the four housing problems:

- White – 7.9% of white households have one or more of the four housing problems.
- Black or African American – 12% of African American households have one or more of the four housing problems.
- Asian – 9.4% of Asian households have one or more of the four housing problems.
- American Indian and Alaskan Native – 16.1% of American Indian households have one or more of the four housing problems.

- Native Hawaiian and Pacific Islander – 0% of Native Hawaiian households have one or more of the four housing problems.
- Hispanic – 9.2% of Hispanic households have one or more of the four housing problems.

As shown in Table 14, 1,935 households have one or more of the four housing problems. The following percentages consist of the populations that have an AMI between of 30% - 50%:

- White – 4.5% of white households have one or more of the four housing problems.
- Black or African American – 14.3% of African American households have one or more of the four housing problems.
- Asian – 10.2% of Asian households have one or more of the four housing problems.
- American Indian and Alaskan Native – 4.3% of American Indian households have one or more of the four housing problems.
- Native Hawaiian and Pacific Islander – 29.2% of Native Hawaiian households have one or more of the four housing problems.
- Hispanic – 9.2% of Hispanic households have one or more of the four housing problems.

As shown in Table 15, 2,390 households have one or more of the four housing problems. The following percentages consist of the populations that have an AMI between of 50% - 80%:

- White – 7.9% of white households have one or more of the four housing problems.
- Black or African American – 15.8% of African American households have one or more of the four housing problems.
- Asian – 8.2% of Asian households have one or more of the four housing problems.
- American Indian and Alaskan Native – 26.9% of American Indian households have one or more of the four housing problems.
- Native Hawaiian and Pacific Islander – 8.3% of Native Hawaiian households have one or more of the four housing problems.
- Hispanic – 10.8% of Hispanic households have one or more of the four housing problems.

As shown in Table 16, 1,300 households have one or more of the four housing problems. The following percentages consist of the populations that have an AMI between of 80% - 100%:

- White – 3.9% of white households have one or more of the four housing problems.
- Black or African American – 6% of African American households have one or more of the four housing problems.
- Asian – 3% of Asian households have one or more of the four housing problems.
- American Indian and Alaskan Native - 0% of American Indian households have one or more of the four housing problems.

- Native Hawaiian and Pacific Islander - 0% of Native Hawaiian households have one or more of the four housing problems.
- Hispanic – 7.1% of Hispanic households have one or more of the four housing problems.

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

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

Introduction

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

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,855	1,200	0
White	685	700	0
Black / African American	205	55	0
Asian	330	105	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	610	305	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,085	1,875	0
White	210	940	0
Black / African American	155	215	0

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Asian	270	285	0
American Indian, Alaska Native	0	25	0
Pacific Islander	35	0	0
Hispanic	405	365	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	885	3,320	0
White	310	1,470	0
Black / African American	140	275	0
Asian	225	315	0
American Indian, Alaska Native	25	0	0
Pacific Islander	10	20	0
Hispanic	180	1,160	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	205	3,170	0
White	40	1,490	0
Black / African American	4	365	0
Asian	35	390	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	110	800	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

*The four severe housing problems are:

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

Discussion

Generally, African American, Asian and Hispanic households tend to have a higher percentage of severe housing problems than White, Pacific Islander and native American Households. The discussion below presents the percentages per race and ethnicity.

As shown in Table 17, 1,855 households have one or more of the four severe housing problems. The following percentages consist of the populations that have an AMI of less than 30%:

- White – 6.1% of white households have one or more of the four severe housing problems.
- Black or African American – 10.3% of African American households have one or more of the four severe housing problems.
- Asian – 7.8% of Asian households have one or more of the four severe housing problems.
- American Indian and Alaskan Native – 16.1% of American Indian households have one or more of the four housing problems.
- Native Hawaiian and Pacific Islander – 0% of Native Hawaiian households have one or more of the four severe housing problems.
- Hispanic – 8.4% of Hispanic households have one or more of the four severe housing problems.

As shown in Table 18, 1,085 households have one or more of the four severe housing problems. The following percentages consist of the populations that have an AMI between of 30% - 50%:

- White – 1.9% of white households have one or more of the four severe housing problems.
- Black or African American – 7.8% of African American households have one or more of the four severe housing problems.
- Asian – 6.5% of Asian households have one or more of the four severe housing problems.
- American Indian and Alaskan Native - 0% of American Indian households have one or more of the four housing problems.
- Native Hawaiian and Pacific Islander – 29.1% of Native Hawaiian households have one or more of the four severe housing problems.
- Hispanic – 5.6% of Hispanic households have one or more of the four severe housing problems.

As shown in Table 19, 885 households have one or more of the four severe housing problems. The following percentages consist of the populations that have an AMI between of 50% - 80%:

- White – 2.8% of white households have one or more of the four severe housing problems.
- Black or African American – 7% of African American households have one or more of the four housing problems.
- Asian – 5.4% of Asian households have one or more of the four severe housing problems.
- American Indian and Alaskan Native – 26.9% of American Indian households have one or more of the four housing problems.
- Native Hawaiian and Pacific Islander – 8.3% of Native Hawaiian households have one or more of the four severe housing problems.
- Hispanic – 2.5% of Hispanic households have one or more of the four severe housing problems.

As shown in Table 20, 205 households have one or more of the four severe housing problems. The following percentages consist of the populations that have an AMI between of 80% - 100%:

- White – 0.4% of white households have one or more of the four severe housing problems.
- Black or African American – 0.2% of African American households have one or more of the four housing problems.
- Asian – 0.8% of Asian households have one or more of the four severe housing problems.
- American Indian and Alaskan Native - 0% of American Indian households have one or more of the four housing problems.
- Native Hawaiian and Pacific Islander - 0% of Native Hawaiian households have one or more of the four severe housing problems.
- Hispanic – 1.5% of Hispanic households have one or more of the four severe housing problems.

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

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

Introduction:

HUD's definition of housing cost burdens is households that pay more than 30% of their annual income for housing expenses. Cost burdened is measured based on the fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance, and utilities.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	16,855	5,010	3,465	235
White	8,075	1,890	1,105	110
Black / African American	985	555	445	20
Asian	2,680	665	750	35
American Indian, Alaska Native	49	29	15	0
Pacific Islander	85	0	35	0
Hispanic	4,450	1,695	1,095	55

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

According to the CHAS 2016-2020 Data the City of Lakewood has 25,560 households and is comprised with the following populations:

- White – 11,180
- Black or African American – 2,000
- Asian – 4,130
- American Indian and Alaska Native – 93
- Native Hawaiian and Other Pacific Islander – 120
- Hispanic – 7,295
- Other - 735

As shown in Table 21, of those households, 16,855 have cost burden of 30% or less. The following percentages consist of the populations that have a cost burden of 30% or less:

- White – 72.2% of white households have one a cost burden of 30% or less.
- Black or African American – 49.3% of African American households have one a cost burden of 30% or less.
- Asian – 64.9% of Asian households have one a cost burden of 30% or less.
- American Indian and Alaskan Native – 52.9% of American Indian households have one a cost burden of 30% or less.
- Native Hawaiian and Pacific Islander – 70.8% of Native Hawaiian households have one a cost burden of 30% or less.
- Hispanic – 61% of Hispanic households have one a cost burden of 30% or less.

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

- White – 16.9% of white households have one a cost burden of 30%-50%.
- Black or African American – 27.8% of African American households have one a cost burden of 30%-50%.
- Asian – 16.1% of Asian households have one a cost burden of 30%-50%.
- American Indian and Alaskan Native – 31.2% of American Indian households have one a cost burden of 30%-50%.
- Native Hawaiian and Pacific Islander – 0.0% of Native Hawaiian households have one a cost burden of 30%-50%.
- Hispanic – 23.2% of Hispanic households have one a cost burden of 30%-50%.

As shown in Table 21, 4,290 households have cost burden greater than 50%. The following percentages consist of the populations that have a cost burden greater than 50%:

- White – 9.9% of white households have one a cost burden greater than 50%.
- Black or African American – 22.3% of African American households have one a cost burden greater than 50%.
- Asian – 18.2% of Asian households have one a cost burden greater than 50%.
- American Indian and Alaskan Native – 16.1% of American Indian households have one a cost burden greater than 50%.
- Native Hawaiian and Pacific Islander – 29.2% of Native Hawaiian households have one a cost burden greater than 50%.
- Hispanic – 15% of Hispanic households have one a cost burden greater than 50%.

As shown in Table 21, 205 households have negative or no income. The following percentages consist of the populations that have negative or no income:

- White – 1% of white households have no income

- Black or African American – 1% of African American households have no income.
- Asian – 0.8% of Asian households have no income
- American Indian and Alaskan Native - 0.0% of American Indian households have no income.
- Native Hawaiian and Pacific Islander – 0.0% of Native Hawaiian households have no income.
- Hispanic – 0.8% of Hispanic households have no income.

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

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

The housing problem data revealed that housing problems were experienced by race and ethnic categories within specific income ranges of the County Average Median Income (AMI) occurred most dramatically at the 30-50% cost burden category. The racial and ethnic groups that have disproportionately greater needs tend to be African American, American Indian, Native Hawaiian and Hispanic households.

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

The greatest housing need is affordable housing.

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

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

- African American: 9.0%
- American Indian and Alaskan Native: 1.5%
- Asian: 16%
- Native Hawaiian and Other Pacific Islander: 0.4%
- Hispanic: 48.6%

There are areas where African Americans are concentrated and include: 5550.02, 5551.05, 5707.01, 5707.03, 5709.02, 5713.00, 5714.00 and 5715.03.

Areas where Asians are concentrated include the following census tracts: 5550.01, 5551.02, 5551.05, 5700.01, 5707.01, 5707.03, 5708.00, 5709.01, 5709.02, 5714.00 and 5715.03.

Areas where Asians are high concentrated include the following census tract: 5551.07.

Areas where Hispanics are concentrated include the following census tract: 5550.01

Areas where Native Hawaiians or Pacific Islanders are concentrated include the following census tracts: 5551.07, 5700.01, 5709.01, 5709.02, 5710.00, 5711.01 and 5713.00.

Areas where Native Hawaiians or Pacific Islanders are high concentrated include the following census tracts: 555001, 555002, 555105, 570003, 570701, 570703, 570800, 571400 and 572001.

As Figures 2.2, 2.3, 2.4 and 2.5 illustrate, most African American households are located in the eastern portion of the City near Cerritos and Hawaiian Gardens, as well as in the western portion of the City near Lakewood Center mall and the City of Long Beach. No high concentrations of African American households exist in the City of Lakewood, only average concentrations. Hispanic households also have only average concentrations in one census tract in the eastern portion of Lakewood near Cerritos and Hawaiian Gardens. One census tract in the eastern most portion of Lakewood has a high concentration of Asian households. Lastly, Native Hawaiian or other Pacific Islander Households have both high and average concentration within most census tracts throughout the City.

NA-35 Public Housing – 91.205(b)

Introduction

This section estimates the total number of public and assisted housing units and assesses the potential for the loss of these units. The City does not operate any public housing units.

Totals in Use

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

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842	
Average length of stay	0	6	8	8	0	8	0	6	
Average Household size	0	3	2	2	2	2	1	4	
# Homeless at admission	0	0	0	184	0	42	142	0	

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

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

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

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

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

Not Applicable

Discussion

See above

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)						
Persons in Households with Only Children						
Persons in Households with Only Adults						
Chronically Homeless Individuals						
Chronically Homeless Families						
Veterans						
Unaccompanied Child						
Persons with HIV						

Table 26 – Estimate of Sheltered and Unsheltered

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to LAHSA the total number of persons experiencing homelessness in Lakewood during the Point in Time Count in January, 2024 was 66. There were 36 total unsheltered persons, not in a dwelling and 30 persons in dwellings. There were six cars, three vans, three RVs, eight makeshift dwellings and ten tents.

Cumulative Coordinated Entry System Statistics from October 1, 2022 to December 12, 2022 reveal the following:

- A total of 17 persons were assessed, of those 17, nine were individuals, three were youth and five were families.

Services that were provided include:

- Interim Housing – 2;
- Rapid Re-Housing – 8;
- Street Outreach (Contacts) – 4;
- Street Outreach (Engagements) – 2;
- Other (Non-Permanent) – 4

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Table 27 – Nature and Extent of Homelessness

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

The largest population of persons experiencing homelessness are adults only.

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

Data regarding race and ethnicity is not available.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The City of Lakewood has an estimated 66 unsheltered homeless persons according to the 2024 Point in Time Homeless Count. The homeless population in Lakewood are primarily single adults, the City is awaiting the final results of the 2025 Homeless Count.

Discussion:

Consolidated Plan

OMB Control No: 2506-0117 (exp. 09/30/2021)

Lakewood

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

Introduction:

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

Describe the characteristics of special needs populations in your community:

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

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

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

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

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

The Los Angeles County Department of Health, HIV Surveillance System, September 30, 2024 reported at year-end 2020, there were 172 residents aged 13 years or older living with diagnosed HIV (PLWDH) in the City of Lakewood. At year-end 2023, there were 181 residents aged 13 years or older living with diagnosed HIV (PLWDH) in the City of Lakewood. Of the 181 cases reported for 2023, 162 cases (90%) were male and 19 cases (10%) were female.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City will not be establishing a HOME TBRA

Discussion: See discussion above.

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

Describe the jurisdiction's need for Public Facilities:

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

How were these needs determined?

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

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

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

Other attributes that Lakewood is known for is its beautiful tree-lined street and lush parks. Lakewood has been awarded Tree City USA for 40 years by the Arbor Day Foundation.

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

Describe the jurisdiction's need for Public Improvements:

The City of Lakewood has several public facilities that are in need of repair, modernization and improvements as most facilities were constructed more than 30 years ago. Currently the City is focusing on improving the Weingart Senior Center. The improvements include removing the existing barriers to the disabled, replacing the flooring, converting assembly space to private offices for social services, enclosing the billiards room, remodeling the lobby, replacing the HVAC system with a system designed to remove viruses such as COVID-19. The City has prepared plans and is ready to go out to bid, however,

funding has been a challenge to secure and due to Public Works Contract Code, the City cannot go out to bid until all funding sources are secure.

How were these needs determined?

The last improvement project for the Weingart Senior Center was in 2007 and consisted of roof replacement and repair and replacement of some skylights. The Center is outdated, both in design and with ADA requirements. More office space is needed to function properly and the floors have become a trip hazard.

Describe the jurisdiction's need for Public Services:

The need for Public Services is described through the accomplishments of Lakewood's Service providers.

Community Family Guidance Center provides counseling services for emotionally disturbed children. Through this program, an estimated 70 children who are emotionally disturbed will receive counseling annually.

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

Pathways Volunteer Hospice provides in-home non-medical services to terminally ill persons. Through this program, the City will serve 45 low and moderate income households annually with in-home services for terminally ill persons.

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

Fair Housing program provides funds for a fair housing counseling program and landlord tenant services for residents and property owners. The Fair Housing Consultant functions as a central source for fair housing information and education; investigate and conciliate housing discrimination complaints; make referrals to appropriate sources for the formal resolution of complaints when information conciliation efforts fail; distribute information on landlord tenant rights and assist low and moderate income families in maintaining suitable housing.

The need for these services in Lakewood is ongoing.

How were these needs determined?

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

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

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

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OMB Control No: 2506-0117 (exp. 09/30/2021)

Lakewood

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

Introduction

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

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	21,275	81%
1-unit, attached structure	1,015	4%
2-4 units	440	2%
5-19 units	1,300	5%
20 or more units	2,060	8%
Mobile Home, boat, RV, van, etc	245	1%
Total	26,335	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	90	0%	325	5%
1 bedroom	230	1%	1,165	17%
2 bedrooms	2,710	14%	2,790	41%
3 or more bedrooms	15,770	84%	2,480	37%

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	Owners		Renters	
	Number	%	Number	%
Total	18,800	99%	6,760	100%

Table 29 – Unit Size by Tenure

Data Source: 2016-2020 ACS

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

A significant number of households in the City, 9,960, or over 37% of all households in Lakewood remain in the low, very low or extremely low-income category, indicating a continued need for housing that is affordable and accessible to people of limited economic means. The need is greatest with small household and elderly, non-family households. These household are targeted for assistance of federal, state and local programs.

According to CHAS Data 2017-2021, Lakewood was home to 2,930 households. Of those households, 2030 (69%) had a housing cost burden where at least 30% of their income paid for rent or mortgage. There were 3,000 very low income households and of those households 2,050 (68%) had a housing cost burden where at least 30% of their income paid for rent or mortgage. There were 4,130 low income households and of those households 2,240 (54%) had a housing cost burden where at least 30% of their income paid for rent or mortgage.

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

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

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

§ Candlewood Apartments, 81- One Bedroom Units

§ Whispering Fountains, 201 Units

§ Seasons Senior Apartments, 85 Units

In compliance with State Law, the City has adopted an ordinance allowing for the construction Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). There are currently 113 units that have been constructed.

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

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

Using newly awarded Permanent Local Housing Allocation (PLHA) funds, during FY 24-25, the City implemented an Accessible Modification Grant to low income single-family home owners to complete ADA compliant modifications to their homes create a suitable living environment.

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

Lakewood does not anticipate a loss of affordable housing inventory as Lakewood's contract with Los Angeles County Housing Authority is current, and it is anticipated that the contract will be renewed. Additionally, the City expects an increase of 37 for-sale town homes in its affordable housing inventory within the Five-Year Consolidated Plan. The City was possession of nine parcels formerly owned by City of Lakewood Housing Successor Agency but sold them to Habitat for Humanity of Greater Los Angeles in July of 2024 in exchange for 37 affordable for sale units. Construction is expected to begin in 2025

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

According to CHAS 2017-2021, there are 110 vacant for rental housing units in Lakewood. Only 45 of the 110 units are reserved for households to pay 30% or less of their income. Of those vacant units, 65 lack complete plumbing or kitchen facilities. Additionally, 10,090 (37.8%) of the households in Lakewood are units with one or more housing problems; 8,670 (32.5%) have overpayment issues, and 1,315 (4.9%) households have overcrowded conditions. The housing assistance needs of renters are much greater than owners, despite the 73% to 27% ratio of homeowners to renters in Lakewood. The biggest impact in Lakewood is housing cost burden to the extremely to low income households, particularly for renters (45.5%) of all renter occupied households and owners (27.7%) of all owner occupied households.

According to the CHAS Data 2017-2021, 8,899 households or approximately 33% of Lakewood's total households overpaid for housing. Nearly two-thirds (62%) of the overpaying households were owners. Nearly 21% of all extremely low-income owner households are paying more than 30% of their total income on housing. However, 47.4% of renter households are paying more than 30% of their total income on housing.

Describe the need for specific types of housing:

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

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

The housing assistance need of low and moderate-income households in the City is based on information provided by CHAS 2017-2021 data. Households with housing problems are defined by HUD and include:

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

Discussion

See discussion above.

Consolidated Plan

OMB Control No: 2506-0117 (exp. 09/30/2021)

Lakewood

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

Introduction

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	424,200	595,200	40%
Median Contract Rent	1,403	1,798	28%

Table 30 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	319	4.7%
\$500-999	490	7.3%
\$1,000-1,499	1,435	21.2%
\$1,500-1,999	2,065	30.6%
\$2,000 or more	2,450	36.2%
Total	6,759	100.0%

Table 31 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	285	No Data
50% HAMFI	720	85
80% HAMFI	3,045	375
100% HAMFI	No Data	899
Total	4,050	1,359

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Table 32 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,777	\$2,006	\$2,544	\$3,263	\$3,600
High HOME Rent	\$1,559	\$1,671	\$2,007	\$2,310	\$2,558
Low HOME Rent	\$1,213	\$1,300	\$1,560	\$1,803	\$2,011

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

The City of Lakewood's population has remained fairly stable over the last decade, teetering at approximately 80,000. The fair market rent for an efficiency unit is \$1,770 a month. An extremely low income family of four could only afford a rent of \$1,182 before the family must spend more than one-third of their income to pay their rent. Very low income families can only afford to pay \$1,733 a month before the family spends more than one-third of their income on housing. Lower income families could only spend \$2,773. Median income families can afford \$2,455 in monthly rent. Moderate income families can afford a two-bedroom unit without spending more than one-third of their income. Although affordable housing may be available for medium and moderate income families, this does not take into consideration the likelihood that overcrowding would be an issue for the majority of those families. This discrepancy between income and cost of housing demonstrates that there is insufficient housing for extremely low income families, very low income families, lower income families, median income families and moderate income families.

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

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

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

Table 31 illustrates the 2018 HUD fair market rents for rental housing, as well as the allowable high and low HOME rents. Their rents are the upper limits of rents that can be charged by property owners with units assisted by HUD rental housing programs. Rapidly increasing rents in the City's market have widened the gap between HUD FMRs and market rents, creating problems for low-income households seeking units that will accept their HUD voucher for rent assistance.

According to LA Almanac, the median rent in Lakewood are \$3,180. The median family income is \$117,970 in the City of Lakewood. Using HUD's definition, affordable housing for a household earning up to 80% of the AMI, would be an apartment renting for about \$2,950 which is below the average rent in the City of Lakewood.

The City of Lakewood, in compliance with the State mandated law, requiring Cities to permit the construction of Accessory Dwelling Units (ADUs) by right, which increases the number of affordable housing units in the City. Since the law's enactment, there have been approximately 300 ADUs built in the City.

Additionally, the City has successfully negotiated with an affordable housing developer and have granted of nine vacant lots to the developer in exchange for 37 for-sale affordable townhomes. Construction is expected to commence in July of 2025.

Discussion

Lakewood is committed to providing affordable housing by maintaining its contract with the Los Angeles County Housing Authority. The City will approve the construction of 37 affordable for-sale housing units within the next two years providing additional units for low- income families.

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Lakewood

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

Introduction

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

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

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

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

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

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,645	30%	3,470	51%

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With two selected Conditions	150	1%	220	3%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	13,000	69%	3,070	45%
Total	18,795	100%	6,760	99%

Table 34 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	340	2%	275	4%
1980-1999	790	4%	905	13%
1950-1979	15,090	80%	4,805	71%
Before 1950	2,580	14%	770	11%
Total	18,800	100%	6,755	99%

Table 35 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	17,670	94%	5,575	83%

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Housing Units build before 1980 with children present	409	2%	154	2%
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Table 36 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	285	0	285
Abandoned Vacant Units	0	0	0
REO Properties	4	0	4
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Need for Owner and Rental Rehabilitation

In addition to the age of housing stock, the number of vacant/abandoned units, and the risk of lead-based paint are also key factors in determining the health of the properties in the area. Approximately 90% of the homes within Lakewood are over 40 years old (built before 1980) and 69% are over 60 years old (built before 1960). These owner and rental homes built pre-1980 often indicate a potential need for rehabilitation-related activities, including energy-efficiency upgrades, accessibility modifications, and lead hazard remediation. However, based on estimates by the General Plan Housing Element of 2021-2029, only a fraction of the units, approximately 12 units, will require major repair and/or rehabilitation within the next eight years.

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

According to the Los Angeles County Health Department, approximately 2,602 low and moderate income households in the City of Lakewood may occupy units with lead-based paint. Of these units, properties

most at risk include deteriorated units with leaky roofs and plumbing and rehabilitated units where there was not a thorough cleanup with high-phosphate wash after the improvements were completed.

Discussion

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

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OMB Control No: 2506-0117 (exp. 09/30/2021)

Lakewood

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

Introduction

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

Totals Number of Units

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

Table 38 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

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

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

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

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

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

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

Discussion:

See discussion above.

Consolidated Plan

OMB Control No: 2506-0117 (exp. 09/30/2021)

Lakewood

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

Introduction

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

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

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

Lakewood partners with the Salvation Army to dedicate 15 shelter beds for Lakewood residents. The Bell shelter provides a comprehensive scope of support services for individuals experiencing homelessness, including case management, supportive and transitional housing, individual and group counseling to overcome emotional and psychological barriers, drug and alcohol treatment services, job search assistance, a dedicated reintegration program for veterans, adult education and medical services. The shelter helps over 350 individuals daily.

The table below provides the number of shelter beds within SPA 7 assisted by LAHSA.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,773		320	1,281	
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth	30				

Table 37 - Facilities and Housing Targeted to Homeless Households

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

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

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

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

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

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City is located within Service Planning Area (SPA) 7, a division within Los Angeles County designated by LAHSA to target the specific needs of the homeless in the community. City staff attends regular monthly SPA meetings to address homeless issues through the Continuum of Care (CoC) Model. The City along with

LAHSA conduct an annual Point-In-Time Homeless Count (count). The official numbers from the count in January 2024 are 86 persons experiencing homelessness within the City of Lakewood.

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

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

Introduction

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

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

Physically Disabled

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

Mentally and Developmentally Disabled

According to Section 4512 of the California Welfare and Institutions Code, a developmental disability “originates before an individual attains age 18 years and can continue, indefinitely, constituting a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy and autism.” This term shall also include disabling conditions found to be closely related to mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Elderly and Frail Elderly

The U.S. Census defines persons 65 years of age and older as elderly. According to the ACS 2023, Lakewood had a total population of 78,128 and an elderly population of 9,887. Lakewood’s elderly population has special housing needs associated with affordability, maintenance and upkeep of their homes, and physical access. According to CHAS 2017-2021 estimates, there were 3,745 low income elderly households. Of those 3,745 households, 1,979, nearly 53%, have a housing cost burden of greater than 30%. ACS 2023 estimates that 1,204 or 72% of elderly Lakewood residents live with a disability.

Large Families

Large families are defined as 5 or more persons in a household. Large households are usually included as a special needs group because they require larger dwelling units than the market normally provides, but larger homes typically are higher-cost units. In addition, trends in new housing construction indicate a movement towards smaller units; thus, large families have difficulty finding larger units at affordable prices, which result in families living in overcrowded conditions.

Difficulties in securing housing large enough to house all members of a household are heightened for renters as rental units are typically smaller than single-family units. According CHAS 2107-2021 Data, there

were 3,355 large households (12.5% of all households). Of those large households, 875 have a housing cost burden greater than 30%. Of those 875 large households, 715 are low income. Of those low income households with a housing cost burden greater 30%, 400 are homeowners, while 315 are renters.

The increase of households spending more than 30% of their gross income towards rents, and the small amount of housing stock with 4 or more bedrooms (13.5% of total housing stock), the ability for large families to find affordable housing has become increasingly difficult.

Female Headed Households

According to the 2018-2023 ACS 5-year estimates, there were 3,443 female-head households living in the City. This represents approximately 14% of Lakewood's total households. Approximately 31% of the households headed by a female had children under 18 years of age. All family households, especially those headed by females, need affordable units located near schools, day care centers, and recreation facilities and services. Many households find this a severe constraint, particularly for the single parent.

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

Small Family Homes

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

Group Homes

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

Adult Residential Facility

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

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

The City will continue to support its public service providers; Human Services Association, Meals on Wheels, Pathways Volunteer Hospice and Community Family Guidance Center. Human Services Association provides congregate meals to Lakewood's senior citizens at the Weingart Senior Center, Meals on Wheels provides home delivered meals to senior citizens. Pathways Volunteer Hospice provides non-medical hospice care and services to families experiencing end of life. Community Family Guidance provides counseling to abused and neglected children.

The City will continue with the Single-Family Residential Rehabilitation Loan and Grant programs that assist owner occupied single-family homes with deteriorating structures. Using Permanent Local Housing Allocation Program Funds (PLHA), the City also began a second grant program during FY 24-25 to assist single-family homeowners with accessible modifications. Approvable improvements include grab bars installation, wheelchair ramp installation, ADA compliant shower installation, and hand rail installation.

The contract with the County of Los Angeles for the administration of its Section 8 program will continue while the City continues to financially support Fair Housing services, a full-time Sheriff Deputy and a homeless services liaison to assist the continuum of care with homeless outreach. Further, the City will continue to support DASH Transportation, and Dial-A-Ride supportive services.

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

The City of Lakewood is not part of a consortia.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

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

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

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

Introduction

The ACS 2023 1-year estimates estimated a labor force for the City of Lakewood at 43,038. The labor force by definition includes the working population aged 16 and over and those wishing to work. There were an estimated 2,201 persons unemployed in Lakewood, the resulting unemployment rate was 3.5%. This rate was lower than the 5.6% witnessed during 2015 and more than the unemployment rates from 1980 and 1990.

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

Table 39 shows the number of businesses by sector in Lakewood based on ACS Survey 2016-2020. The table shows the largest sector is in education and health care services, followed by arts, entertainment and accommodation occupations.

The state of the economy and its effect on employment and job growth plays a significant role in housing demand, housing costs, and vacancy rates. During the post housing bubble recession, the median home price of homes dropped in Lakewood, and the vacancy rate increased. As the economy recovered employment increased which will improve the City's jobs/housing balance. The table also notes that in 2020 the number of jobs in Lakewood was 16,357 while there were 25,587 housing units. This indicates that Lakewood is a jobs-poor and housing-rich city.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	338	4	1	0	-1
Arts, Entertainment, Accommodations	4,762	4,547	14	27	13
Construction	1,807	456	5	3	-3
Education and Health Care Services	6,360	3,060	18	18	0
Finance, Insurance, and Real Estate	1,873	719	5	4	-1
Information	785	145	2	1	-1
Manufacturing	3,486	534	10	3	-7
Other Services	1,179	594	3	4	0
Professional, Scientific, Management Services	2,982	622	9	4	-5
Public Administration	0	0	0	0	0
Retail Trade	3,821	5,431	11	32	21
Transportation and Warehousing	2,197	112	6	1	-6
Wholesale Trade	2,231	133	6	1	-6
Total	31,821	16,357	--	--	--

Table 41 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	42,830
Civilian Employed Population 16 years and over	40,555
Unemployment Rate	5.32
Unemployment Rate for Ages 16-24	15.44
Unemployment Rate for Ages 25-65	3.78

Table 42 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	9,940
Farming, fisheries and forestry occupations	1,780
Service	4,070
Sales and office	10,320
Construction, extraction, maintenance and repair	2,550
Production, transportation and material moving	1,925

Table 43 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	19,338	52%
30-59 Minutes	13,796	37%
60 or More Minutes	4,370	12%
Total	37,504	100%

Table 44 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,070	210	965

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	6,280	565	2,315
Some college or Associate's degree	13,670	535	3,050
Bachelor's degree or higher	12,695	370	1,705

Table 38 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	45	235	180	965	1,380
9th to 12th grade, no diploma	545	385	535	950	590
High school graduate, GED, or alternative	1,785	2,330	1,995	4,845	2,960
Some college, no degree	3,330	3,060	2,780	6,115	2,535
Associate's degree	445	1,285	1,510	2,570	1,060
Bachelor's degree	955	3,050	2,915	4,440	1,870
Graduate or professional degree	20	920	1,630	1,825	645

Table 46 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,144
High school graduate (includes equivalency)	39,520
Some college or Associate's degree	48,954
Bachelor's degree	66,885
Graduate or professional degree	84,834

Table 39 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

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

According to the Business Activity table, the major employment sector in Lakewood are sales and office services with 10,320 workers within those sectors. Lakewood has 9,940 workers within the management, business and financial sector and 4,070 within the service sector.

Describe the workforce and infrastructure needs of the business community:

In 2020, there were 42,830 members of the workforce in Lakewood. According to Table 42, more than half of Lakewood's labor force (52%) has a commute time that is less than 30 minutes, indicating that there are a number places of employment that are in close proximity to Lakewood. Approximately 357% had a commute time of 30-59 minutes. Only 12% of the workforce had a commute time of more than hour. Although the majority of the workforce enjoyed a relatively short commute, there were still a large population, (18,166) who spent more than 30 minutes commuting to work.

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

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

The City was recently awarded new state and federal grants that may affect job and business growth. The new state grant is Permanent Local Housing Allocation (PLHA) is an on-going annual allocation that will be used to benefit income residents and affordable housing. During FYs 2019-2022, City was awarded a total of \$1,387,300 in PLHA funds and will be used for off-site improvements for a 37 unit affordable for-sale housing development, a home accessibility grant program for low income residents and administrative costs.

The City was awarded Community Project Funds (CPF) in FY 2024 and will be used to renovate two community centers in Lakewood.

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

As indicated in Table 40, Educational Attainment by Employment Status, the majority of the workforce (13,670) have some college or an Associate's degree. There are 10,995 residents with a Bachelor's or Graduate degree. According to Table 41, the largest segment of the residents is in sales and office (10,320) the second largest is management and professional occupations (9,940).

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

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

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

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

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

Yes

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

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

1. Seek regional collaboration to address chronic and complex problems that transcend municipal boundaries
 - a. Develop synergies by increasing coordination and reducing duplication of resources
 - b. Pursue innovative public-private partnerships
 - c. Leverage public funds
2. Target investments in hard and soft infrastructure to reduce disparities in transportation (highways/public transit), education, health care, etc.
3. Enhance focus on education, technical/soft skills training, career pathways for youth and retrain dislocated adult workers
4. Invest in the information and communication technology across industry sectors

5. Capitalize on industry sectors that exhibit regional specialization such as manufacturing, transportation and logistics, wholesale trade, and emerging sector such as health care
6. Streamline processes to retain and attract new businesses
7. Promote entrepreneurship and innovation by facilitation access to capital

Discussion

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

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

The City of Lakewood, in partnership with Paramount Unified School District, provide the opportunity for high school students to participate in an internship with the City of Lakewood to gain real life experience in a career setting. In the spring of 2017, the Paramount Unified School District launched an ambitious undertaking: to reimagine high school. The High School Promise Initiative sparked a commitment to prepare scholars for the demands and opportunities of college, career, and life in the 21st century. In a mock setting, participating students apply for a position with the City, go through a mock interview with City staff, and volunteer their time learning about aspects of the work they are interested in pursuing.

MA-50 Needs and Market Analysis Discussion

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

A concentration of housing problems refers to a situation where a specific geographic area experiences a significantly higher number of housing issues compared to other regions, often including factors like high housing costs, limited availability of affordable housing, overcrowding, poor housing quality, and homelessness, typically concentrated in certain neighborhoods or cities within a larger area; this can be driven by factors like limited land supply, high demand, restrictive zoning laws, and economic disparities.

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

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

The City has very few census tracts where minority populations are more than twice the county average, however, census tracts located in the eastern portion of the City tend to have higher concentrations of minorities than the City as a whole.

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

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

There are a number of barriers for residents in these areas. With higher numbers of low- and moderate- income and minority households, there are often disproportionate housing problems such as overcrowding and cost burden.

Are there any community assets in these areas/neighborhoods?

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

Are there other strategic opportunities in any of these areas?

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

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to 2019-2023 5-year ACS estimates, 96.7% of people in the City of Lakewood have a desktop computer or laptop. Additionally, 93.6% of people have broadband internet. However, there are disparities in access to paid broadband internet in residents' homes within the City. Nearly 6% of Lakewood residents live in poverty. This suggests a greater need for internet services that are affordable to low-income families at home.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

The City of Lakewood has multiple internet service providers including: Spectrum, AT&T fiber, Frontier, Viasat, T-Mobile, Starlink, XNET WiFi and HughesNet. Competition ensures there are a variety of options that meet internet and affordability needs. However, subscriptions to broadband internet services can still be unaffordable to lower-income households.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The City of Lakewood is subject to a wide range of natural hazards caused by climate change, including: floods, dam failures, windstorms, and higher temperatures.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The vulnerability to these risks of housing occupied by low and moderate income households is of great concern. Upkeep on housing occupied by low and moderate income housing due to lack of funds can leave a structure vulnerable to damage caused by windstorms and fire. Higher temperatures can also lead to higher risk of fires. A low income resident may not be able to afford adequate insurance to make repairs from flood or fire damage.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

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

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

The plan must also address:

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

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

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

Geographic Area

Table 48 - Geographic Priority Areas

1	Area Name	555001, Block Group 2
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of Del Amo Boulevard, north of Centralia Street, east of the San Gabriel Freeway and west of Roseton Avenue
	Include Specific Housing and Commercial Characteristics of this Target Area	Mix of single-family residential properties and multi-family units.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential properties in to code compliance
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
2	Area Name	555001, Block Group 3
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of 205 th Street, north of Centralia Street, east of Roseton Avenue and west of Pioneer Boulevard
	Include Specific Housing and Commercial Characteristics of this Target Area	Mix of single-family residential properties and multi-family units. Commercial characteristics include small neighborhood commercial centers.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
3	Area Name	555002, Block Group 1
	Area Type	Local Target Area
	Revital Type	Code Enforcement

	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of Centralia Street, north of Carson Street, east of the San Gabriel Freeway and west of Pioneer Boulevard
	Include Specific Housing and Commercial Characteristics of this Target Area	Mix of single-family residential properties and multi-family units. Commercial characteristics include small neighborhood commercial centers.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
4	Area Name	555002, Block Group 2
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of Centralia Street, north of Carson Street, east of the San Gabriel River and west of the San Gabriel River freeway.
	Include Specific Housing and Commercial Characteristics of this Target Area	Mix of single-family residential properties and multi-family units. Commercial characteristics include small neighborhood commercial centers.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
5	Area Name	555105, Block Group 1
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of 207th Street, north and west of the City of Hawaiian Gardens and east Pioneer Boulevard.
	Include Specific Housing and Commercial Characteristics of this Target Area	Mix of single-family residential properties and multi-family units. Commercial characteristics include small neighborhood commercial centers.

	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
6	Area Name	555105, Block Group 2
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of 207th Street, north of Centralia Street and the City of Hawaiian Gardens, east Elaine Avenue and west of Norwalk Boulevard
	Include Specific Housing and Commercial Characteristics of this Target Area	Mix of single-family residential properties and multi-family units. Commercial characteristics include small neighborhood commercial centers.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
7	Area Name	555107, Block Group 3
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of Centralia Street, north and east of City of Hawaiian Gardens and west of City of Cypress and Orange County line.
	Include Specific Housing and Commercial Characteristics of this Target Area	Mix of single-family residential properties and multi-family units. Commercial characteristics include small neighborhood commercial centers.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.

	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
8	Area Name	570001, Block Group 3
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of Allington Street, north of South Street, east of Bellflower Boulevard and west of Woodruff Avenue.
	Include Specific Housing and Commercial Characteristics of this Target Area	Mix of single-family residential properties and multi-family units. Commercial characteristics include a small neighborhood commercial center and medium sized commercial center.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
9	Area Name	570001, Block Group 4
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	North of Allington Street, south of the City of Bellflower, east of Bellflower Boulevard and west of Woodruff Avenue
	Include Specific Housing and Commercial Characteristics of this Target Area	Mix of single-family residential properties and multi-family units. Commercial characteristics include nursery under an Edison easement.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential properties in to code compliance
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
10	Area Name	570003, Block Group 2
	Area Type	Local Target Area

	Revital Type	Code Enforcement
	Revital Description	Residential Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of Ashworth Street, north of South Street, east of Lakewood Boulevard and west of Clark Avenue
	Include Specific Housing and Commercial Characteristics of this Target Area	Single-family residential properties
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential properties in to code compliance
	What are the Barriers to Improvement to this Target Area?	Funding and property owner compliance.
11	Area Name	570701, Block Group 2
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	Generally south of Candlewood Street with a small portion north of Candlewood Street and south of Camerino Street, north of Del Amo Boulevard, east of Barlin Avenue and west of Lakewood Boulevard
	Include Specific Housing and Commercial Characteristics of this Target Area	Mix of single-family and multi-family residential properties and small and large commercial centers
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
12	Area Name	570800, Block Group 2
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of Candlewood Street, north of Del Amo Boulevard, east of Fidler Avenue and west of Clark Avenue.

	Include Specific Housing and Commercial Characteristics of this Target Area	Mainly single-family residential with small commercial centers.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
13	Area Name	570800, Block Group 5
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of Michaelson Street, north of Del Amo Boulevard, east of Lakewood Boulevard and west of Clark Avenue
	Include Specific Housing and Commercial Characteristics of this Target Area	Single-family residential homes and a large commercial center.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
13	Area Name	570902, Block Group 1
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of South Street, north of Dashwood Street, east of Dunrobin and west of Woodruff Avenue.
	Include Specific Housing and Commercial Characteristics of this Target Area	Mainly single-family residential with a large commercial center.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.

	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
14	Area Name	570902, Block Group 3
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of South Street, north of Hardwick Street, east of Bellflower Boulevard and west of Dunrobin Avenue.
	Include Specific Housing and Commercial Characteristics of this Target Area	Mainly single-family residential with a small commercial center.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.
15	Area Name	571000, Block Group 2
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of Fairman Street, north of Carson Street, east of Shadeway Road and west of the San Gabriel River.
	Include Specific Housing and Commercial Characteristics of this Target Area	Mainly single-family residential with small commercial centers.
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.

16	Area Name	571300, Block Group 4
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	South of Del Amo Boulevard, north of Arbor Road, east of Downey Avenue and west of Hayter Avenue
	Include Specific Housing and Commercial Characteristics of this Target Area	Single-family residential properties
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential properties in to code compliance
	What are the Barriers to Improvement to this Target Area?	Funding and property owner compliance.
17	Area Name	571400, Block Group 1
	Area Type	Local Target Area
	Revital Type	Code Enforcement
	Revital Description	Residential and Commercial Property Code Compliance
	Identify the Neighborhood Boundaries for this Target Area	Southwest corner of Lakewood, straddling Carson Street, south of Greentop Street, north of Long Beach Municipal Airport, east and west of City of Long Beach
	Include Specific Housing and Commercial Characteristics of this Target Area	Mix of single-family and multi-family residential properties and small and large commercial centers
	How did your Consultation and Citizen Participation Process Help you Identify this Neighborhood as a Target Area?	The City did not receive citizen input at its community meeting, however, this neighborhood receives many service requests for assistance from Code Enforcement officers.
	Identify the Needs of this Target Area	Property maintenance and code compliance.
	What are the Opportunities for Improvement in this Target Area?	Bring residential and commercial properties in to code compliance.
	What are the Barriers to Improvement to this Target Area?	Funding and property owner / landlord compliance.

General Allocation Priorities

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

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

Priority Needs

Table 49 – Priority Needs Summary

1	Priority Need Name	Housing Preservation and Improvement
	Priority Level	High
	Population	Extremely Low, Low Large Families, Families with Children Elderly, Frail Elderly Persons with Physical Disabilities
	Geographic Areas Affected	City wide
	Associated Goals	Housing Preservation and Improvement
	Description	Preservation and rehabilitation of existing housing is essential to meeting the housing needs of the community. The Needs Assessment section of this Consolidated Plan identified a considerable need for residential rehabilitation, property maintenance, and code enforcement, based on the age of the City's housing stock. Maintenance and improvement help preserve and protect homes while providing decent and suitable living environments. When housing stock is maintained rather than replaced through neglect, construction efforts can be targeted at new housing projects that increase housing stock.
	Basis for Relative Priority	The City offers a Single-Family Rehabilitation Loan and Grant Program to low income residents. These programs are designed to assist residents to age in place and maintain a suitable housing stock.
2	Priority Need Name	Housing Development
	Priority Level	High
	Population	Extremely Low, Low, Moderate Large Families, Families with Children Elderly Individuals Veterans
	Geographic Areas Affected	Census Tract 555001, Block Group 3
	Associated Goals	Housing Development
	Description	Development of new housing on sites suitable for residential use to expand the supply and choice of units for extremely low to moderate income households.
	Basis for Relative Priority	The City has negotiated with an affordable housing developer to develop 37 for sale housing units in exchange for nine Housing Successor Agency sites.

3	Priority Need Name	Housing Assistance
	Priority Level	Low
	Population	Extremely Low, Low, Moderate Income Large Families, Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Mentally Ill Chronic Substance Abuse, Persons with Alcohol or Other Addictions Veterans Persons with HIV/AIDS, Persons with HIV/AIDS and their Families Victims of Domestic Violence Unaccompanied Youth Persons with Mental Disabilities, Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	City wide
	Associated Goals	Housing Assistance
	Description	Assistance to extremely low to moderate income households with special needs.
	Basis for Relative Priority	The City partners with PATH, LAHSA and HACOLA who provide services and housing assistance. The City has secured an affordable housing covenant with Su Casa through December of 2063. Su Casa offers transitional housing for to up to 16 residents who are victims of domestic violence for up to one year. Su Casa provides 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.
4	Priority Need Name	Equal Housing Opportunity
	Priority Level	High
	Population	Extremely Low, Low, Moderate Income Large Families, Families with Children Elderly, Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City wide

	Associated Goals	Equal Housing Opportunity
	Description	All housing in the City will be available equally to all persons without restrictions based on race, color, ethnicity, national origin, religion, sex, marital status, disability, or familial status.
	Basis for Relative Priority	The demand for Fair Housing services in the City of Lakewood is high. During FY 2023-2024, Lakewood's Fair Housing consultant served 356 individuals and 242 households. Services include discrimination, tenant landlord problems and predatory lending issues. This service is a high priority for Lakewood residents.
5	Priority Need Name	Improve Community Facilities
	Priority Level	High
	Population	Extremely Low, Low, Moderate Income Large Families, Families with Children Elderly, Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Census Tract 570701, Block Group 2
	Associated Goals	Improve and Provide Community Facilities
	Description	Make necessary infrastructure improvements to serve extremely low to moderate income persons and senior citizens.
	Basis for Relative Priority	Lakewood's community facilities are in need of modernization, ADA upgrades, maintenance and repairs due to their age. Lakewood's community centers are a vital part of Lakewood's community as evidenced by the many activities that take place in the facilities.
6	Priority Need Name	Provide Community Services
	Priority Level	High

	Population	Extremely Low, Low, Moderate Income Large Families, Families with Children Elderly, Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Mentally Ill Chronic Substance Abuse Veterans Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	City Wide
	Associated Goals	Provide Community Services
	Description	Assist the community by providing services including counseling, meals, and hospice care as well as educating residents on services provided.
	Basis for Relative Priority	The City of Lakewood has an aging population in need of services to assist them in remaining in their homes.
7	Priority Need Name	Assistance to Continuum of Care
	Priority Level	High
	Population	Extremely Low, Low, Moderate Income Large Families, Families with Children Elderly, Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Mentally Ill Chronic Substance Abuse Veterans Unaccompanied Youth Non-housing Community Development
	Geographic Areas Affected	City Wide

	Associated Goals	Provide assistance to the Continuum of Care
	Description	Provide support services to homeless persons in need. Support services include emergency food, referrals to qualified social service providers and transportation to their facilities, and use of the telephone when persons are calling for assistance.
	Basis for Relative Priority	Homeless services are critical to the community. The number of homeless persons in 2024 Lakewood has 36 and 5,899 in SPA 7.
8	Priority Need Name	Economic Development
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Middle Income Non-housing Community Development
	Geographic Areas Affected	Commercially zoned land
	Associated Goals	Economic Development
	Description	Promote economic revitalization and development opportunities. Develop and promote a Façade and Landscape Improvement Program to CDBG Entitlement Areas located in the City of Lakewood. Provide potential and new businesses with welcome kit equipped with information on navigating the City for services and protocols.
	Basis for Relative Priority	Through the State's tax revenue take-away and tax dollar loss through internet sales of approximately \$3,000,000.00 annually, the City is operating in the red and services provided to the community will be compromised. Economic development is a crucial priority of the City to maintain service and a healthy community.
9	Priority Need Name	Urgency Needs
	Priority Level	High
	Population	Extremely Low, Low, Moderate, Middle income Large Families, Families with Children Elderly, Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City wide

	Associated Goals	Urgency Needs
	Description	To prevent, prepare for, and respond to Federal, State or Locally declared emergencies, disasters or crisis.
	Basis for Relative Priority	Prompted by the Coronavirus Aid, Relief and Economic Security Act (CARES Act), this priority allows the disbursement of CDBG funds during a Federal, State or Locally declared emergencies, disasters or crisis.

Narrative (Optional)

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Lakewood is comprised of 26,665 households. Of those households, 9,239 households or 34.6% are overpaying. Of those households that are overpaying, 13.9% (3,719) are renters. Given the composition of Lakewood's zoning, the majority of land is dedicated to single-family residential, the number of renters overpaying for housing is high. Most families who are overpaying for housing are also overcrowded (more than 1 occupant per room). Approximately 75% of Lakewood's extremely-low income households experience overpaying and overcrowding dedicated to single-family residential, the number of renters overpaying for housing is high. Most families who are overpaying for housing are also overcrowded (more than 1 occupant per room). Approximately 75% of Lakewood's extremely-low income households experience overpaying and overcrowding.
TBRA for Non-Homeless Special Needs	There are approximately 8,674 disabled residents in the City of Lakewood. Age is a factor in the likelihood of having a disability. Persons over the age of 75 have the highest percentage of disabilities (52.8%).
New Unit Production	Lakewood has a vacancy rate of approximately 3% which creates competition for housing and driving the cost of rents up. Alleviating some of the cost burden for new unit construction provides housing for extremely low to moderate income families and helps alleviate competition by adding more units to the market.
Rehabilitation	Although the majority (54.1%) of Lakewood's housing stock was built between 1950 and 1959, the housing stock is in good condition. Providing deferred, no interest loans and grants to Lakewood residents who qualify for this CDBG funded service has certainly attributed to quality of Lakewood's housing stock. The Rehabilitation Loan pays for upgrades such as roofing, windows, plumbing, and electrical. The Fix-Up Paint-Up grant pays for exterior painting and other minor exterior repair and maintenance. The City began a new Accessible Modification grant during FY 2024-2025. This grant assists low income home owners to upgrade this single-family dwellings with ADA compliant renovations.
Acquisition, including preservation	Under the former Redevelopment Agency, the City acquired scattered lots throughout the City with the intention of combining lots that are adjacent to one another to create a larger lot and thereby increasing density to provide more affordable housing. The City granted 9 lots to an affordable housing developer in July of 2024 in exchange for the development of 37 affordable for-sale townhomes. Construction is expected to begin in 2025.

Table 50 – Influence of Market Conditions

SP-35 Anticipated Resources – 91.215(a)(4), 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	FED	-Administration and Planning -Economic Development -Rehabilitation -Code Enforcement -Public Improvements -Public Services	\$460,105	\$9,000	\$450,000	\$919,105	\$0	

Table 51 - Anticipated Resources

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

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

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

Additionally, 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

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Family Guidance Center	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Meals on Wheels of Long Beach	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Human Services Association	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Pathways Volunteer Hospice	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
LAHSA	Government	Homelessness	Region
PATH (People Assisting the Homeless)	Non-profit organizations	Homelessness	Region
Housing Authority of the County of Los Angeles (HACoLA)	Government	Homelessness	Region
Gateway Cities Council of Government	Government	Homelessness	Region

Table 52 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

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

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

To remedy these gaps, the City of Lakewood began a contract with a homeless service liaison. This person connects homeless persons to shelters. Additionally, Lakewood routinely inventories its existing dwelling units to evaluate the potential for residential growth. Existing properties are analyzed by zone designation to determine the maximum number of units that could be constructed, despite the development standards for each respective zone. Currently, all residential properties can accommodate affordable housing. Properties in the M-F-R zone have the greatest potential for the development of new dwellings. Such units may be the result of building on vacant land or by recycling underutilized M-F-R parcels. An example of this is the development of four vacant sites that are slated for the development 37 affordable for sale housing units.

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

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

Table 53 - Homeless Prevention Services Summary

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

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

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

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

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

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

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

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

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

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

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

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

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Preservation and Improvement	2025	2029	Non-Homeless Special Needs	City Wide	Housing Preservation and Improvement	State CDBG	Homeowner Housing Rehabilitated: 100 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 1250 Household Housing Unit
2	Housing Development	2025	2029	Affordable Housing	City Wide and Census Tract 555001	Housing Development	Private State	Rental units constructed: 1500 Household Housing Units (ADUs) Homeowner Housing Added: 37 Household Housing Units
3	Equal Housing Opportunity	2025	2029	Affordable Housing Non-Homeless Special Needs	City Wide	Equal Housing Opportunity	CDBG	Public service activities for a Fair Housing Program Low/Moderate Income Housing Benefit : 1250 Households Assisted
4	Improve and Provide Community Facilities	2025	2029	Non-Housing Community Development	City Wide and Census Tracts 570701 and 555105	Improve and Provide Community Facilities	CDBG State Other Fed Local	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted
5	Provide Community Services	2025	2029	Non-Housing Community Development	City Wide	Provide Community Services	CDBG	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted
6	Provide Assistance to Continuum of Care	2025	2029	Homeless	City Wide	Continuum of Care	Local	Homelessness Prevention: 200 Persons Assisted
7	Economic Development	2025	2029	Non-Housing Community Development	Commercial zones	Economic Development	Local	Develop and promote Façade and Landscape Improvement Program. Provide guidance to business owners
8	Urgency Needs	2025	2029	Non-Housing Community Development	City Wide	Urgency Needs	CDBG	Prepare and respond to local, state and federal declared emergencies.

Table 54 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Preservation and Improvement
	Goal Description	The City will provide funding to the Single-Family Residential Rehabilitation Loan, Fix-Up, Paint-Up Grant and Accessible Modification Grant programs to assist Low/Moderate income persons. The intended outcome will be the provision of a Suitable Living Environment (SLE) and Availability/Accessibility. The quantifiable FY goal is to provide 10 Residential Rehabilitation Loans (\$35,000/each), 6 Fix-Up, Paint-Up Grants (up to \$10,000/per property but not more than \$50,000 total annually) and four Accessible Modification Grants. The City will provide CDBG funds for Lakewood's Code Enforcement program. The quantifiable five-year goal is to assist 1,500 households (300 persons annually).
2	Goal Name	Housing Development
	Goal Description	Development of up to 37 new affordable housing units on four sites, formerly Housing Successor Agency sites, suitable for residential use to expand the supply and choice of units for low income families. Approve 1,500 ADUs, approximately 300 annually.
3	Goal Name	Housing Assistance
	Goal Description	Assistance to low income households with special needs.
4	Goal Name	Equal Housing Opportunity
	Goal Description	The City will provide funding to the Fair Housing Consultants to administer a fair housing complaint intake, enforcement, education, and outreach program. The intended outcome will be the provision of Decent Housing (DH) Availability/Accessibility. The quantifiable five-year goal is to assist 1,250 households (250 persons annually)
5	Goal Name	Improve and Provide Community Facilities
	Goal Description	Provides necessary costs associated with modernizing facilities, including ADA upgrades, repairs and maintenance.
6	Goal Name	Provide Community Services
	Goal Description	The City will provide funding to subrecipients to provide services to the residents of Lakewood. Services include home delivered and congregate meals for senior citizens, counseling services to emotionally disturbed and abused children, and non-medical hospice services to individuals facing end of life illnesses.

7	Goal Name	Provide Assistance to Continuum of Care
	Goal Description	Attend regular monthly SPA meetings to address homeless issues through the Continuum of Care (CoC) Model. Provide information and referral to social service agencies, emergency food, assistance for transportation and use of the telephone to homeless individuals and families at the Burns Community Center. Through Lakewood's Homeless Services Liaison, conduct outreach, provide case management, link individuals and families to mainstream resources including: medical, mental health, employment, veteran's benefits and income supports, and ultimately permanently house people and link with move in assistance programs.
8	Goal Name	Economic Development
	Goal Description	The City will concentrate efforts to develop economic opportunities in the City.
9	Goal Name	Urgency Needs
	Goal Description	Provide assistance to prevent, prepare for, and respond to Federal, State or Locally declared emergencies, disasters or crisis.

Table 55 – Strategic Plan Goals Description

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

The City of Lakewood is home to three large developments offering a total of 327 affordable units reserved for seniors. Additionally, the City has completed three smaller scale affordable housing projects offering 5 units. Lastly, the City has successfully negotiated with an affordable housing developer who will be constructing 37 for-sale units. Construction is expected to begin December 2025.

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

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

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

Activities to Increase Resident Involvements

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.

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

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.

Plan to remove the ‘troubled’ designation

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.

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

Barriers to Affordable Housing

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

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

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Since 1989, Lakewood has demonstrated a willingness to encourage housing development of all types. The City has approved several zone changes to allow the construction of housing including General Commercial (C-4) to Multiple Family Residential (M-F-R) to allow for the building of a 201-unit senior citizen apartment complex in 1989, Light Manufacturing (M-1) to Planned Development Single Family (PDSF), to allow for the building of 184 single family residences in 1994, Open Space (O-S) to MFR, to allow for the building of a 85-unit senior citizen apartment complex in 1996, C-4 to MFR, to allow for the conversion of a motel into apartments in 1999, Intermediate Commercial (C-3) to PDSF to 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.

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

SP-60 Homelessness Strategy – 91.215(d)

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

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

Addressing the emergency and transitional housing needs of homeless persons

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

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

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

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

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

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

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

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

SP-80 Monitoring – 91.230

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

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

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

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

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

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

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

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

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

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

Expected Resources

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

Introduction

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	FED	-Administration and Planning -Economic Development -Rehabilitation -Code Enforcement -Public Improvements -Public Services	\$460,105	\$9,000	\$450,000	\$919,105	\$0	

Table 56 - Expected Resources – Priority Table

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

While the City currently does not have any plans to leverage additional funds, the City will be seeking resources from other agencies for various projects benefiting the City's low income residents. Additionally, 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

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 Assessed	Funding	Goal Outcome Indicator
1	Housing Preservation and Improvement	2025	2025	Affordable Housing	City Wide	Housing Preservation and Improvement	CDBG \$154,465	Homeowner Housing Rehabilitated: 20 Households Housing Code Enforcement/Foreclosed Property Care: 300 Household Housing Units
2	Housing Development	2025	2025	Affordable Housing	City Wide	Housing Development	Private	Rental Units Constructed: 300 Household Units (ADUs) Homeowner Housing Added: 37 Household Housing Units
3	Equal Housing Opportunity	2025	2025	Non-Homeless Special Needs	City Wide	Equal Housing Opportunity	CDBG \$26,000	Public service activity of for a Fair Housing Program. Low/Moderated income housing benefit: 250 households assisted
4	Improve and Provide Community Facilities	2025	2025	Non-Housing Community Development	Census Tract 5707.01 BG 2	Improve and Provide Community Facilities	CDBG \$154,619	Public facility or infrastructure activities other than low/moderate income housing benefit: 400 persons assisted
5	Provide Community Services	2025	2025	Non-Housing Community Development	City Wide	Provide Community Services	CDBG \$42,000	Public service activities other than low/moderate income housing benefit: 300 persons assisted
6	Provide Assistance to Continuum of Care	2025	2025	Homeless	City Wide	Provide Assistance to Continuum of Care	GF	Homeless assistance and prevention: 40 Persons Assisted
7	Economic Development	2025	2025	Non-Housing Community Development	City Wide	Economic Development	GF	Provide guidance to new business owners
8	Urgency Needs	2025	2025	Non-Housing Community Development	City Wide	Urgency Needs	GF	Prepare and respond to local, state, and federally declared emergencies

Table 40 – Goals Summary

Goal Descriptions

Goal Name	Goal Description
Housing Preservation and Improvement	Provide ten rehabilitation loans, six fix-up, paint-up grants and four accessible modification grants to low income single-family households. Serve 300 households with Code Enforcement services.
Housing Development	Approve the construction of 300 ADUs. Approve the construction of 37 for-sale townhomes
Equal Housing Opportunity	The City will provide funding to the Fair Housing Consultants to administer a fair housing complaint intake, enforcement, education, and outreach program. The intended outcome will be the provision of Decent Housing (DH) Availability/Accessibility. The quantifiable five-year goal is to assist 1,250 households (250 persons annually)
Improve and Provide Community Facilities	Provides necessary costs associated with modernizing facilities, including ADA upgrades, repairs and maintenance.
Provide Community Services	The City will provide funding to four subrecipients to provide services to the residents of Lakewood. Services include home delivered and congregate meals for senior citizens, counseling services to emotionally disturbed and abused children, and non-medical hospice services to individuals facing end of life illnesses.
Provide Assistance to Continuum of Care	Attend regular monthly SPA meetings to address homeless issues through the Continuum of Care (CoC) Model. Provide information and referral to social service agencies, emergency food, assistance for transportation and use of the telephone to homeless individuals and families at the Burns Community Center. Through Lakewood's Homeless Services Liaison, conduct outreach, provide case management, link individuals and families to mainstream resources including: medical, mental health, employment, veteran's benefits and income supports, and ultimately permanently house people and link with move in assistance programs.
Economic Development	Develop and distribute a welcome package to new business owners in Lakewood to provide guidance in licensing, permitting, code regulations, business community contacts etc.
Urgency Needs	Prepare and respond to local, state and federally declared emergencies.

Table 41 – Action Plan Goals Description

Projects

AP-35 Projects – 91.220(d)

Introduction

Included in this Action Plan is a Listing of Proposed Projects identifying activities that will be undertaken during the FY 2025-2026 using CDBG funds. Anticipated accomplishments for each activity are also listed. All activities are expected to start and/or be completed during FY 2025-2026. Each activity identified in the following table includes a description of the FY 2025-2029 Consolidated Plan priority and local Action Plan objectives that will be addressed during the FY 2025-2026.

Projects

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

Table 59 – Project Information

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

According to the five year 2017-2021 CHAS Data Sets, approximately 37% of Lakewood households earn low and moderate incomes. Additionally, approximately 14% of Lakewood's low and moderate income households consists of persons 65 years and older. Programs such as those offered by Human Services Association which provide congregate meals and delivered meals to low income seniors helps low income seniors stay in their homes.

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

AP-38 Project Summary

1	Project Name	Program Administration
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$92,021
	Description	This program ensures the effective use of limited CDBG funds, for the community's priorities and federal regulations. Activities include the preparation of the Consolidated Plan, Action Plan, and Annual Performance Report, and continuous outreach to address the changing needs of the community. Staff is trained on CDBG requirements and future program development.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	City Wide
	Planned Activities	Effectively manage CDBG funds
2	Project Name	Rehabilitation Delivery Costs
	Target Area	City Wide
	Goals Supported	Housing Preservation and Improvement
	Needs Addressed	Housing Preservation and Improvement
	Funding	CDBG: \$118,070
	Description	This program provides funds for the payment of reasonable administrative costs and carrying charges such as rehabilitation counseling, work specifications, loan processing, site inspections, reporting, processing loan paybacks and all administrative work related to loan and grant processing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20 low income families will benefit from the proposed activities
	Location Description	City Wide
	Planned Activities	Process 10 Single-Family Rehabilitation Loans, 6 Fix-Up, Paint-Up Grants and 4 Accessible Modification Grants and process approximately 11 loan paybacks
3	Project Name	Code Enforcement

	Target Area	CDBG Eligible Areas- Census Tract 5550.01, BG 1, 2, 3 and 4; Census Tract 5550.02 BG 1 and 2; Census Tract 5551.02 BG 1 and 2; Census Tract 5551.03, BG 2; Census Tract 5551.04, BG 1; 5700.01, BG 2 and 4; Census Tract 5700.03, BG 3 and 4; Census Tract 5708.00, BG 1; Census Tract 5714.00, BG 3; Census Tract 5715.03, BG 1.
	Goals Supported	Housing Preservation and Improvement
	Needs Addressed	Housing Preservation and Improvement
	Funding	CDBG: \$36,395
	Description	Under this program, the City will continue to enforce existing building codes with Community Conservation Officers working in conjunction with the Crime, Public Nuisance, and Property Abatement Team serving CDBG-eligible areas.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 1,000 households will be served during FY 2025-2026. Of those 1,000 households approximately 300 households will be low to moderate income households located within CDBG Eligible Areas.
	Location Description	City Wide
	Planned Activities	Enforce building and zoning codes.
4	Project Name	Fair Housing Program
	Target Area	City Wide
	Goals Supported	Equal Housing Opportunity
	Needs Addressed	Equal Housing Opportunity
	Funding	CDBG: \$26,000
	Description	Provide CDBG funds for a fair housing counseling program and landlord tenant services for residents and property owners. The Fair Housing Consultant will function as a central source for fair housing information and education; investigate and conciliate housing discrimination complaints; make referrals to appropriate sources for the formal resolution of complaints when information conciliation efforts fail; distribute information on landlord tenant rights and assist low and moderate income families in maintaining suitable housing.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	The City will actively implement the Fair Housing Programs, including conducting education, counseling, and special projects. A total of 250 low to moderate income households shall be assisted annually.
	Location Description	City Wide
	Planned Activities	Administer a Fair Housing Program.

5	Project Name	Weingart Senior Center Improvement Project
	Target Area	5707.01 Block Group 2
	Goals Supported	Improve and Provide Community Facilities
	Needs Addressed	Improve and Provide Community Facilities
	Funding	CDBG: \$154,619
	Description	Bring facility into compliance with current ADA standards
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,000 unduplicated low-moderate income senior households will benefit from the proposed improvements.
	Location Description	5220 Oliva Avenue
	Planned Activities	Conduct improvements to bring facility into ADA compliance
6	Project Name	Human Services Association
	Target Area	City Wide
	Goals Supported	Provide Community Services
	Needs Addressed	Provide Community Services
	Funding	CDBG: \$12,000
	Description	This activity will support senior citizen congregate meals at the Weingart Senior Center and home delivered meals to Lakewood residents.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Through this program, Human Services Association will provide congregate and home delivered meals to 75 seniors annually.
	Location Description	5220 Oliva Avenue
	Planned Activities	Provide congregate meals to senior citizens
7	Project Name	Meals on Wheels
	Target Area	City Wide
	Goals Supported	Provide Community Services
	Needs Addressed	Provide Community Services
	Funding	CDBG: \$11,000
	Description	This program provides in-home meal delivery to low income, senior, and disabled persons.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Through this program, Meals on Wheels will provide home delivered meals to 75 seniors annually.
	Location Description	5510 Clark Avenue
	Planned Activities	Prepare and deliver meals to senior citizens.
8	Project Name	Community Family Guidance
	Target Area	City Wide
	Goals Supported	Provide Community Services
	Needs Addressed	Provide Community Services
	Funding	CDBG: \$11,000
	Description	This program provides counseling services for emotionally disturbed children.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Through this program, an estimated 75 children from low to moderate income households, who are emotionally disturbed will receive counseling annually.
	Location Description	10929 South Street, Cerritos
9	Planned Activities	Counsel emotionally disturbed children.
	Project Name	Pathways Volunteer Hospice
	Target Area	City Wide
	Goals Supported	Provide Community Services
	Needs Addressed	Provide Community Services
	Funding	CDBG: \$8,000
	Description	This program provides in-home non-medical services to terminally ill persons.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Through this program, the City will serve 40 low and moderate income households annually with in-home services for terminally ill persons.
	Location Description	4645 Woodruff Avenue
	Planned Activities	Provide in home non-medical care to terminally ill persons.

Table 60 – Project Summary Information

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 geographic areas can be described as CDBG eligible areas and CDBG exception criteria areas.

Geographic Distribution

Target Area	Percentage of Funds
5550.01	8
5550.02	8
5551.05	8
5551.07	8
5700.01	8
5700.03	8
5707.01	8
5708.00	8
5709.02	8
5710.00	8
5713.00	8
5714.00	8

Table 42 - 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 several applications for a second unit in conjunction with an ADU and JADU.

During FY 23-24 the construction of 101 ADUs were approved by the City and completed. Currently, 94 ADUs have been and approved and completed during FY 24-25. It is anticipated that during FY 25-26, the construction of 100 ADUs will be approved by the City and construction completed. The City currently has 353 completed ADUs.

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

One Year Goals for the Number of Households to be Supported	
Homeless	50
Non-Homeless	372
Special-Needs	26
Total	449

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	100
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	120

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

Discussion

The one year goals for the number of homeless households to be supported by affordable housing is quantified by the number of households Su Casa Ending Domestic Violence is anticipating to support. The non-homeless households supported include the number of units in the City that are approved as affordable housing units. Special needs is quantified by the number of residential care facilities are located in the City.

AP-60 Public Housing – 91.220(h)

Introduction

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

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

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

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

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

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

Discussion

See discussion above.

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

Introduction

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

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

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

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

Addressing the emergency shelter and transitional housing needs of homeless persons

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

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

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

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

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

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

- There are a total of 16 Adult Residential Facilities located in the City of Lakewood. The facilities provide 24 hour non-medical care to individuals who may be physically, mentally or developmentally disabled. Each home can house up to six adults aged 18-59.
- There are a total of 8 Residential Care Facilities for the Elderly located in the City of Lakewood. Each of these facilities house up to six persons aged 60 or older. These facilities were accepted as transitional housing by the State Department of Housing and Community Development during the FY 2013-2021 Housing Element update.
- There is one Small Family Home located in the City of Lakewood that provides 24-hour care for families with less than six children who are in need of assistance because of a physical, mental or developmental disability.

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

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

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

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

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

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

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

Discussion

See discussion above

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

Introduction:

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

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

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

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

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

Discussion:

See discussion above.

AP-85 Other Actions – 91.220(k)

Introduction:

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

Actions planned to address obstacles to meeting underserved needs

Like most communities, a major obstacle to meeting the needs of the community is funding. Over the years, community partnerships with county, state, and federal agencies have been integral to meeting the needs of the underserved community. During the FY 2025-2026 program year, the City intends to continue these relationships as well as foster new ones to ensure that the needs of the community are adequately fulfilled.

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

Actions planned to foster and maintain affordable housing

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

- Mortgage assistance program referrals
- Coordination with neighborhood networks to elaborate on the needs of the community
- Code enforcement
- Home Improvement Programs
- Infrastructure improvements
- Provision of Fair Housing Services
- Approve the construction of 350 ADUs
- Partner with a developer for the construction of 37 new for-sale affordable housing units

Actions planned to reduce lead-based paint hazards

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

Actions planned to reduce the number of poverty-level families

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

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

Actions planned to develop institutional structure

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

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

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

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

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

Discussion: See discussion above

Program Specific Requirements

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

Introduction:

The sole source of projected program income for the City of Lakewood is rehabilitation loan payback. The City's program income is expected to decline as mortgage interest rates rise. The City anticipates receiving \$9,000 during FY 2025-2026.

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
 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
 3. The amount of surplus funds from urban renewal settlements
 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.
 5. The amount of income from float-funded activities
- Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

While the City does not use CDBG funds for urgent need activities, the City is committed to providing comprehensive emergency management and preparedness services to address the needs of the Lakewood community by spending approximately \$127,000 in general fund monies in FY 25-26. The Office of Emergency Management oversees Lakewood's emergency response and preparedness activities and programs for staff and community members. Services and programs are delivered through trainings, educational campaigns and community and staff engagement. During FY 25-26 the City of Lakewood will:

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

CERTIFICATIONS

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.

Uniform Relocation Act and 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, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

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

1. 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;
2. 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
3. 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 Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Signature of Authorized Official

Date

Title

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

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

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

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

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

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) _____ [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

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

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature of Authorized Official

Date

Title

Discharge Policy – The recipient will establish and implement, to the maximum extent practicable and where appropriate, policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

Signature of Authorized Official

Date

Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

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.

ASSURANCES

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0017
Expiration Date: 01/31/2026

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

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

*Authorized Representative Name:

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

*Title:

*Applicant Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §§3729, 3802).

*Signature:

*Date:

06/10/2025

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:**

07/01/2025

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):**

956005417

*** c. UEI:**

076943638

d. Address:

*** Street1:**

5050 Clark Avenue

Street2:

*** City:**

Lakewood

County/Parish:

*** State:**

CA: California

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

90712-0000

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:

N/A

*** Email:**

clehouillier@lakewoodca.gov

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. Assistance Listing Number:

Assistance Listing 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:

Five Year 2025-2029 Consolidated Plan and Fiscal Year 2025-2026 Action Plan for the City's CDBG Program.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant CA-038

* b. Program/Project CA-038

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

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 07/01/2025

* b. End Date: 06/30/2026

18. Estimated Funding (\$):

* a. Federal	460,105.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	9,000.00
* g. TOTAL	469,105.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

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

☒ ** I AGREE

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

Authorized Representative:

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

* Title: City Manager

* Telephone Number: (562) 866-9771

Fax Number:

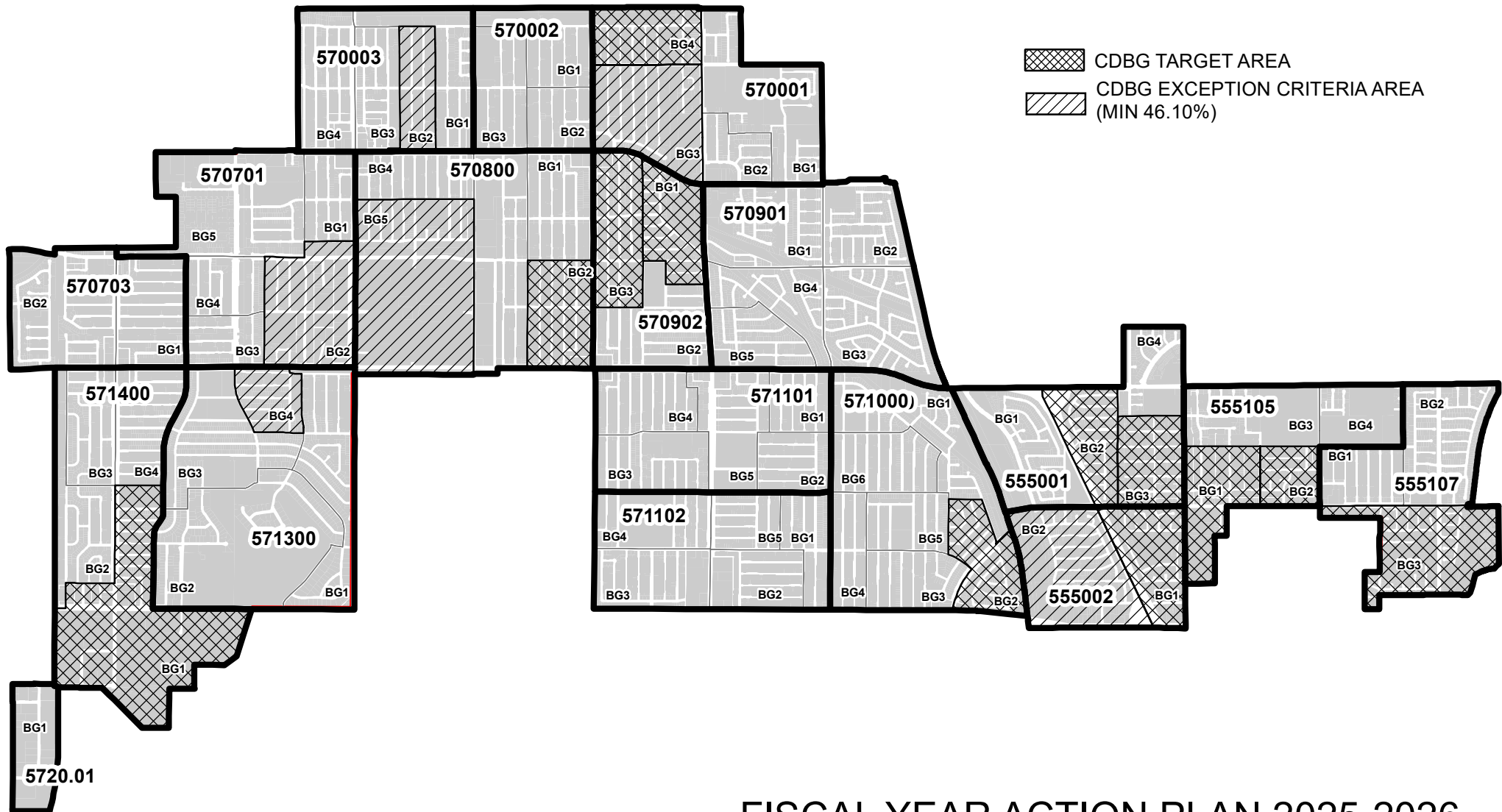
* Email: tmack@lakewoodca.gov

* Signature of Authorized Representative:

* Date Signed: 06/10/2025

SITE LOCATION MAPS

CDBG ELIGIBLE AREAS



FISCAL YEAR ACTION PLAN 2025-2026

DATA FROM FY 2018 CDBG GRANTEES AND 2016-2020 ACS LMISD,
BY HUD OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

PUBLIC SERVICE PROGRAMS

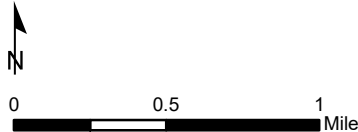
Human Services Association
(Bell Gardens, CA)

Community Family Guidance

Meals on Wheels

Fair Housing

Pathways Volunteer
Hospice



ACTION PLAN FY 2025-2026

CITIZEN PARTICIPATION PLAN

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

A. INTRODUCTION

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

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

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

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

B. LAKEWOOD CITIZEN PARTICIPATION PLAN

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

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

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

DEFINITIONS

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

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

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

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

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

C. ROLE OF CITIZENS

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

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

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

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

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

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

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

Bloomfield Park
21420 Pioneer Blvd.
Lakewood, CA 90715

Mayfair Park
5720 N. Clark Avenue
Lakewood, CA 90712

D. GUIDELINES FOR CITIZEN PARTICIPATION

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

Consolidated Plan and Action Plan:

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

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

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

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

Iacoboni Library
4990 N. Clark Avenue
Lakewood, CA 90712

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

Consolidated Plan Amendments

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

Action Plan Amendments

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

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

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

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

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

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

Urgency Needs:

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

Performance Report

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

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

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

Public Hearings:

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

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

Information Access

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

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

Non-English Speaking Residents

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

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

E. CITIZEN SERVICES REQUESTS AND GRIEVANCE PROCEDURE

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

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

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

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

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

RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION PLAN

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

I. INTRODUCTION

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

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

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

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

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

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

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

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

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

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

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

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

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

III. RELOCATION ADVISORY ASSISTANCE

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

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

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

IV. RELOCATION ASSISTANCE

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

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

Residential Benefits:

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

Non Residential Benefits:

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

V. COST ESTIMATE OF RELOCATION BENEFITS

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

VI. PLAN FOR DISBURSEMENTS OF RELOCATION BENEFITS

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

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

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

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

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

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

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

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

VII. LAST RESORT HOUSING

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