

LakewoodAlive

FY26 CDBG Applicant Narrative

1. Mission & History

LakewoodAlive is a 501 (c) 3 community development organization. Our mission is to serve as a community centered non-profit that fosters and sustains vibrant and welcoming neighborhoods. This is accomplished by both commercial and residential programs that holistically complement one another and further strengthen Lakewood's neighborhoods. Lakewood Community Progress Inc. (LCPI) was founded in 2004 by the Lakewood Chamber of Commerce and the City of Lakewood to provide an additional resource for facilitating local economic development. LCPI adopted the Main Street Model and began working with community partners to enhance our commercial corridors. In 2006, the "Grow Lakewood Report" noted that Lakewood's housing stock is the community's economic lynchpin. In 2008, the LCPI merged with LakewoodAlive, a resident-based organization that advocated for citizen engagement in economic development. In 2009, LakewoodAlive launched its Housing Outreach Program in partnership with the City of Lakewood to ensure all residents live in healthy and safe housing. The combination of LakewoodAlive's small business development programming coupled with its Housing Outreach programming, has led to LakewoodAlive's evolution to now serve as Lakewood's non-profit community development organization.

2. Geographic Service Area The city of Lakewood

3. Target Population(s) Low-moderate income households

4. Programs & Services

The Housing Outreach Program is designed to educate and assist all residents, but with a primary focus on low-to moderate-income households with: 1) housing code compliance including the Paint Lakewood Program; 2) connections to financial assistance programs and bank products that are available to address exterior (and in some cases interior) housing maintenance issues; 3) offer educational and volunteer assistance to low-to-moderate income households in order to address housing maintenance and lead based paint hazard issues; and 4) provide direct services including but not limited to bed bug support and aging in place assessments.

The primary goal of the program is to ensure that all residents have access to healthy and safe housing. We work to accomplish this by empowering residents through education on the best practices of maintaining and sustaining their homes to further strengthen the housing stock and supporting affordable housing throughout the community. LakewoodAlive strives to help residents consider home repairs in a proactive fashion leading to a savings of time and money.

Owner Occupants	81%
Renters	19%
Investors	<1%
Female Headed Households	60%
Elderly Clients	72%

5. Number & Demographic Profile of Clients Served (FY24)

Demographic Information July 1, 2024-June 30, 2025	
Client's Income	
VLI : 30%	40
LI: 50%	180
LMI: 80%	77
AMI: 81%+	77
% of LMI Clients	88%

Services July 1, 2024-June 30, 2025 (unduplicated)	
Office Visits/Phone Calls/Email <i>(unduplicated, does not reflect that most clients require multiple contact points)</i>	Total: 803 Unduplicated: 417
Home Visits <i>(unduplicated, does not reflect that most clients require multiple contact points)</i>	Total: 311 Unduplicated: 176
Paint Program	Completed: 8
Volunteer Projects	32
	Workshops/ Participants
Educational Series	9/146

6. Qualifications to Implement Proposed Project

LakewoodAlive is highly qualified to implement the Housing Outreach Program. Now in its 16th year, the program's accomplishments have increased significantly as have program offerings to meet the ever-changing needs of Lakewood Residents. The Executive Director has been with LakewoodAlive since 2011, bringing 20 years of non-profit experience, 16 years of community and economic development experience and 14 years of working in Lakewood to help residents and small businesses.

The Community Engagement Specialist has been with LakewoodAlive since 2015 and has spent more than 30 years in government social service and the non-profit sector, working with low-moderate income residents and their housing needs.

The Housing Outreach & Tool Box Coordinator has been with LakewoodAlive since 2019 and has more than 20 years' experience in working as a carpenter while overseeing a manufacturing facility. OSHA certified, he provides expert advice and education for use of tools and how to approach housing projects.

The Housing Outreach Manager has over 9 years' experience in housing and real estate, 19 years' experience as a program and project manager with over 6 of those years in nonprofit, and additionally has spent over 4 years leading organizations to implement best grant management practices.

7. Experience Administering Government Contracts & Complying with Federal Regulatory Requirements

LakewoodAlive has administered CDBG-funded programming since 2009 and complies with all contractual and federal regulatory requirements.

8. FY26 Organizational Budget

i. Total FY26 Operating Budget \$773,540

ii. FY26 Budgeted Operating Expenses

Expenditure Category	Amount	% Total Budget
Salaries & Fringe Benefits	\$479,243	62%
Operating Costs	\$73,800	10%
Capital Costs	\$0	0%
Indirect Costs	\$31,191	4%
Paint Program*	\$42,000	5%
Special events expenses	\$97,306	13%
One-time grant (not yet funded)	\$50,000	6%
Total	\$773,540	100%

iii. FY26 Budgeted Revenue Sources (Top 4)

#	Source	Amount	% Total Budget
1	City of Lakewood (non-CDBG contract + Paint + CDBG)*	\$242,000	32%
2	Event Revenue	\$193,750	26%
3	Contributed Support (Individuals, Board Members, Corporate Donations & Program Support)	\$152,500	20%
4	Foundation Grants (includes \$50K one-time grant reflected in expenses above)	\$120,000	16%
Total (represents total of top 4 sources)		\$708,250	94%

*Note: FY 26 board-approved budget included \$42,000 for Paint Program. LakewoodAlive is requesting \$75,000 to meet demand. The tables above reflect the board-approved budget.

9. Does Your Organization Maintain the Following Documents?

- i. Personnel Manual/Grievance Procedures Yes ☒ No ☐
- ii. Affirmative Action Policy Yes ☒ No ☐

10. Does Your Organization Have the Capacity to Serve Non-English-Speakers? Yes ☒ No ☐

11. Do Your Facilities Comply with ADA Accessibility Requirements? Yes ☒ No ☐

12. Additional Data and/or Information that Strengthens the Organization's Case for CDBG Funding Support

The City of Lakewood and LakewoodAlive have formed an incredibly strong partnership whereby we can effectively support low-mod residents to ensure they are living in healthy and safe housing. CDBG support provides a portion of the resources to help our neighbors, fill roles that public and private sector can't, and work with both to bring to bear all matter of resources. We are excited to leverage this program along with the City of Lakewood's Community Development programming to continue to implement a robust housing strategy ensuring healthy, safe and affordable housing for all residents.