

# Action Plan

## Grantee: Surprise Town, AZ

### Grant: B-08-MN-04-0506

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<b>LOCCS Authorized Amount:</b>	\$ 2,197,786.00
<b>Grant Award Amount:</b>	\$ 2,197,786.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 1,864,104.78
<b>Total Budget:</b>	\$ 4,061,890.78

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### Funding Sources

**No Funding Sources Found**

### Narratives

#### Areas of Greatest Need:

Surprise has experienced a great effect from the foreclosure crisis. With a foreclosure rate of over 8% in some areas, and a sub-prime rate of 41% within the original town site, Surprise is in a housing crisis that must be addressed in order to stabilize its neighborhoods. Through local research it has been determined that Special Planning Area 1 within Surprise has seen the greatest impact through the rapid rate of foreclosure, therefore this has been determined the area of greatest need.

#### Distribution and Uses of Funds:

Surprise intends to use the funds to acquire vacant and/or foreclosed homes, to rehabilitate or demolish and newly construct these homes. Surprise will then sell these homes to qualified buyers with homebuyer assistance as necessary. These activities will be targeted to residential properties identified within the Area of Greatest Need. Initial project goal is to newly construct 3 homes on acquired vacant land, or parcels with a substandard home that needs to be demolished. Additionally, Surprise will purchase, rehabilitate if necessary, and resell with downpayment assistance 9 homes. Additional projects of this nature will be completed with program income.

#### Definitions and Descriptions:

#### Low Income Targeting:

City of Surprise has identified the low income targeting area as identified by the high foreclosure rates. Target area includes homes between Bell Road and Peoria Road (North to South) and between Perryville Rd and Dysart Road. (West to East). Subdivisions outside of this area but are included are Kingswood Park and the Original Townsite.

#### Acquisition and Relocation:



**Public Comment:**

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title	Grantee Program
001	Administration	001	Administration	
002	Acquisition and Rehabilitation	0021	Acquisition and rehabilitation	
		0022	Acquisition and Rehabilitation	
003	Redevelopment	0031	Reconstruction LMMI	
		0032	New Home Construction	
004	Financing Mechanism	0041	Home Buyer Assistance	
		0042		
005	Public Facility	0051	Public Facilities	
9999	Restricted Balance		<i>No activities in this project</i>	



# Activities

**Project # /** 001 / Administration

**Grantee Activity Number:** 001

**Activity Title:** Administration

**Activity Type:**

Administration

**Project Number:**

001

**Projected Start Date:**

10/30/2008

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

Not Applicable (for Planning/Administration or Unprogrammed Funds only)

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Administration

**Projected End Date:**

06/30/2021

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 366,289.67

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 366,289.67

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Surprise1

**Organization Type**

Unknown

**Proposed Budget**

\$ 366,289.67

**Location Description:**

City of Surprise, Human Service & Community Vitality Department  
16000 N. Civic Center Plaza  
Surprise, AZ 85374

**Activity Description:**

NSP funds will be used to pay reasonable program administrative costs related to the planning and execution of the activities listed previously. This includes costs related to staffing for overall program management,



coordination, monitoring, reporting, and direct and indirect charges.

In 2017 a PI transfer was requested and approved but later denied by HUD. A second PI transfer request was submitted in 2018 and approved. PI approved for transfer in the 2018 approval was transferred to IDIS on 11/9/2018. Both approval letters have been uploaded to this activity.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:**

**Document** 10-4-18\_Thomason\_Surprise\_Transfer NSP1 Program Income\_B08MN040506.pdf

**Document** NSP1 Transfer Approval.pdf

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**Project # / 002 / Acquisition and Rehabilitation**



## Grantee Activity Number: 0021

### Activity Title: Acquisition and rehabilitation

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

002

**Projected Start Date:**

03/30/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

06/30/2021

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 1,200,501.87

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 1,200,501.87

**Proposed Beneficiaries**

# Owner Households

**Total**

**Low**

**Mod**

**Low/Mod%**

7

7

100.00

# of Households

7

7

100.00

**Proposed Accomplishments**

# of Singlefamily Units

**Total**

9

# of Housing Units

9

# of Properties

9

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Surprise1

**Organization Type**

Unknown

**Proposed Budget**

\$ 1,200,501.87

**Location Description:**

Homes located within Special Planning Area 1.

**Activity Description:**

The purchase and rehabilitation of homes located within Special Planning Area 1. These homes will be sold to qualified applicants with homebuyer assistance. Homes will be rehabilitated as necessary.



**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Grantee Activity Number: 0022

### Activity Title: Acquisition and Rehabilitation

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

002

**Projected Start Date:**

03/30/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Acquisition and Rehabilitation

**Projected End Date:**

06/30/2021

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 847,932.44

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 847,932.44

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
2	2		100.00
2	2		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# ELI Households (0-30% AMI)

# of Properties

**Total**

2

2

2

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Surprise1

**Organization Type**

Unknown

**Proposed Budget**

\$ 847,932.44

**Location Description:**

Homes within Special Planning Area 1.

**Activity Description:**

Acquisition and rehabilitation of homes within Special Planning Area 1. These homes will be sold to buyers at or below 25% AMI. The homes will be rehabilitated as necessary and will likely be sold with homebuyer assistance such as downpayment assistance of sale discount.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # /** 003 / Redevelopment





## Grantee Activity Number: 0031

### Activity Title: Reconstruction LMMI

**Activity Type:**

Construction of new housing

**Project Number:**

003

**Projected Start Date:**

03/30/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Redevelopment

**Projected End Date:**

06/30/2021

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 5,576.50

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 5,576.50

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
2		2	100.00
2		2	100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

#Units with other green

#Units exceeding Energy Star

#Low flow showerheads

#Low flow toilets

**Total**

2

2

2

2

2

2

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Surprise1

**Organization Type**

Unknown

**Proposed Budget**

\$ 5,576.50

**Location Description:**

Land will be purchased within Special Planning Area 1 in Surprise, Arizona.



**Activity Description:**

Newly constructed homes will be sold to eligible applicants. These homes will be constructed through a contract with Habitat for Humanity. Habitat was selected through a procurement process, and will construct all homes with Leed and visitability components. Land may have a structure that needs to be demolished in order to build a new home that meets local city codes.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Grantee Activity Number: 0032**

**Activity Title: New Home Construction**

**Activity Type:**

Construction of new housing

**Project Number:**

003

**Projected Start Date:**

03/30/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Redevelopment

**Projected End Date:**

06/30/2021

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 296,216.99

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 296,216.99

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

# of Households

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

# ELI Households (0-30% AMI)

#Units with other green

#Units exceeding Energy Star

#Low flow showerheads

#Low flow toilets

**Total**

1

1

1

1

1

1

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Surprise1

**Organization Type**

Unknown

**Proposed Budget**

\$ 296,216.99

**Location Description:**



Acquisition of land will be within Special Planning Area 1.

**Activity Description:**

The construction of 1 home for an eligible buyer at or below 25% AMI. This home is to be constructed by Habitat for Humanity through a contractual agreement with City of Surprise. This agreement was entered into once the city's procurement process was complete. The home will be constructed with LEED and visitability components. The home will likely be sold with downpayment assistance and/or sale discount.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # / 004 / Financing Mechanism**



## Grantee Activity Number: 0041

### Activity Title: Home Buyer Assistance

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

004

**Projected Start Date:**

03/30/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

Direct (Households)

**Activity Status:**

Completed

**Project Title:**

Financing Mechanism

**Projected End Date:**

06/30/2021

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 199,203.14

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 199,203.14

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
15		15	100.00
15		15	100.00

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

15

15

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Surprise1

**Organization Type**

Unknown

**Proposed Budget**

\$ 199,203.14

**Location Description:**

Properties located within Special Planning Area 1 within Surprise.

**Activity Description:**

Homebuyer assistance through financing mechanisms such as down payment assistance and sale discounts. The 8 hour minimum of homebuying counseling will be completed by Neighborhood Housing Services of the Southwest Valley through a contract with the City of Surprise that was established upon completion of the City's procurement process.



**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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## Grantee Activity Number: 0042

### Activity Title: Home Buyer Assistance

**Activity Type:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

004

**Projected Start Date:**

03/30/2009

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

**Activity Status:**

Completed

**Project Title:**

Financing Mechanism

**Projected End Date:**

06/30/2021

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 151,755.76

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 151,755.76

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Owner Households

Total	Low	Mod	Low/Mod%
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10	10		100.00
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# of Households

10	10		100.00
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**Proposed Accomplishments**

# of Singlefamily Units

Total
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10
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# of Housing Units

10
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**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Surprise1

**Organization Type**

Unknown

**Proposed Budget**

\$ 151,755.76

**Location Description:**

Homes located within Special Planning Area 1.

**Activity Description:**

Homebuyer assistance given to qualified applicants that are at or below 25% of AMI. The minimum 8 hours housing counseling will be provided by Neighborhood Housing Services of Southwest Maricopa County which was established through a contract with Surprise upon completion of the City's procurement process. Homebuyer assistance will be given in the form of downpayment assistance, and/or sale discounts.



**Environmental Assessment:** COMPLETED

**Environmental Reviews:** None

**Activity Attributes:** None

**Activity Supporting Documents:** None

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**Project # /**      **005 / Public Facility**





## Grantee Activity Number: 0051

### Activity Title: Public Facilities

**Activity Type:**

Acquisition, construction, reconstruction of public facilities

**Project Number:**

005

**Projected Start Date:**

10/18/2018

**Project Draw Block by HUD:**

Not Blocked

**Activity Draw Block by HUD:**

Not Blocked

**Block Drawdown By Grantee:**

Not Blocked

**National Objective:**

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

**Benefit Report Type:**

NA

**Activity Status:**

Completed

**Project Title:**

Public Facility

**Projected End Date:**

09/30/2021

**Project Draw Block Date by HUD:****Activity Draw Block Date by HUD:**

**Total Budget:** \$ 788,041.41

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 788,041.41

**Proposed Accomplishments**

# of public facilities

**Total**

1

**Proposed budgets for organizations carrying out Activity:****Responsible Organization**

City of Surprise2

**Organization Type**

Local Government

**Proposed Budget**

\$ 788,041.41

**Location Description:**

Within the city's NSP1 target area.

**Activity Description:**

Construction of youth ball field and/or pocket parks.

**Environmental Assessment:** COMPLETED

**Environmental Reviews:**

Program	ER ID	Year of	Project Name	Review Type	Responsible	Partner	ER Status	Level of Review	Completed Date	City	State
Community Development Block Grants (CDBG) (Entitlement)	900000010068230	2018	Heritage-at-Surprise-	Part 58	SURPRISE		Completed, conditioned on mitigation	EA	11/19/2018	Surprise	Arizona



**Environmental Reviews:**

Program	ER ID	Year of	Project Name	Review Type	Responsible	Partner	ER Status	Level of Review	Completed Date	City	State
Community Development Block Grants (CDBG) (Entitlement)	900000010068230	2018	Heritage-at-Surprise-	Part 58	SURPRISE		Completed, conditioned on mitigation	EA	11/19/2018	Surprise	Arizona

**Activity Attributes:** None

**Activity Supporting Documents:**

**Document** SKM\_C450i21111910350.pdf

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**Action Plan Comments:**

Reviere, AP approved; City made administrative adjustments.

Reviere, Reviewed and approved AP. City updated the estimated PI and adj activity budget goals. Confirmed FINREPT07b 07/19/2012. City can now enter PI receipts and submit PI draws.

Christensen, No substantial changes. EC 9-1-20

Knox, Amendment updated the project end date for the following project:  
 Project Title: Public Facility  
 Project Budget: 788,041.41  
 Activity: 0051  
 Project Number: 005  
 Title: Public Facilities  
 National Objective: NSP Only - LMMI  
 Projected Start Date: 10/18/2018  
 Projected End Date: 06/29/2021

**Action Plan History**

**Version**

**Date**



B-08-MN-04-0506 AP#11	03/03/2022
B-08-MN-04-0506 AP#10	08/27/2021
B-08-MN-04-0506 AP#9	09/01/2020
B-08-MN-04-0506 AP#8	07/31/2019
B-08-MN-04-0506 AP#7	01/28/2019
B-08-MN-04-0506 AP#6	01/30/2018
B-08-MN-04-0506 AP#5	01/14/2016
B-08-MN-04-0506 AP#4	07/19/2012
B-08-MN-04-0506 AP#3	01/26/2012
B-08-MN-04-0506 AP#2	02/23/2011
B-08-MN-04-0506 AP#1	01/29/2010

