

Grantee: Surprise Town, AZ

Grant: B-08-MN-04-0506

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-MN-04-0506

Obligation Date:**Grantee Name:**

Surprise Town, AZ

Award Date:**Grant Amount:**

\$2,197,786.00

Contract End Date:

03/20/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

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:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$2,197,786.00

Total CDBG Program Funds Budgeted

N/A

\$2,197,786.00

Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$329,667.90	\$0.00
Limit on Admin/Planning	\$219,778.60	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$549,446.50	\$538,889.15

Overall Progress Narrative:

The city of Surprise has compiled a waiting list of over 200 people interested in participating in the program. The first 40 have been referred to Neighborhood Housing Services for initial screening, and then subsequent Homebuyer Counseling. During this time, Surprise staff has been viewing properties and submitting bids at 1% below appraised value. One offer has been accepted, and seven others are pending.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
001, Administration	\$0.00	\$0.00	\$0.00
002, Acquisition and Rehabilitation	\$0.00	\$0.00	\$0.00
003, Redevelopment	\$0.00	\$0.00	\$0.00
004, Financing Mechanism	\$0.00	\$0.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	001
Activity Title:	Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

001

Project Title:

Administration

Projected Start Date:

10/30/2008

Projected End Date:

06/30/2013

Benefit Type:

N/A

Completed Activity Actual End Date:**National Objective:**

N/A

Responsible Organization:

City of Surprise

Overall**Apr 1 thru Jun 30, 2009****To Date****Total Projected Budget from All Sources**

N/A

\$219,779.00

Total CDBG Program Funds Budgeted

N/A

\$219,779.00

Program Funds Drawdown

\$0.00

\$0.00

Program Funds Obligated

\$0.00

\$0.00

Program Funds Expended

\$0.00

\$0.00

City of Surprise

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

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.

Location Description:

City of Surprise, Community Development Department
16000 N. Civic Center Plaza
Surprise, AZ 85374

Activity Progress Narrative:

Staff has been working screening initial participant applications, referring clients to counseling, researching properties for purchase, bidding on properties, and completing the environmental review process.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0021
Activity Title:	Acquisition and rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

002

Projected Start Date:

03/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Surprise

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$875,222.04
Total CDBG Program Funds Budgeted	N/A	\$875,222.04
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Surprise	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Location Description:

Homes located within Special Planning Area 1.

Activity Progress Narrative:

Staff is currently researching and making offers on properties for use in this activity. All properties purchased under this activity will be done assuring the purchase price is at least 1% below appraisal. The initial environmental review has been completed for the area, and the address specific review will be completed before each purchase.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/9
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/7	0/7	0
# Owner Households	0	0	0	0/0	0/7	0/7	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0022
Activity Title:	Acquisition and Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

002

Projected Start Date:

03/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Surprise

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$365,249.15
Total CDBG Program Funds Budgeted	N/A	\$365,249.15
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Surprise	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Location Description:

Homes within Special Planning Area 1.

Activity Progress Narrative:

Staff is currently researching and making offers on properties for use in this activity. All properties purchased under this activity will be done assuring the purchase price is at least 1% below appraisal. The initial environmental review has been completed for the area, and the address specific review will be completed before each purchase.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2

# of Singlefamily Units	0	0/2
-------------------------	---	-----

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0031
Activity Title:	Reconstruction LMMI

Activity Category:

Construction of new housing

Project Number:

003

Projected Start Date:

03/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Surprise

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$415,380.88
Total CDBG Program Funds Budgeted	N/A	\$415,380.88
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Surprise	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Location Description:

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

Activity Progress Narrative:

Staff is currently researching and making offers on properties for use in this activity. All properties purchased under this activity will be done assuring the purchase price is at least 1% below appraisal. The initial environmental review has been completed for the area, and the address specific review will be completed before each purchase.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/2
#Low flow showerheads	0	0/2
#Units exceeding Energy Star	0	0/2
#Units & other green	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	0/2	0
# Owner Households	0	0	0	0/0	0/2	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0032
Activity Title:	New Home Construction

Activity Category:

Construction of new housing

Project Number:

003

Projected Start Date:

03/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Surprise

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$105,750.00
Total CDBG Program Funds Budgeted	N/A	\$105,750.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Surprise	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

The construction of 1 home for an eligible buyer at or below 25% AML. 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.

Location Description:

Acquisition of land will be within Special Planning Area 1.

Activity Progress Narrative:

Staff is currently researching and making offers on properties for use in this activity. All properties purchased under this activity will be done assuring the purchase price is at least 1% below appraisal. The initial environmental review has been completed for the area, and the address specific review will be completed before each purchase.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/1
#Low flow showerheads	0	0/1
#Units exceeding Energy Star	0	0/1
#Units > other green	0	0/1
# ELI Households (0-30% AML)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0041
Activity Title:	Home Buyer Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

004

Projected Start Date:

03/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Financing Mechanism

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Surprise

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$148,514.93
Total CDBG Program Funds Budgeted	N/A	\$148,514.93
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Surprise	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Location Description:

Properties located within Special Planning Area 1 within Surprise.

Activity Progress Narrative:

Potential participants have been referred to Neighborhood Housing Services for screening and Homebuyer Counseling.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

Beneficiaries Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total Low/Mod%

# of Households	0	0	0	0/0	0/9	0/9	0
# Owner Households	0	0	0	0/0	0/9	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	0042
Activity Title:	Home Buyer Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

004

Projected Start Date:

03/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Financing Mechanism

Projected End Date:

06/30/2013

Completed Activity Actual End Date:
Responsible Organization:

City of Surprise

Overall	Apr 1 thru Jun 30, 2009	To Date
Total Projected Budget from All Sources	N/A	\$67,890.00
Total CDBG Program Funds Budgeted	N/A	\$67,890.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
City of Surprise	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Location Description:

Homes located within Special Planning Area 1.

Activity Progress Narrative:

Potential participants have been referred to Neighborhood Housing Services for screening and Homebuyer Counseling.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/0	0/3	0
# Owner Households	0	0	0	0/3	0/0	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
