



**CITY OF SURPRISE**  
**Veterans, Disability and Human Services Commission**  
**16000 N. Civic Center Plaza**  
**Surprise, AZ 85374**  
 Wednesday, April 9, 2025 @ 6:00 PM  
**COUNCIL CHAMBERS**

- A. Call To Order
- B. Roll Call
- C. Pledge of Allegiance
- D. Current Events and Reports
- E. Staff Reports
- F. Veterans, Disability and Human Services Commission

**CALL TO THE PUBLIC:**

**INSTRUCTIONS:** In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

**CONSENT AGENDA:**

**REGULAR AGENDA ITEM - PUBLIC HEARING:**

- |    |          |   |                              |
|----|----------|---|------------------------------|
| 1. | Citywide | Discussion and action pertaining to the PY25 Draft Annual Action Plan approval. | Human Svcs and Comm Vitality |
|----|----------|---|------------------------------|

**REGULAR AGENDA ITEM - NON-PUBLIC HEARING:**

- |    |          |  |                              |
|----|----------|--|------------------------------|
| 2. | Citywide | Consideration and action pertaining to the March 12, 2025, Veterans, Disability & Human Services Commission meeting minutes. | Human Svcs and Comm Vitality |
| 3. | Citywide | Presentation and discussion pertaining to Beacon Group.  | Human Svcs and Comm Vitality |
| 4. | Citywide | Discussion and action pertaining to the Surprise Community Legend Awards.  | Human Svcs and Comm Vitality |
| 5. | Citywide | Discussion and update pertaining to Vet Fest.  | Human Svcs and Comm Vitality |

- G. Other Business and Future Agenda Items
- H. Adjournment

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KRISTI PASSARELLI, CITY CLERK

**POSTED: Thursday, April 3rd, 2025 @ 3:45 PM**

**SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK’S OFFICE @ 623.222.1200 OR CLERK@SURPRISEAZ.GOV, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.**



**CITY OF SURPRISE**  
**Veterans, Disability and Human Services**  
**Commission**

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Council Meeting Date: April 9, 2025                      Contact Person:  
Submitting Department: Human Svcs and Comm      District: Citywide  
Vitality  
Staff Recommendations:

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Consent: No              Regular: No              Public Hearing: Yes              Report/Discussion: No

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**Agenda Wording:**

Discussion and action pertaining to the PY25 Draft Annual Action Plan approval.

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**Motion:**

I move to approve the Program Year 2025 Annual Action Plan for submission to HUD and the sub-recipient projects proposed in the Program Year 2025 Annual Action Plan.

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**Background:**

As a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership funds, the City of Surprise is required to complete an Annual Action Plan to allocate anticipated funding from the Department of Housing and Urban Development (HUD), and to prioritize goals and projects that will be addressed with the annual allocation.

The Action Plan will set funding priorities for the Program Year 2025 (July 1, 2025 – June 30, 2026) based on the Goals and Objectives set in the Consolidated Plan.

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**Objective Analysis:**

This Public Hearing is being held to provide an opportunity for organizations and citizens to comment and provide input on any housing and/or community development needs they have identified for providing decent housing, a suitable living environment, and expanded economic opportunities, principally for low-and moderate income persons.

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**Policy Compliant:**

This item is in compliance with federal requirements and City and Council Policy.

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**Financial Impact:**

None

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**Budget Impact:**

None

**FTE Impact:**

None

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**ATTACHMENTS:**

1. VDHS Staff Report DRAFT
  2. Surprise ConPlan Draft
  3. Surprise - 2025-2029 ConPlan Presentation
-



**Date:** April 9, 2025  
**To:** Veterans, Disability & Human Services Commission  
**From:** Adam Lane, Housing & Community Services Manager  
**Re:** 2025-2029 Consolidated Plan and First Year AAP – Review and Approval

### **Introduction**

As a recipient of Community Development Block Grant (CDBG) funds, the City of Surprise must complete a Five-Year Consolidated Plan to help the City identify needs in the community related to housing and community development. The Consolidated Plan serves as a strategic plan to identify needs of the community and set funding priorities to address those needs.

The Five-Year Consolidated Plan also contains the First Year Annual Action Plan. The Annual Action Plan will set funding priorities for the Program Year 2025 (July 1, 2025 – June 30, 2026) based on the goals and objectives set in the Consolidated Plan.

### **Background**

A key feature to these grants from the Department of Housing and Urban Development (HUD), is the City's ability to choose how the funds will be used. HUD provides a wide range of eligible activities that can be utilized with funding. The Consolidated Plan helps to determine the most pressing needs of the community, and develop effective, market-driven strategies to meet those needs. The high priority needs and goals identified in the Consolidated Plan are as follows:

1. Maintain and increase the availability of **Affordable Housing**.
2. Invest in **Public Facility Improvements**.
3. Support **Public Services**.
4. Continue **Planning & Administration** of HUD funded programs.

## **Program Year 2025 Annual Action Plan**

The CDBG allocation for Program Year 2025 is **\$702,302\***. There are no match or leverage requirements for CDBG. Funding requirements cap Administration and Planning at 20% of the allocation, as well as 15% for Public Service activities.

To meet the Goals and Objectives identified in the 2025-2029 Consolidated Plan, the following projects are recommended:

1. **Affordable Housing – \$260,448**  
Acquisition and rehabilitation of residential housing units to create affordable rental and homeownership opportunities for low- and moderate-income households.
2. **Tenant Based Rental Assistance (\*\*HOME funding) – \$185,000**  
Rent and utility subsidy for LMI households.
3. **Housing Services – \$80,000**  
Services in support of the HOME program.
4. **Public Facility Improvements – \$116,394**  
Improvements to public facilities that serve LMI persons or located in LMI areas.
5. **Public Services (15%) – \$105,000**  
Services for LMI persons who are seniors, disabled, homeless, or at risk of becoming homeless.
6. **Planning & Administration (20%) – \$140,460**  
Expenses related to administering the program, preparing planning documents, and Fair Housing activities.

\*Pending HUD allocation

\*\*HOME funds will be approved through the Maricopa HOME Consortium Annual Action Plan process.

## **Funding Contingencies**

In the event a final allocation from HUD is not known, the following funding contingencies shall apply:

1. If there is an increase in funding, the same projects will be funded with Public Services funded up to 15% of allocation, and Affordable Housing and Public Facility Improvements receiving the remaining increase by percentage of total allocation.
2. If there is a decrease in funding, Public Services will receive 15% of allocation, and the remaining decrease will be taken from Affordable Housing.
3. Admin will remain 20% of allocation.

## **Recommendations**

Staff recommends approval of the Consolidated Plan and Program Year 2025 Annual Action Plan for submittal to HUD.

## **Previous Actions**

- Needs Public Hearing – September 11, 2024
- 30-Day Public Comment Period – March 5, 2025 – April 9, 2025

## **Future Actions**

- City Council Approval – April 15, 2025
- Submission of Plan to HUD – May 15, 2025

# POSTED

March 5<sup>th</sup>, 2025 – April 9<sup>th</sup>, 2025

## **NOTICE OF PUBLIC HEARING AND COMMENT PERIOD**

### **City of Surprise**

### **2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan**

Notice is hereby given that the City of Surprise Human Service and Community Vitality Department will hold a public hearing regarding the city's 2025-2029 Consolidated Plan, and the Program Year 2025 Annual Action Plan. This notice is in accordance with 24 CFR 91.05(b) and subpart B of the federal regulations relative to citizen participation for Community Planning and Development Programs.

The public hearing will be held at the regular Veterans, Disability & Human Service Commission meeting on **April 9<sup>th</sup>, 2025** at 6:00 p.m., at the following location:

City of Surprise  
City Council Chambers,  
**16000 N. Civic Center Plaza**  
**Surprise, Arizona 85374-7470**

**The public may also access the meeting by viewing a live stream or broadcast of the meeting. To watch live, please visit [www.surpriseaz.gov/surprisetv](http://www.surpriseaz.gov/surprisetv), the Surprise City Gov Facebook page at [www.facebook.com/cityofsurprise](http://www.facebook.com/cityofsurprise). Cox channel 11 will also carry the meeting live.**

The 2025-2029 Consolidated Plan serves as a strategic plan to identify needs of the community related to providing decent housing, a suitable living environment, and expanded economic opportunities. In anticipation of receiving approximately \$702,302 in Community Development Block Grant (CDBG) funding from the Department of Housing in Urban Development, the Program Year 2025 Annual Action Plan (July 1, 2025 through June 30, 2026) will identify specific projects to be funded that meet the goals and objectives identified in the 2025-2029 Consolidated Plan. All funding amounts are estimates until the City receives a final allocation from HUD. The City has included contingency provisions in the draft plans that will match the actual allocations to the proposed plans. As part of the Maricopa County HOME Consortium, the City will adopt the County Citizen Participation Plan for the 2025-2029 Consolidated Plan period. Public comments received during the Public Hearing will be considered and included in the Plan. The City Council will take formal action on the Consolidated Plan and Program Year 2025 Annual Action Plan on April 15<sup>th</sup>, 2025.

Public Comment Period and Process:

**Notice of 30-Day Public Comment Period March 5, 2025 – April 9, 2025**

A draft copy of the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan is available for a 30-day public review and comment period from March 5<sup>th</sup>, 2025 to April 9<sup>th</sup>, 2025. Citizens wishing to submit written comments during the public review and comment period may mail them, postmarked no later than April 9, 2025, to the following:

City of Surprise  
Attention: Housing & Community Services  
Human Service and Community Vitality Department  
16000 N. Civic Center Plaza  
Surprise, AZ 85374

You may also email comments no later than April 9<sup>th</sup>, 2025, to [neighborhoodservices@surpriseaz.gov](mailto:neighborhoodservices@surpriseaz.gov). For questions regarding the draft plan or public hearing, please call Housing & Community Services at 623.222.1550 or TDD 623.222.1002 or email at [neighborhoodservices@surpriseaz.gov](mailto:neighborhoodservices@surpriseaz.gov).

The Draft Annual Action Plan will be available for review at the following locations:

- 1) The City of Surprise website [www.surpriseaz.gov/455/Consolidated-Plan](http://www.surpriseaz.gov/455/Consolidated-Plan)
- 2) Surprise City Hall, 16000 N Civic Center Plaza, Surprise, AZ 85374 (8:00 a.m. to 5:00 p.m.)
- 3) The Surprise Resource Center at 12425 W. Bell Rd. Bldg. A, Ste. #124, Surprise. (9:00 a.m. to 4:00 p.m.)
- 4) The Surprise Senior Center at 15832 N. Hollyhock St., Surprise, AZ 85378 (8:00 a.m. to 4:00 p.m.)
- 5) The Surprise Public Library at 16089 N. Bullard Ave., Surprise, AZ 85374 (9:00 a.m. to 5:00 p.m.)

**SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 48 HOURS IN ADVANCE OF THE SCHEDULED MEETING TIME.**



Reasonable accommodations will be made upon a timely request

**AVISO DE AUDIENCIA PÚBLICA Y PERÍODO DE COMENTARIOS**  
**Ciudad de Surprise**  
**Plan Consolidado 2025-2029 y Año Programa 2025 Plan de Acción Anual**

Por la presente se notifica que el Departamento de Servicios Humanos y Vitalidad Comunitaria de la Ciudad de Surprise llevará a cabo una audiencia pública sobre el Plan Consolidado 2025-2029 de la ciudad y el Plan de Acción Anual del Año del Programa 2025. Este aviso se realiza de conformidad con el Título 24 del Código de Reglamentos Federales (CFR) 91.05(b) y la subparte B de las regulaciones federales relativas a la participación ciudadana en los Programas de Planificación y Desarrollo Comunitario.

La audiencia pública se llevará a cabo en la reunión regular de la Comisión de Veteranos, Discapacidades y Servicios Humanos el **9 de abril de 2025 a las 6:00 p. m.**, en la siguiente ubicación:

Ciudad De Surprise  
Sala del Ayuntamiento  
**16000 N. Civic Center Plaza**  
**Surprise, Arizona 85374-7470**

**El público también podrá acceder a la reunión a través de una transmisión en vivo o una transmisión de la reunión. Para verla en vivo, visite [www.surpriseaz.gov/surprisetv](http://www.surpriseaz.gov/surprisetv), la página de Facebook de Surprise City Gov en [www.facebook.com/cityofsurprise](http://www.facebook.com/cityofsurprise). El canal 11 de Cox también transmitirá la reunión en vivo.**

El Plan Consolidado 2025-2029 sirve como un plan estratégico para identificar las necesidades de la comunidad relacionadas con la provisión de viviendas dignas, un entorno de vida adecuado y mayores oportunidades económicas. En previsión de recibir aproximadamente \$702,302 en fondos de Subvención en Bloque para el Desarrollo Comunitario (CDBG) del Departamento de Vivienda en Desarrollo Urbano, el Plan de Acción Anual del Año del Programa 2025 (del 1 de julio de 2025 al 30 de junio de 2026) identificará proyectos específicos que se financiarán y que cumplan con las metas y los objetivos identificados en el Plan Consolidado 2025-2029. Todos los montos de financiamiento son estimaciones hasta que la Ciudad reciba una asignación final de HUD. La Ciudad ha incluido disposiciones de contingencia en los planes preliminares que coincidirán con las asignaciones reales de los planes propuestos. Como parte del Consorcio HOME del Condado de Maricopa, la Ciudad adoptará el Plan de Participación Ciudadana del Condado para el período del Plan Consolidado 2025-2029. Los comentarios públicos recibidos durante la Audiencia Pública se considerarán e incluirán en el Plan. El Concejo Municipal tomará acción formal sobre el Plan Consolidado y el Plan de Acción Anual del Programa del Año 2025 el 15 de abril de 2025.

Período y Proceso de Comentarios Públicos:

**Aviso de período de comentarios públicos de 30 días del 5 de marzo de 2025 al 9 de abril de 2025**

Una copia preliminar del Plan Consolidado 2025-2029 y del Plan de Acción Anual del Programa Año 2025 está disponible para un período de revisión y comentarios públicos de 30 días desde el 5 de marzo de 2025 hasta el 9 de abril de 2025. Los ciudadanos que deseen enviar comentarios escritos durante el período de revisión y comentarios públicos pueden enviarlos por correo, con matasellos a más tardar el 9 de abril de 2025, a la siguiente dirección:

City of Surprise  
Attention: Housing & Community Services  
Human Service and Community Vitality Department  
16000 N. Civic Center Plaza  
Surprise, AZ 85374

También puede enviar sus comentarios por correo electrónico a más tardar el 9 de abril de 2025, a [neighborhoodservices@surpriseaz.gov](mailto:neighborhoodservices@surpriseaz.gov). Si tiene preguntas sobre el plan preliminar o la audiencia pública, llame a Servicios de Vivienda y Comunidad, al 623.222.1550 o TDD 623.222.1002 o envíe un correo electrónico a [neighborhoodservices@surpriseaz.gov](mailto:neighborhoodservices@surpriseaz.gov).

El borrador del Plan de Acción Anual estará disponible para su revisión en las siguientes ubicaciones:

- 1) El sitio web de la ciudad de Surprise [www.surpriseaz.gov/455/Consolidated-Plan](http://www.surpriseaz.gov/455/Consolidated-Plan)
- 2) Ayuntamiento de Surprise, 16000 N Civic Center Plaza, Surprise, AZ 85374 (8:00 a. m. a 5:00 p. m.)
- 3) El Surprise Centro de Recursos, en 12425 W. Bell Rd. Bldg. A, Ste. #124, Surprise. (de 9:00 a. m. a 4:00 p. m.)
- 4) El Surprise Centro para Personas Mayores, en 15832 N. Hollyhock St., Surprise, AZ 85378 (de 8:00 a. m. a 4:00 p. m.)
- 5) La Biblioteca Pública de Surprise, en 16089 N. Bullard Ave., Surprise, AZ 85374 (de 9:00 a. m. a 5:00 p. m.)

**NOTA ESPECIAL: LAS PERSONAS CON NECESIDADES ESPECIALES DE ACCESIBILIDAD, INCLUYENDO MATERIALES EN LETRA GRANDE O INTÉRPRETE, DEBEN COMUNICARSE CON LA OFICINA DEL SECRETARIO MUNICIPAL AL 623.222.1200 O TTY 623.222.1002, A MÁS TARDAR 48 HORAS ANTES DE LA HORA PROGRAMADA DE LA REUNIÓN.**



Se realizarán adaptaciones razonables si se solicitan oportunamente.

**2025-2029 Consolidated Plan  
Summary of Goals and Projects**

High Priority Needs	Description
1 Affordable Housing	Creation of affordable housing opportunities including preservation of existing housing, rental assistance, and creation of new affordable units.
2 Public Facility Improvements	Improvements to public facilities located in majority low and moderate income areas, or support the development of new affordable housing.
3 Public Services	Services for low and moderate income persons who are disabled, homeless, at risk of becoming homeless, Seniors, and families with children.
4 Planning and Administration	Expenses related to administering the program, preparing planning documents and reports, and fair housing activities.

Consolidated Plan Goals	Associated Need	Activity Matrix Code(s)	PY2025	PY2026	PY2027	PY2028	PY2029
1 Affordable Housing	1	13B,14A, 14B, 14H, 14J, 14G	\$ 256,842	\$ 256,842	\$ 256,842	\$ 256,842	\$ 256,842
2 Public Facility Improvements	2	3A, 3C, 3E, 3F	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000
3 Public Services	3	3T, 5A, 5B, 5L, 5Q	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000	\$ 105,000
4 Administration & Planning	4	20, 21A, 21D	\$ 140,460	\$ 140,460	\$ 140,460	\$ 140,460	\$ 140,460

PY 2025 Projects	Associated Goal	Matrix Code(s)	Regulatory Citation(s)	Projected Outcome	National Objective	Target Area
1 Affordable Housing	1	14G	570.202(b)(1)	3	LMH	City Limits
2 Housing Services	1	14J	570.201(k)	10	LMH	City Limits
3 Public Facility Improvements	2	03E	570.201(c)	300	LMC	OTS
4 Public Services	3	03T	570.201(e)	172	LMC	City Limits
5 Administration & Planning	4	20, 21A, 21D	570.205, 570.483(b)(5), 570.206(c)	N/A	N/A	City Limits

PY2025 Activities	Project	Matrix Code	Outcome
Affordable Housing Acq/Rehab	1	14G	3 LMH
Housing Services - TBRA	2	14J	15 LMH
WVHAC Acquisition	3	03E	250
WVHAC Operations	4	03T	50 LMC
Homeless Services	4	03T	80 LMC
Administration & Planning	5	21A	0

- All funding amounts are estimated until final allocation from HUD is received.
- The City will utilize the following contingency provision that will adjust the proposed plan to match the final allocation.  
If there is an increase in funding when the final allocation is known, the same goals and projects will be funded with Public Services funded up to 15% of allocation, and Affordable Housing and Public Facility Improvements receiving the remaining increase by percentage of total allocation. If there is a decrease in funding, Public Services will receive 15% of allocation, and the remaining decrease will be taken from Affordable Housing. Admin will remain 20% of allocation.
- The City or sub-grantees may incur pre-award costs per 2 CFR 200.458, CPD Notice CPD-25-02, and applicable waivers.

CITY OF SURPRISE PY2025 CDBG Annual Action Plan Spending Summary			Original Funding Request	VDHS Commission Changes	PY2025 Final Allocation*
<b>AFFORDABLE HOUSING</b>					
<b>City of Surprise Housing Acquisition/Rehab</b>			<b>\$260,448</b>		<b>\$260,448</b>
Matrix <u>14A, 14B, 14G, 14H</u>	Original Funding Request	Leverage	Citations: 570.202(a)(1), 570.202(b)(1), 570.202(b)(9) Associated Goal: Housing Rehabilitation Outcome: 5 LMH		
Activity Delivery	\$0	\$500,000			
Capital	\$245,448	\$0			
<b>Support for HOME Tenant Based Rental Assistance</b>			<b>\$80,000</b>		<b>\$80,000</b>
Matrix <u>14J</u>	Original Funding Request	Leverage	Citation: 570.201(k) Associated Goal: Housing Services Outcome: 15 LMH		
Capital	\$0	\$185,000			
Activity Delivery	\$95,000				
<b>SUBTOTAL - AFFORDABLE HOUSING</b>			<b>\$340,448</b>	<b>\$0</b>	<b>\$340,448</b>
<b>PUBLIC FACILITY IMPROVEMENTS</b>					
<b>Housing Support Center Acquisition (15-year Lease)</b>			<b>\$116,394</b>		<b>\$116,394</b>
Matrix <u>03C, 03E, 03F, 03L</u>	Original Funding Request	Leverage	Citation: 570.201(c) Associated Goal: Public Facility Improvements Outcome: 500 LMC		
Capital	\$116,394	\$0			
Activity Delivery	\$0	\$0			
<b>Public Facility Improvements</b>			<b>\$0</b>		<b>\$0</b>
Matrix <u>03E, 03F, 03L</u>	Original Funding Request	Leverage	Citation: 570.201(c) Associated Goal: Public Facility Improvements Outcome: 0 LMA		
Capital	\$0	\$0			
Activity Delivery	\$0	\$0			
<b>SUBTOTAL - PUBLIC FACILITIES</b>			<b>\$116,394</b>	<b>\$0</b>	<b>\$116,394</b>
<b>PUBLIC SERVICES - 15%</b>					
<b>Subrecipient - Homeless Services</b>			<b>\$55,000</b>		<b>\$55,000</b>
Matrix <u>03T</u>	Original Funding Request	Applicant Leverage	Citations: 570.201(e) Associated Goal: Public Services Outcome: 80 LMC		
Capital	\$62,000	\$100,000			
<b>Subrecipient - Housing Assistance Center Operations</b>			<b>\$50,000</b>		<b>\$50,000</b>
Matrix <u>03T</u>	Original Funding Request	Applicant Leverage	Citations: 570.201(e) Associated Goal: Public Services Outcome: 300 LMC		
Capital	\$50,000	\$350,000			
<b>Public Services</b>			<b>\$0</b>		<b>\$0</b>
Matrix <u>05</u>	Original Funding Request	Match	Citations: 570.201(e), 24 CFR 570.207(b)(4) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2) Associated Goal: Public Services Outcome: 0 LMC		
Capital	\$0	\$0			
<b>SUBTOTAL - PUBLIC SERVICES (HUD maximum 15%**)</b> **15% of allocation + previous year Program Income			<b>\$105,000</b>	<b>\$0</b>	<b>\$105,000</b>
<b>City of Surprise General Program Administration</b> (all new funds)			<b>\$140,460</b>		<b>\$140,460</b>
<b>SUBTOTAL - PLANNING &amp; ADMINISTRATION (HUD Max. 20%)</b>			<b>\$140,460</b>	<b>\$0</b>	<b>\$140,460</b>
<b>GRAND TOTAL W/ ADMINISTRATION &amp; PLANNING</b>			<b>\$702,302</b>		<b>\$702,302</b>
FUNDS AVAILABLE	2025 New CDBG Funds		\$702,302		\$702,302
	Program Income - City		\$0		\$0
<b>TOTAL FUNDS AVAILABLE</b>			<b>\$702,302</b>		<b>\$702,302</b>
<b>TOTAL REQUESTS IN EXCESS OF FUNDING</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

\*All funding amounts are estimated until final allocation from HUD is received

#### Spending Conditions/Contingency (CPD Notice 25-02)

- 1) All Program Income (PI) generated from any client, project, or activity receiving CDBG assistance must be reported. Any PI received will be used for the same projects above per the Citizen Participation Plan process or by substantial amendment.
- 2) If there is an increase in funding when the final allocation is known, the same projects will be funded with Public Services funded up to 15% of allocation, and Affordable Housing and Public Facility Improvements receiving the remaining increase by percentage of total allocation. If there is a decrease in funding, Public Services will receive 15% of allocation, and the remaining decrease will be taken from Affordable Housing. Admin will remain 20% of allocation.
- 3) At project completion or Program Year end, staff will reallocate any unused subrecipient or Administration project funds to the Affordable Housing or Public Facility activities, depending on funding needs, unless through the action plan amendment process.
- 4) The City or sub-grantees may incur pre-award costs per 2 CFR 200.458, CPD Notice CPD-25-02, and applicable waivers.



# SURPRISE

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ARIZONA

## 2025 – 2029 Consolidated Plan

### City of Surprise

Human Service & Community Vitality

16000 N Civic Center Plaza

Surprise, AZ 85374-7470

**DRAFT**

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# Executive Summary

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

### 1. Introduction

The City of Surprise, Arizona, receives an annual entitlement allocation of Community Development Block Grant (CDBG) program funds from the U.S. Department of Housing and Urban Development (HUD). The CDBG Program provides annual grants on a formula basis to entitlement cities and urban counties to develop viable communities by providing safe, decent, and affordable housing; suitable living environments; and expanding economic opportunities, primarily for low- and moderate-income (LMI) persons.

To receive these funds, the City is required to complete its 2025-2029 Consolidated Plan and first-year PY 2025 Annual Action Plan (AAP) as required by HUD. The Consolidated Plan serves as a planning document meeting the federal government statutory requirements in 24 CFR 91.200-91.230, for preparing a Consolidated Plan and guiding the use of CDBG funding based on applications to HUD. The first-year PY 2025 AAP, and subsequent AAPs, is a subset of the Strategic Plan addressing the overall goals of the plan for each program year of the five-year Consolidated Plan. PY 2025 begins on July 1, 2025, and ends on June 30, 2026.

The City is a member of the Maricopa HOME Consortium and receives HOME Investment Partnerships funds through the HOME Consortium. The HOME program is the largest federal block grant to state and local governments designed exclusively to create affordable housing for LMI households. The grant funds a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership, or providing direct rental assistance. Through an Intergovernmental Agreement (IGA), the City receives HOME Program funding on an annual basis. These funds are not programmed in this AAP as the City is not a direct recipient of HOME funds from HUD.

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

#### Overview

The City has developed its strategic plan based on an analysis of the data presented in the Needs Assessment, the Market Analysis of the Consolidated Plan, and the community participation and stakeholder consultation process. Through these efforts, the Consortium has identified four (4) priority needs and associated goals to address these needs. Over the 5-Year plan period, the Consortium will work to accomplish the following outcomes, which are listed by Priority Need.

#### Priority Need: Affordable Housing

Goal - 1A Affordable Housing

Create affordable housing opportunities including preservation of existing housing, rental assistance, and creation of new affordable housing units.

**Priority Need: Public Facilities and Infrastructure**

Goal - 2A Public Facility Improvements

Provide public infrastructure improvements or expand infrastructure in low/mod income areas. These activities may include improvements to streets, sidewalks, water and sewer, and ADA improvements.

**Priority Need: Public Services**

Goal - 3A Public Services

Provide public supportive services that address the needs of low- to moderate-income individuals in the City. The City will also support special needs groups with programs that provide vital services that offset basic costs for the elderly, homeless, families with children, and persons with a disability.

**Priority Need: Planning & Administration**

Goal - 4A Planning & Administration

Effective program management will include general administration of HUD grant programs, monitoring subrecipients, and keeping strict grant based accounting. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.

**3. Evaluation of past performance**

The City is building upon the previous experience and success that the City had with utilizing HUD funding for housing rehabilitation, public services, and public facility improvements. In addition to the five-year Consolidated Plan and Annual Action Plan, the City must complete a Consolidated Annual Performance and Evaluation Report (CAPER) to maintain compliance with the grant program. To date, the City of Surprise has successfully completed all regulatory reporting requirements, and successfully reported the accomplishments of previous Annual Action Plans for the planned expenditures. During the first four years of the Consolidated Plan, the City enacted its goal to support affordable housing by funding the Housing Rehab program, acquisition of affordable housing, and housing services for the Tenant-Based Rental Assistance Program funded by HOME funds from the Maricopa County HOME Consortium. Additionally, the City funded Public Facility Improvements that helped to complete a youth baseball field in the Original Town Site of Surprise, as well as the creation of the West Valley Housing Assistance Center, providing emergency short-term housing and access to vital housing resources to residents. Public services were supported through non-profit partners and other City departments to provide essential services to the most vulnerable residents.

And finally, the City received CDBG-CV funding through the CARES Act and was able to quickly plan and administer the funding to help low- and moderate-income residents who had been impacted by the COVID-19 Pandemic. The City anticipates spending the final remaining CDBG-CV funding in support of West Valley Housing Assistance Center.

The City, with its members and other public, private, and nonprofit community housing providers and community development service agencies, have made significant contributions to provide safe, decent, and affordable housing, improvements to public facilities and infrastructure, and provide for vital public services in Surprise. There has been considerable progress made; however, economic development efforts, continued public improvements in low/mod areas, and the need for more affordable housing remain some of the most prolific issues facing City residents, as documented by the current Consolidated Plan and the most recent PY 2023 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants CDBG, HOME, and ESG. The evaluation of the City's performance is summarized in the annual CAPER report. The following is a summary of accomplishments by priority:

**Housing:**

The City of Surprise made significant strides in addressing affordable housing needs during Program Year 2023. The Tenant-Based Rental Assistance (TBRA) program, managed by A New Leaf, assisted 22 low-income households, achieving 146% of the annual goal. Importantly, A New Leaf utilized non-federal match funding to operate the TBRA program, ensuring compliance with funding requirements. Progress was also made with the Community Land Trust Homeownership Program, which utilized \$300,000 in CDBG funds to acquire and rehabilitate two homes sold to low- and moderate-income households. Additionally, 29 homeowners received assistance through Maricopa County's Emergency Home Repair Program, with \$459,283 expended to ensure homes were safe and habitable. The City remains on track to achieve its long-term housing goals by leveraging partnerships and strategic investments.

**Public Facilities and Improvements:**

The City invested \$116,394 in CDBG funds to enhance public facilities in the form of a long-term lease. In 2021, the City partnered with A New Leaf, Maricopa County, and the State of Arizona to establish the West Valley Housing Assistance Center (WVHAC). The City did not meet its annual goal for public facilities and improvements, however, the City has reached 31% of its five-year goal of assisting 20,000 persons. Despite the slower progress, the City remains committed to advancing projects that align with its objectives and is on track to meet its five-year goal by continuing to prioritize strategic investments and leveraging partnerships.

**Public Services:**

The City allocated \$148,629 in CDBG funds to support public service programs. Lutheran Social Services' IHELP program provided emergency shelter services to 60 individuals, delivering 2,137 Bed Nights and transitioning 20 individuals into permanent housing. A New Leaf operated the WVHAC, which served 77 individuals with 8,274 Bed Nights and connected 440 residents with housing resources and supportive services. Public service programs reached 839 residents, achieving 136% of the annual goal and surpassing both the annual and five-year targets.

**Homelessness:**

The City enhanced its efforts to combat homelessness through regional partnerships and targeted initiatives. The WVHAC expanded its role, providing emergency shelter and supportive services to 517 individuals. Street outreach efforts by Phoenix Rescue Mission engaged 262 individuals, successfully placing 34 in shelters or permanent housing. Collaborative projects, including bridge housing initiatives by Native American Connections, added stability for previously homeless households. These coordinated efforts indicate that the City is on track to meet its five-year homelessness reduction goals, demonstrating steady progress in addressing the needs of vulnerable populations.

**CARES Act Accomplishments:**

CDBG-CV funds addressed lingering impacts of the COVID-19 pandemic. Approximately \$57,439.20 was used to support WVHAC operations, aiding 517 individuals with emergency shelter and services. The remaining CDBG-CV balance of \$68,647.72 is planned for expenditure in PY2024 to address ongoing homelessness challenges.

The City of Surprise remains committed to meeting its five-year housing and community development goals. By leveraging partnerships, optimizing resources, and maintaining a focus on community resilience, the City continues to support its most vulnerable populations and advance sustainable growth.

**4. Summary of citizen participation process and consultation process**

The City has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City's policies and procedures for citizen participation in the Consolidated Plan and first-year 2025 AAP. The CPP provides guidance for public notices for the various stages of Consolidated Plan development, public hearings, and the public review of the proposed plan. Details of the City's outreach efforts are provided below:

PUBLIC HEARING: The City will hold a public hearing on April 15, 2025 at TBD pm located at TBD.

PUBLIC COMMENT PERIOD: The City will hold a public comment period from March 5, 2025 through April 19, 2025 to give citizens an opportunity to review and make comments on the draft plan. The plan can be viewed on the City's website.

**COMMUNITY & STAKEHOLDER SURVEYS:**

Community Survey Link: The City, in partnership with Maricopa County held a community survey online to gather public input on the housing and community development priority needs in the City of Surprise. The link to the survey can be found at: <https://www.research.net/r/ Surprise-Community> or <https://www.research.net/r/ Maricopa-Community>

Stakeholder Survey Link: The Consortium held a stakeholder survey online to gather public input on the housing and community development priority needs in Maricopa County which includes the City of

Surprise. The link to the survey can be found at: <https://www.research.net/r/MaricopaConsortium-Stakeholder>

Details of citizen participation outreach for the Consolidated Plan and PY 2025 AAP are also located in the PR-15.

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

PUBLIC COMMENT PERIOD: A summary of comments will be included after the comment period.

PUBLIC HEARING: A summary of comments will be included after the public hearing.

COMMUNITY & STAKEHOLDER SURVEYS: A summary of survey results will be included after the citizen participation process.

All comments and views will be accepted at the public hearing and public comment period review process. A summary of outreach efforts is located in the PR-15 Participation.

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

All comments or views were accepted at the public hearing and public comment period.

## **7. Summary**

The City is committed to providing a meaningful way for residents to communicate their needs. The Veterans, Disability and Human Services Commission was created to assist in the development and/or expansion of city programming related to veterans, people with special needs; and those in need of general human services and workforce development. The Commission also serves as an advisory board for CDBG and HOME funding.

The Commission holds monthly public meetings and provides an avenue for the community and stakeholders to communicate with the Commission and city staff. City staff will continue to update the Commission on progress of the program, and solicit feedback and guidance from the Commission to help meet current program needs and to anticipate future needs of the community.

The Consolidated Plan is comprised of several sections, including an assessment of the current housing and community needs of the area, a section detailing the needs of homeless individuals, a description of the publicly supported housing needs, information on the citizen participation process, a Strategic Plan, and the PY 2025 Annual Action Plan (AAP). The Strategic Plan is an essential component of the Consolidated Plan, outlining the objectives and outcomes necessary to meet the identified needs. The PY 2025 AAP is the first of five annual action plans, which will detail how federal resources will be allocated each year to achieve the objectives identified in the Consolidated Plan. Additionally, each AAP will be evaluated to see the City's performance in meeting the Consolidated Plan's objectives. At the end

of each program year, the County will complete a Consolidated Annual Performance and Evaluation Review (CAPER).

Not only are the priority needs in the City identified through the needs assessment and market analysis, but the City also determines these needs through a citizen participation process, which includes engagement with community nonprofit organizations and with members of the community.

Primary data sources for the Consolidated Plan include 2008-2012 & 2018-2022 American Community Survey (ACS) 5-Year Estimates, 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, Longitudinal Employer-Household Dynamics (LEHD), Homeless Management Information System (HMIS), 2023 Point in Time Count and Housing Inventory Chart, Inventory Management System/PIH Information Center (PIC), HUD Income Limits, HUD Fair Market Rents and HOME Rent Limits and other local data sources. Data for map analysis came from the 2018-2022 ACS.

#### *Analysis of Impediments to Fair Housing Choice*

The Maricopa County Consortium completed its most recent 2025 Analysis of Impediments to Fair Housing Choice (AI) in conjunction with this ConPlan in 2025. The AI outlines six identified impediments to fair housing choice for Surprise. The 2025 AI is an analysis of factors that may be potentially preventing access to fair housing choice in the community, and understanding the impediments to fair housing choice is an important step in addressing housing needs. The AI helps to provide information to decision makers in the community and assist in guiding the use of grant funds and other resources that target affordable housing. This plan has developed goals that will address the identified impediments over the next five years. For a list of identified impediments, see MA-40 Barriers to Affordable Housing.

DRAFT

# 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	SURPRISE	Human Service and Community Vitality

Table 1 – Responsible Agencies

### Narrative

The City of Surprise Human Services and Community Vitality Department serves as the lead agency for the Community Development Block Grant (CDBG). The Surprise Human Service & Community Vitality Department houses the Housing & Community Services Division. The department is designed to strengthen community, non-profits, and government partnerships to better serve Surprise residents.

The City is a member of the Maricopa HOME Consortium, and receives HOME Investment Partnerships funds through the HOME Consortium. Through an Intergovernmental Agreement (IGA), the City receives HOME Program funding on an annual basis. These funds are not included in the AAP as the City is not a direct recipient of HOME funds from HUD, and the HOME Consortium is the lead responsible for planning and coordination of HOME funds.

During the preparation of the plan, the City solicited input from other governmental agencies as well as various public and private agencies providing housing, social services, and other community development activities within the community. The City will continue to form new partnerships with non-profit organizations, the private sector, and other local resources.

### 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)**

### **1. Introduction**

The City of Surprise conducts extensive outreach to local organizations, the public and elected officials to solicit input for the drafting and development of the Consolidated Plan and Annual Action Plan. This section discusses coordination between the City and its partners and lists the agencies and organizations that consulted and/or provided input in the development of the plan. The City, in partnership with the Maricopa HOME Consortium, also held a stakeholder survey, which gathered feedback from local agencies and nonprofits on the priority housing and community development needs as well as funding priorities in the City and the greater region. The following section highlights these relationships and the agencies and organizations consulted.

#### **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 Surprise actively enhances coordination between public and assisted housing providers, private entities, and governmental health, mental health, and service agencies. Through partnerships with Maricopa County, Surprise has secured funding to support individuals experiencing homelessness, enhancing service delivery and resource availability for vulnerable populations.

Through the Maricopa Association of Governments (MAG) Continuum of Care (CoC), the City of Surprise collaborates with mental health providers, homeless shelters, service agencies, and governmental organizations to support homeless individuals and families. The City also works with regional coalitions, such as the Arizona Housing Coalition, to address broader housing challenges and service needs. Surprise participates in initiatives like Project Connect, which connects individuals experiencing or at risk of homelessness to vital resources, including workforce opportunities, navigation services, housing assistance, and healthcare. These efforts aim to provide holistic support to vulnerable populations while fostering stability and self-sufficiency.

Surprise collaborates with state programs, such as Arizona's Digital Equity Program, to improve internet access for low- and moderate-income households. These efforts aim to ensure that all residents have the necessary skills, technology, and capacity to benefit from a digital economy.

The City partners with agencies focused on emergency preparedness, climate change, and hazard mitigation. Through collaboration with the Arizona Department of Emergency and Military Affairs (DEMA), Surprise engages in hazard mitigation planning to identify risks and develop long-term strategies to reduce or eliminate impacts from future hazard events.

Surprise works with organizations like the Maricopa County Department of Emergency Management (MCDDEM) to support streamlined disaster response and recovery efforts. These partnerships enhance the City's resilience to natural disasters and extreme weather events, supporting sustainable development and housing efforts.

**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**

City staff works actively with the Maricopa Association of Governments (MAG) Continuum of Care (CoC), the regional umbrella organization overseeing efforts to address homelessness. Staff participates in regularly scheduled CoC meetings and annual point-in-time surveys to assess and address homelessness trends. Surprise collaborates with the county-wide Hand in Hand Street Outreach Program to provide targeted outreach services and connect individuals experiencing homelessness with resources and support. Additionally, the City has engaged in regional partnerships to supplement CoC initiatives and contributes to data-driven efforts to address homelessness.

Surprise participates in the Arizona Homeless Management Information System (HMIS), managed by Solari Crisis & Human Services, which allows staff to access and manage data, track service delivery, and monitor outcomes for homeless programs. The MAG Continuum of Care administers the coordinated entry system, ensuring individuals and families experiencing homelessness have equitable access to housing and services based on assessed needs. Coordinated entry works with service providers across the region to prioritize individuals for resources and streamline referrals to housing programs and support services. The HMIS reduces duplication of services and prioritizes the most vulnerable populations for housing and assistance. Through these collaborations, Surprise ensures resources are allocated effectively to address homelessness within the city and across the county.

According to the 2018-2022 ACS, 23.9% of homeowners with a mortgage and 53.4% of renters were housing cost-burdened spending more than 30% of their incomes on housing alone. Cost-burdened households, in particular extremely low-income households, are being pushed to the brink of homelessness every day and cannot withstand national disaster or crisis situations. The COVID-19 Pandemic exacerbated the problem, driving residents from stable housing into homelessness.

In 2021, as a response to the COVID-19 Pandemic and the resulting affordable housing and eviction crisis, the City partnered with A New Leaf to establish the West Valley Housing Assistance Center. The center fully opened in PY 2023, providing non-congregate short-term emergency housing, access to Coordinated Entry, Rapid Re-housing and Tenant-Based Rental Assistance. Access to other services are also provided to help move persons into stable housing in under thirty days. This strategy aligns with the CoC's priority goals for regional strategies to address homelessness.

In January 2024, Surprise participated in the annual Point in Time Count to reach out to sheltered and unsheltered homeless persons in our region to assess needs. Surprise coordinated volunteers through various partnerships with city departments and community organizations. The 2024 Surprise Point in Time Count found 49 persons unsheltered. The West Valley Unsheltered Homeless count has risen from 135 in 2016 to 519 in 2023. According to MAG, from 2016 to 2023, unsheltered homelessness in the Maricopa County region increased by 300% and the unsheltered homeless rate in the West Valley increased by 385%.

**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**

The allocation of ESG funds are discussed at Maricopa Regional Continuum of Care meetings. Surprise currently does not receive ESG funds, however frequents the Continuum of Care ESG subcommittee to participate in discussions about determining resource allocation, performance standards, and policies and procedures.

Beginning at the end of 2020, HSCV staff began participating in the CoC regional homelessness initiatives in an effort to create a comprehensive regional homelessness strategy. Staff has participated in multiple forums and surveys to help develop this strategy, which includes allocation of available resources, and administration of programs to end homelessness.

Housing & Community Services continues to participate in CoC regional meetings including the Regional Continuum of Care board meetings, and Local Jurisdiction Collaborative.

The Arizona Homeless Management Information System (HMIS) is managed by Solari Crisis & Human Services, which allows staff to access and manage data, track service delivery, and monitor outcomes for homeless programs.

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

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	A New Leaf
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Victims of Domestic Violence Services-homeless Services-Education Services - Victims
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	A New Leaf serves over 25,000 individuals with resources, including homeless and domestic violence shelters with services, affordable housing solutions, youth services, foster care, counseling, financial literacy, neighborhood economic development, workforce support, and community services. Discussed needs include: Domestic violence shelters, transitional homes, programming, temporary shelter and basic needs, helping the homeless, youth, individuals and families affordable housing support community assistance programs neighborhood economic development workforce support, early Childhood Education. For PY2024, the City will continue to partner with ANL for the TBRA program, and support for the WVHAC.
2	<b>Agency/Group/Organization</b>	Housing Authority of Maricopa County
	<b>Agency/Group/Organization Type</b>	Housing PHA Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation with the Housing Authority of Maricopa County through collaboration meetings.
3	<b>Agency/Group/Organization</b>	Maricopa Regional Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Other government - State Other government - County Other government - Local Regional organization Planning organization Civic Leaders Community Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation in the ESG Subcommittee group which focuses on planning, homeless shelter services, housing placements (rapid re-housing), and homelessness prevention.
4	<b>Agency/Group/Organization</b>	Arizona State University Office of Community Health, Engagement, and Resiliency,
	<b>Agency/Group/Organization Type</b>	Housing Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Regional organization Civic Leaders Business and Civic Leaders Education and Research
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Broadband

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Erin Carr-Jordan is the Executive Director and is responsible for managing the County's \$35m investment in Broadband.
5	<b>Agency/Group/Organization</b>	Arizona Partnership for Healthy Communities
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-Persons with Disabilities Services-Health Service-Fair Housing Health Agency Other government - State Regional organization Planning organization Publicly Funded Institution
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation on the Arizona Partnership for Healthy Communities Steering Committee which focuses on planning, cross-sector collaboration, and ensuring all of Arizona's communities are healthy places to live.
6	<b>Agency/Group/Organization</b>	State Weatherization Peer to Peer Committee
	<b>Agency/Group/Organization Type</b>	Housing Other government - State Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Peer to Peer Group is a statewide regional committee of funding agencies (ADOH, SRP, APS, Southwest Gas) and the nine provider groups that meet to discuss the following: program implementation, policy guidance and technical aspects related to the federally funded DOE and LIHEAP Weatherization program, as well as the local utility company private investment. Consultation through participation improves Maricopa County Home Improvement Program, which leverages HOME and CDBG funding with WX when possible.
7	<b>Agency/Group/Organization</b>	Maricopa Regional Continuum of Care Board
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Services-homeless Other government - County Other government - Local Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation on the Continuum of Care Board which focuses on planning, housing, and homeless services.
8	<b>Agency/Group/Organization</b>	Arizona Department of Health Services
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Services-Education Health Agency Other government - State Publicly Funded Institution

	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through discussions about Maricopa County's strategies to reduce lead-based paint in housing.
9	<b>Agency/Group/Organization</b>	Maricopa County Department of Public Health
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Health Health Agency Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy Lead-based Paint Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The agency was consulted through discussions about Maricopa County's strategies to reduce lead-based paint in housing and participation on the Arizona Lead Poisoning Prevention Coalition. The agency was also consulted through Human Services Department participation in the COVID 19 response as it relates to people experiencing homelessness.
10	<b>Agency/Group/Organization</b>	Regional Collaborative on Homelessness
	<b>Agency/Group/Organization Type</b>	Services-Education Health Agency Other government - County Regional organization Foundation Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during Maricopa County's participation in the weekly Regional Collaborative workgroups which focuses on regional planning related to homelessness
11	<b>Agency/Group/Organization</b>	Maricopa Regional Continuum of Care Ending Veteran and Chronic Work Group
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during monthly workgroup meeting which focuses on ending Veteran homelessness. Consultation also provided during monthly workgroup meeting which focuses on ending chronic homelessness.
12	<b>Agency/Group/Organization</b>	Data Subcommittee
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Regional organization
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided during monthly workgroup meeting which focuses on regional homeless data and HMIS policy.
13	<b>Agency/Group/Organization</b>	Healthy Giving Council
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Consultation provided through participation on the council and attendance at meetings.
14	<b>Agency/Group/Organization</b>	Flood Control District of Maricopa County
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Emergency Management Other government - County Regional organization Civic Leaders
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs Economic Development Resiliency
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Flood Control District provides floodplain management, research, and mitigation services for local municipalities, developers, and citizens as well as providing pre- and post-flood support.
15	<b>Agency/Group/Organization</b>	SOCIETY OF ST VINCENT DE PAUL
	<b>Agency/Group/Organization Type</b>	Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Society of St. Vincent de Paul is an international non-profit organization dedicated to serving the poor and providing others with the opportunity to serve. St. Vincent de Paul provides one-time assistance for rent, mortgage and utility bills. SVP participated in the homeless collaborative meeting held on January 27, 2024. SVP reported the need for eviction prevention and the prevention of homelessness.
16	<b>Agency/Group/Organization</b>	Maricopa Association of Governments

	<b>Agency/Group/Organization Type</b>	Housing Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Maricopa Association of Governments helped lead the efforts to develop the Pathways Home A Regional Homelessness Action Plan for Local and Tribal Governments. City staff worked with MAG in the development of the strategies to address homelessness and consulted on how Surprise could enact the strategies in the City.
17	<b>Agency/Group/Organization</b>	City of Peoria
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Peoria is a city in Maricopa and Yavapai counties in the state of Arizona. Most of the city is located in Maricopa County, while a tiny portion in the north is in Yavapai County. It is a major suburb of Phoenix. According to 2017 Census Bureau estimates, the population of the city is 168,181. Staff is in regular communication with Peoria for ongoing coordination of needs and services.
18	<b>Agency/Group/Organization</b>	City of Avondale
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Economic Development

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Avondale is a city in Maricopa County, Arizona, United States, adjacent to Phoenix. According to the 2017 U.S. Census estimates, the population of the city is 84,025. Avondale, incorporated in 1946, experienced rapid residential and commercial growth in the years since 1980. Staff is in regular communication with Avondale for ongoing consultation of needs and services.
19	<b>Agency/Group/Organization</b>	Salvation Army
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Salvation Army, an international movement, is an evangelical part of the Universal Christian Church. Salvation Army provides services and programs centered around youth programs, family programs, adult rehabilitation, senior programs, homeless services, educational programs, disaster services, missing persons, and human trafficking. The City has ongoing consultation with Salvation Army for the development of new services in Surprise.
20	<b>Agency/Group/Organization</b>	Phoenix Rescue Mission

<b>Agency/Group/Organization Type</b>	Housing Services-Elderly Persons Services-Persons with Disabilities Services-homeless Services-Health Services-Employment
<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis Anti-poverty Strategy
<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Phoenix Rescue Mission is a place of hope, healing, and new beginnings for men, women, and children in our community struggling with homelessness, addiction, and trauma. The PRM participates in the City's quarterly Homeless Collaborative meetings and reports monthly on their outreach efforts in Surprise.
21	<b>Agency/Group/Organization</b> Lutheran Social Services of the Southwest
<b>Agency/Group/Organization Type</b>	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lutheran Social Services of the Southwest is a 501(c)(3) nonprofit organization, an Arizona Qualifying Charity, and is affiliated with the Evangelical Lutheran Church in America, and recognized by the Lutheran Church-Missouri Synod. I-HELP is a unique, cost effective program that uses what churches have in abundance (space, volunteers, the desire to help the stranger) to provide overnight emergency shelter to those experiencing homelessness and case management to help them move from crisis to stability. I-HELP currently operates in Mesa and the Southwest Valley, including Avondale and Goodyear. LSS participated in the homeless collaborative meeting.
22	<b>Agency/Group/Organization</b>	VDHS
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Employment Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The City of Surprise, Veterans, Disability and Human Services Commission is charged with assisting in the development and/or expansion of city programming related to veterans; people with special needs; and those in need of general human services and workforce development. Staff consults with the Commission on the progress of the CDBG program and the formation of the AAP.
23	<b>Agency/Group/Organization</b>	Dysart Unified School District

	<b>Agency/Group/Organization Type</b>	Housing Services-Children Services-homeless Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Families with children Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Dysart Unified School District participated in the City Homeless Collaborative meeting. This discussion helped to identify needs of the homeless community. DUSD reported increased evictions, students leaving families, and the need to focus on connecting homeless with employment services.
24	<b>Agency/Group/Organization</b>	New beginning worship center
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Anti-poverty Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	New Beginning Worship Center, a faith-based organization, participates in the quarterly Homeless Collaborative meetings. These meetings help to identify needs of the homeless community.
25	<b>Agency/Group/Organization</b>	Surprise PD
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homelessness Strategy

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Surprise Police Department participates in the City's quarterly Homeless Collaborative meetings. These meetings help to identify needs of the homeless community. Collaborating with PD on homeless reporting, site clean-up efforts, and coordination with PRM.
26	<b>Agency/Group/Organization</b>	NEWTOWN CDC
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Newtown CDC is a local non-profit that works to develop new homeownership opportunities for low-income families. The City consulted with Newtown staff to explore possible projects in Surprise. Newtown is continuing to operate the Surprise Land Trust Homeownership Program in the City.
27	<b>Agency/Group/Organization</b>	NATIVE AMERICAN CONNECTIONS
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	NAC is a local non-profit that works to develop new homeownership opportunities for low-income families, and shelter services for homeless persons. The City coordinates with NAC on their HomeBase youth shelter in Surprise, and NAC attends the Homeless Collaborative. NAC will have new Bridge Housing Units complete in PY2024 and is partnered with Maricopa County and the City to develop new PSH units in Surprise utilizing HOME-ARP.

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

No organizations were intentionally left out of the public participation process. All comments and views were accepted and welcomed.

**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	Maricopa Regional Continuum of Care	The City's goals to help residents at risk of becoming homeless also align with the Maricopa Regional Continuum of Care's goals.
Municipal Responses to Homelessness 2020	Maricopa Association of Governments	Homelessness is an issue that reaches across municipal boundaries. A cohesive regional response is necessary to address the strategic plan goals of addressing affordable housing, and helping persons who are homeless or at risk of becoming homeless.
General Plan 2040	City of Surprise	The Consolidated Plans goals align with the economic development, housing, and infrastructure goals outlined in the Surprise General Plan 2040.
Maricopa HOME Consortium Analysis of Impediments	Maricopa County HOME Consortium	The Action Plan works to directly address the high priority impediments outlined in the 2020 Analysis of Impediments to Fair Housing Choice (AI).
Pathways Home	Maricopa Association of Governments	The plan identifies how the regional strategies adopted by the MAG Regional Council in May 2021 will be implemented. This represents a starting point for local and tribal governments to address homelessness regionally.
City of Surprise Housing Study	City of Surprise	The study completed in 2023 seeks to enhance policymakers, stakeholders, and the community's understanding of the housing challenges facing the city through detailed, state-of-the-art analytics, as well as outlines a comprehensive housing strategy.

**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))**

In developing the 2025-2029 Consolidated Plan and Program Year 2025 Annual Action Plan (AAP), Surprise engaged with various City departments, stakeholders, and neighboring jurisdictions to solicit input and strengthen partnerships. These consultations included the City’s Human Service and Community Vitality, Public Works, and Economic Development departments. The Economic Development Department collaborated with local business associations to gather feedback on the housing and economic needs of the community. Human Service and Community Vitality staff provided expertise on addressing housing

and service needs, particularly for vulnerable populations, while Public Works contributed insights on infrastructure planning and strategies for disaster preparedness.

The City also collaborated with the Maricopa Association of Governments (MAG) Continuum of Care (CoC) to guide efforts addressing homelessness and participated in regional planning to ensure the effective distribution of resources. Moving forward, Surprise aims to enhance consultation efforts with the State of Arizona and neighboring municipalities, strengthening regional collaboration on housing, homelessness, and community development. The City continues to explore opportunities to deepen partnerships with service providers and institutions supporting vulnerable populations, including those at risk of homelessness.

DRAFT

**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 Surprise has adopted its HUD approved Citizen Participation Plan (CPP) as per 24 CFR 91.105, which sets forth the City’s policies and procedures for citizen participation of the Consolidated Plan and first year 2025 AAP. The CPP provides details about the public notice requirements for all meetings and the various stages of Consolidated Plan development, public hearings before the citizens of the City and City Council, accommodations for persons with disabilities, and the conduct of public review of draft documents. Adhering closely to the CPP, the City held a public comment period and public hearing. Details of these outreach efforts are provided in the table below.

DRAFT

**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
1	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	Legal ad for the first public hearing for needs on August 28, 2024.	No written comments.	Oral comment at public hearing accepted.	
2	Public Hearing	Non-targeted/broad community	The public needs hearing was held at the Veterans, Disability & Human Services Commission meeting held on September 11, 2024.	One oral comment was received in support of homeless shelter services.	All comments were accepted and recorded.	
3	TA/Application process	Eligible Subrecipients	The technical assistance and application process began on January 6, 2025.	TBD applications received	No comments.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
4	Newspaper Ad	Non-English Speaking - Specify other language: Spanish  Non-targeted/broad community	A 35-day comment period began on March 5, 2025 and ended April 9, 2025. No comments were received.	No comments received.	No comments.	
5	Public Hearing	Non-targeted/broad community	This public hearing was held at the regular VDHS meeting held on April 9, 2025.	No comments were received during the public hearing.	No comments were received during the public hearing.	
6	Stakeholder Meeting	Non-targeted/broad community	A stakeholder meeting was held virtually via Microsoft Teams on July 9, 2024 at 2:30 to 4:00 PM to gather feedback on affordable housing needs in Maricopa County. There were 45 people in attendance with 37 representing their organizations.	There were no comments.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
7	Stakeholder Meeting	Non-targeted/broad community	A stakeholder meeting was held virtually via Microsoft Teams on July 10, 2024 at 2:30 to 4:00 PM to gather feedback on community development and public services in Maricopa County. There were 20 people in attendance with 15 representing their organizations.	There was one comment made in the stakeholder meeting. A member of the local Social Security Administration office provided information on how to help clients access their SS benefit statements as it relates to income documentation.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
8	Stakeholder Meeting	Non-targeted/broad community	A stakeholder meeting was held virtually via Microsoft Teams on July 11, 2024 at 2:30 to 4:00 PM to gather feedback on homeless needs in Maricopa County. There were 20 people in attendance, and half were from the County homeless services division, and the others were from local city members.	There was one comment made in the stakeholder meeting. How are CDBG public services funds allocated to homeless programming.	All comments were accepted.	
9	Community Survey	Non-targeted/broad community	The City, in partnership with Maricopa County, offered an online community survey to gather input on the housing, fair housing, community development and homeless needs in Scottsdale and Maricopa County. See below the link to the survey.  <a href="https://www.research.net/r/maricopa-community">https://www.research.net/r/maricopa-community</a> or <a href="https://www.research.net/r/Surprise-Community">https://www.research.net/r/Surprise-Community</a>	Full survey results will be provided after the citizen participation process.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
10	Stakeholder Survey	Non-targeted/broad community  Nonprofits	The City, in partnership with Maricopa County, offered an online stakeholder survey to gather input on the housing, fair housing, community development and homeless needs in Scottsdale and Maricopa County. See below the link to the survey.  <a href="https://www.research.net/r/MaricopaConsortium-Stakeholder">https://www.research.net/r/MaricopaConsortium-Stakeholder</a>	Full survey results will be provided after the citizen participation process.	All comments were accepted.	

# Needs Assessment

## NA-05 OVERVIEW

### Needs Assessment Overview

To ensure the most efficient and effective use of resources, the City must first assess the needs of the community. The following sections describe and analyze the City's demographic and economic indicators. Information presented is primarily based on data from HUD's Comprehensive Housing Affordability Strategy (CHAS) and the United States Census Bureau's American Community Survey (ACS). To enhance this analysis, the City utilizes PolicyMap software to generate detailed maps that help visualize demographic trends and identify any geographic patterns. By integrating these geographic visualizations, the City is able to design more targeted interventions and ensure that resources are allocated equitably. This Needs Assessment will help the City determine priority needs, which will form the basis of the Strategic Plan.

The City of Surprise has experienced significant changes since the previous Consolidated Plan, reflecting ongoing growth and economic shifts in the region. Population growth has accelerated, increasing the demand for housing, particularly affordable housing, while the supply has struggled to keep up. Between 2012 and 2022, the population grew by 26.6%, and the number of households increased by 29.3%. This rapid growth places stress on housing affordability, with rising costs outpacing income gains for many residents.

Housing cost burdens remain a dominant issue, particularly for lower-income households. As of 2022, about 19% of homeowners and 53% of renters are considered cost-burdened, paying more than 30% of their income toward housing costs. These affordability issues are compounded by broader economic challenges, including a poverty rate of 6.8% and significant disparities in income and housing stability among different racial and ethnic groups. The updated maps and data in this plan show the geographic distribution of these issues, with low-income and cost-burdened households concentrated in specific areas of the City.

Furthermore, non-housing needs such as homelessness, mental health, and public health infrastructure remain critical concerns. As the City continues to grow, addressing these issues requires targeted strategies, such as expanding housing assistance programs and improving coordination between service providers.

The City's 2023 Housing Study and its 2040 General Plan include an emphasis on the need for a variety of housing options as the city continues to grow to meet the needs of all residents in Surprise.

## NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.205 (A,B,C)

### Summary of Housing Needs

The housing needs of a community, like all aspects of a market economy, are shaped by supply and demand. However, understanding the factors that influence housing supply and demand goes beyond the simple notion of building one house for every household. Various elements—such as changes in population, household size, the availability of rental units, income levels, and the condition of existing properties—collectively impact the housing landscape.

In the City, population growth has occurred unevenly across neighborhoods. While some areas have experienced rapid expansion, others have seen a decline in residents. These population shifts are closely tied to economic conditions, with high-poverty zones experiencing larger increases than lower poverty zones.

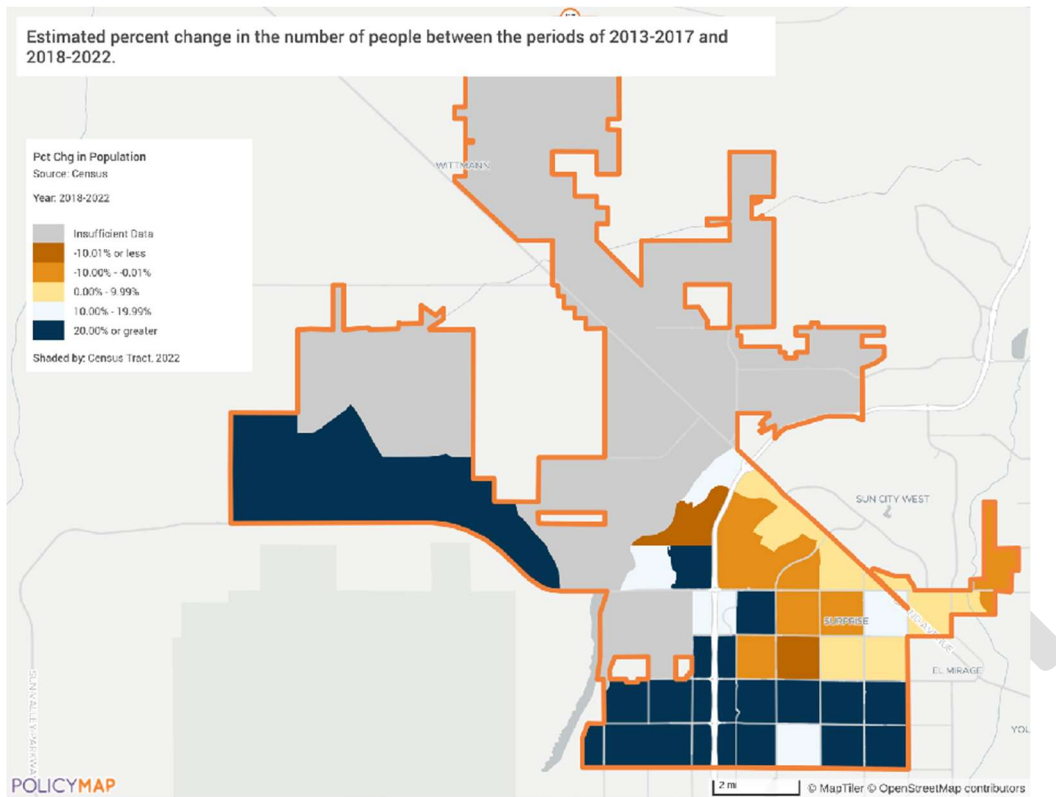
### Change in Population

According to data from the American Community Survey (ACS), the jurisdiction has seen a 26.6% increase in population since 2012, significantly outpacing the national growth rate of 7%. The number of households has increased even more, rising by 29.3%. During this same period, the median household income grew by 46.3%, which is slightly higher than the national increase of 41.7%. However, after adjusting for inflation, the real purchasing power in the city has only increased by 13%, revealing a more modest gain in economic strength.

Demographics	Base Year: 2012	Most Recent Year: 2022	% Change
Population	115,007	145,591	26.6%
Households	40,986	52,995	29.3%
Median Income	\$59,973	\$87,756	46.3%

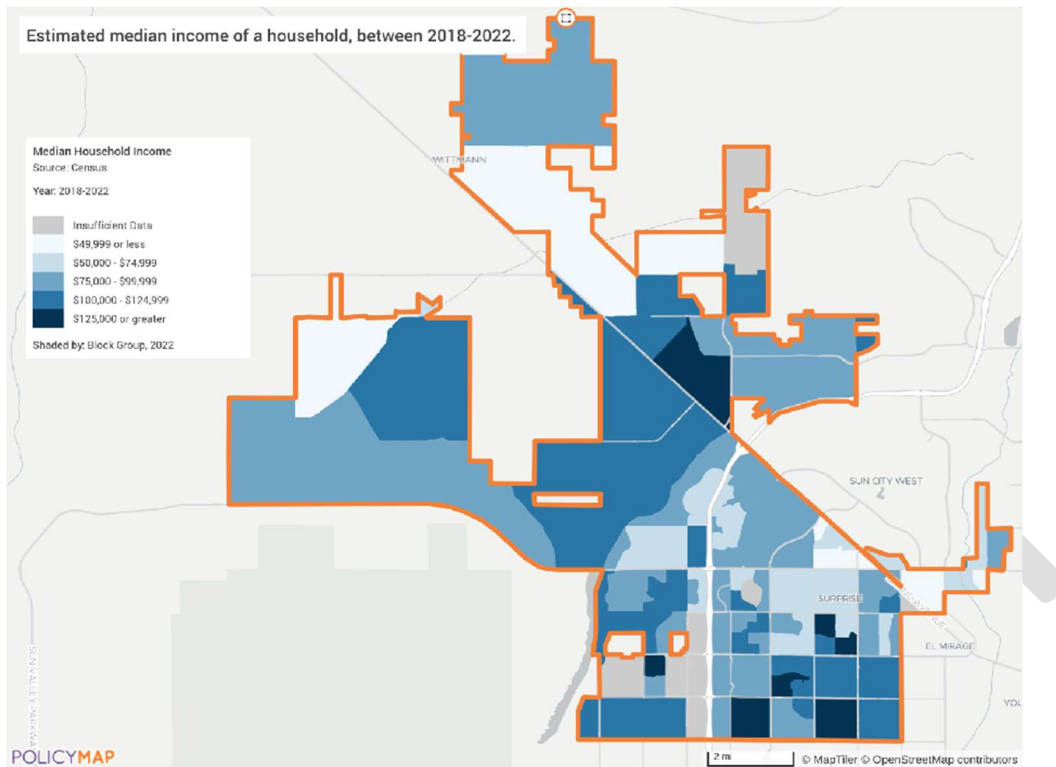
TABLE 5 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Data Source: 2008-2012-ACS (Base Year), 2018-2022 ACS (Most Recent Year)



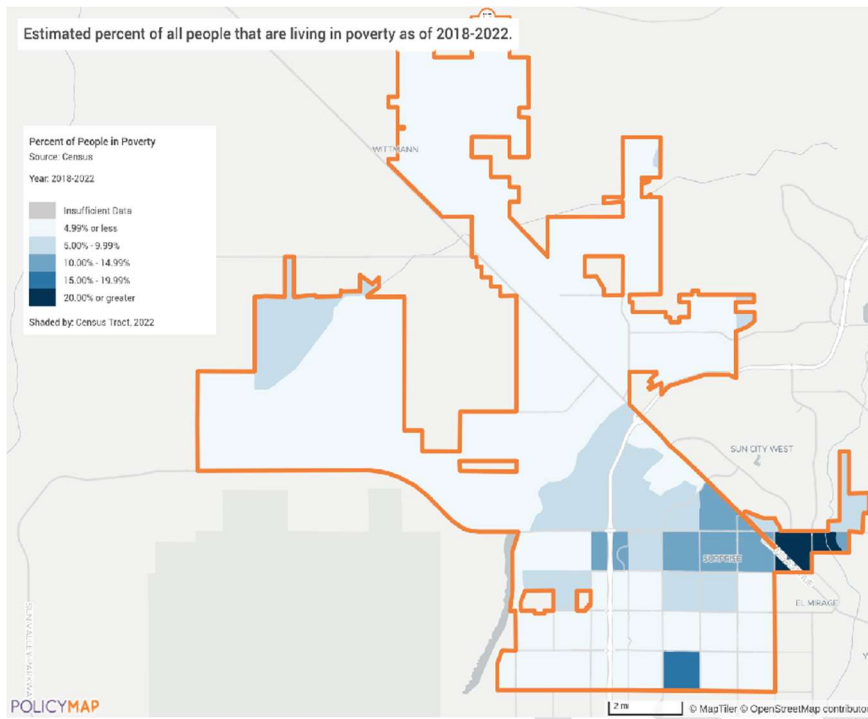
The map above shows the distribution of change in population over the last decade. The largest population increases have occurred in the southern and western portions of the city, as indicated by the darkest shaded census tracts. Several tracts also show a decrease in population in the central areas of the city, as indicated by tracts shaded in dark orange.

## Median Household Income



The map above shows the median household income by census block group throughout the city. Tracts shaded in the darkest blue are those with the highest median income, \$125,000 per year or more. They are scattered throughout the city, with no major concentrations. Areas with the lowest median income are those shaded in the lightest blue, where the median income is less than \$50,000 annually. These tracts are closer to the outer edges of the city in the north and on the eastern side of the city.

## Poverty Rate



The map above shows the poverty rate throughout the city. A majority of the city has a poverty rate of less than 5%. Notably, two tracts on the southeastern side of the city have a poverty rate of 20% or greater.

## Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	3,390	5,040	9,190	6,470	26,110
Small Family Households	730	845	2,735	2,750	11,570
Large Family Households	275	715	1,250	465	3,780
Household contains at least one person 62-74 years of age	1,105	1,580	2,385	1,825	6,755
Household contains at least one person aged 75 or older	725	1,815	1,875	1,210	4,050
Households with one or more children 6 years old or younger	439	630	1,864	750	3,305

TABLE 6 - TOTAL HOUSEHOLDS TABLE

Data Source: 2016-2020 CHAS

The table above provides a breakdown of family composition and income in the jurisdiction using 2020 CHAS data. Small family households (defined as those with fewer than four people) are three times more common than large family households (five or more people), reflecting the broader trend of smaller average household sizes both regionally and nationally. Additionally, the data suggests a correlation between household type and income, indicating that family composition may play a role in influencing financial outcomes.

## Housing Needs Summary Tables

The tables below illustrate the prevalence of standard housing problems, which include one or more of the following issues:

1. Lack of complete kitchen facilities,
2. Lack of complete plumbing facilities,
3. Overcrowding, defined as more than one person per room, and
4. Cost burden greater than 30%.

### 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	55	40	50	25	170	0	25	35	0	60
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	35	40	25	100	0	0	10	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	170	245	30	465	25	25	105	35	190
Housing cost burden greater than 50% of income (and none of the above problems)	590	705	290	75	1,660	1,495	715	535	55	2,800
Housing cost burden greater than 30% of income (and none of the above problems)	30	375	1,900	495	2,800	165	1,235	1,870	810	4,080

	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)	215	0	0	0	215	420	0	0	0	420

TABLE 7 – HOUSING PROBLEMS TABLE

Data 2016 - 2020 CHAS  
Source:

Cost burden is a widespread issue affecting many communities across the state and nation, and it is the most pressing housing challenge in the City. According to 2020 CHAS data presented in the table above, 4,460 renters and 6,880 homeowners in the 0% to 100% AMI (area median income) range are spending more than 30% of their income on housing costs. These totals include households reported as having a cost burden greater than 30% and those with a cost burden greater than 50%. However, the CHAS data does not capture cost burden information for all income groups. To fill this gap, the 2018-2022 American Community Survey (ACS) provides a broader view, showing that 11,141 homeowners and 6,454 renters across all income groups are cost burdened.

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	700	1,320	2,525	650	5,195	1,685	2,000	2,560	900	7,145
Having none of four housing problems	75	165	580	1,260	2,080	295	1,555	3,525	3,660	9,035
Household has negative income, but none of the other housing problems	215	0	0	0	215	420	0	0	0	420

TABLE 8 – HOUSING PROBLEMS 2

Data Source: 2018-2022 CHAS

Severe housing problems, while less common than standard housing issues, are still a significant concern in the community. Households with low and extremely low incomes are especially prone to experiencing severe housing challenges. Overall, more than 12,300 households in the area face severe housing problems.

### 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	20	195	805	1,020	10	130	525	665
Large Related	0	45	400	445	0	265	445	710
Elderly	10	135	305	450	145	855	800	1800
Other	0	45	580	625	15	25	190	230
Total need by income	30	420	2,090	2,540	170	1,275	1,960	3,405

TABLE 9 – COST BURDEN > 30%

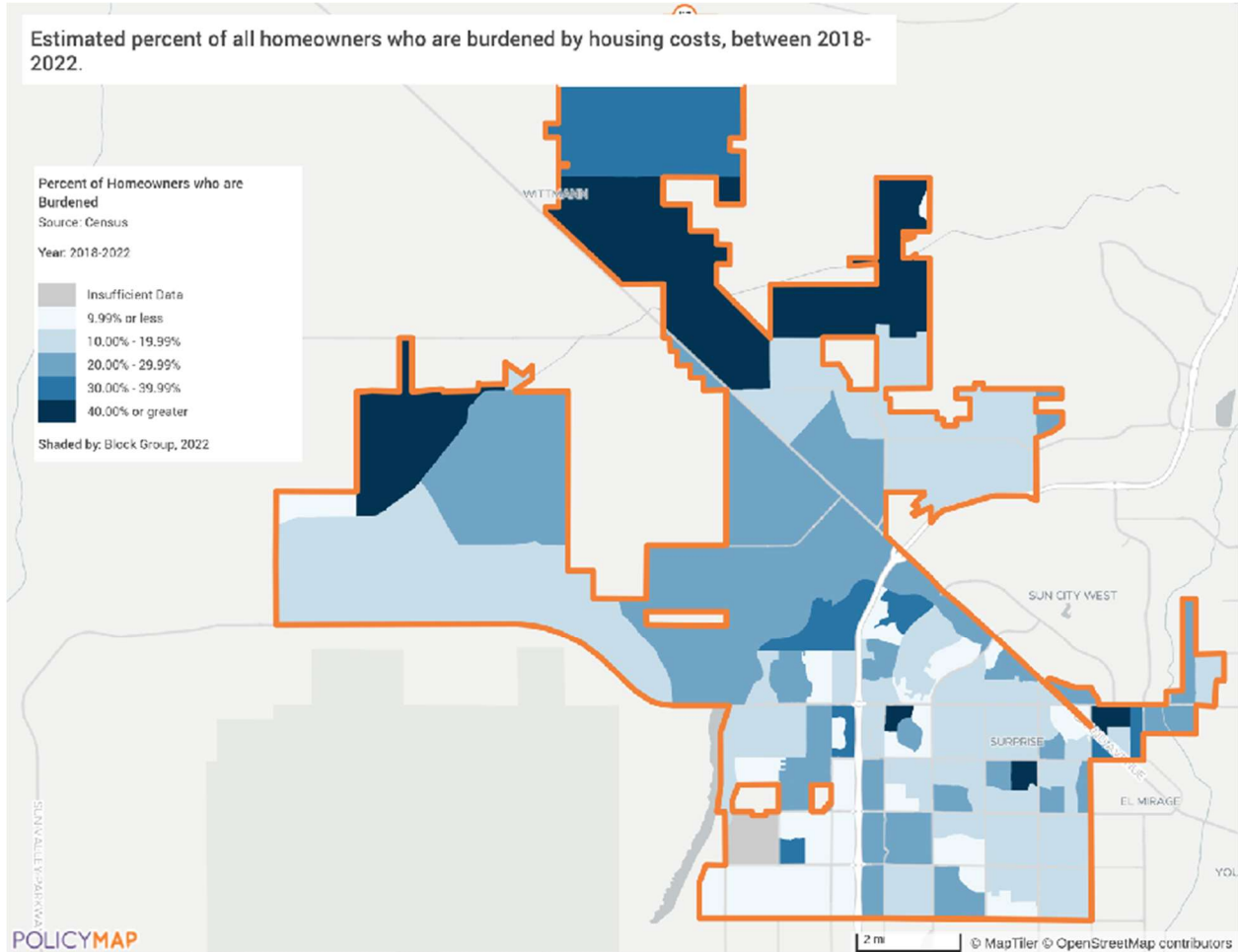
Data Source: 2017-2021 CHAS

The table above presents 2021 CHAS data on cost-burdened households in the City, focusing on those within the 0% to 80% AMI range. In total, 5,945 households in the community in this income range are cost burdened. The accompanying maps use data from the 2018-2022 American Community Survey 5-Year Estimates to show the percentage of cost-burdened households by census tract.

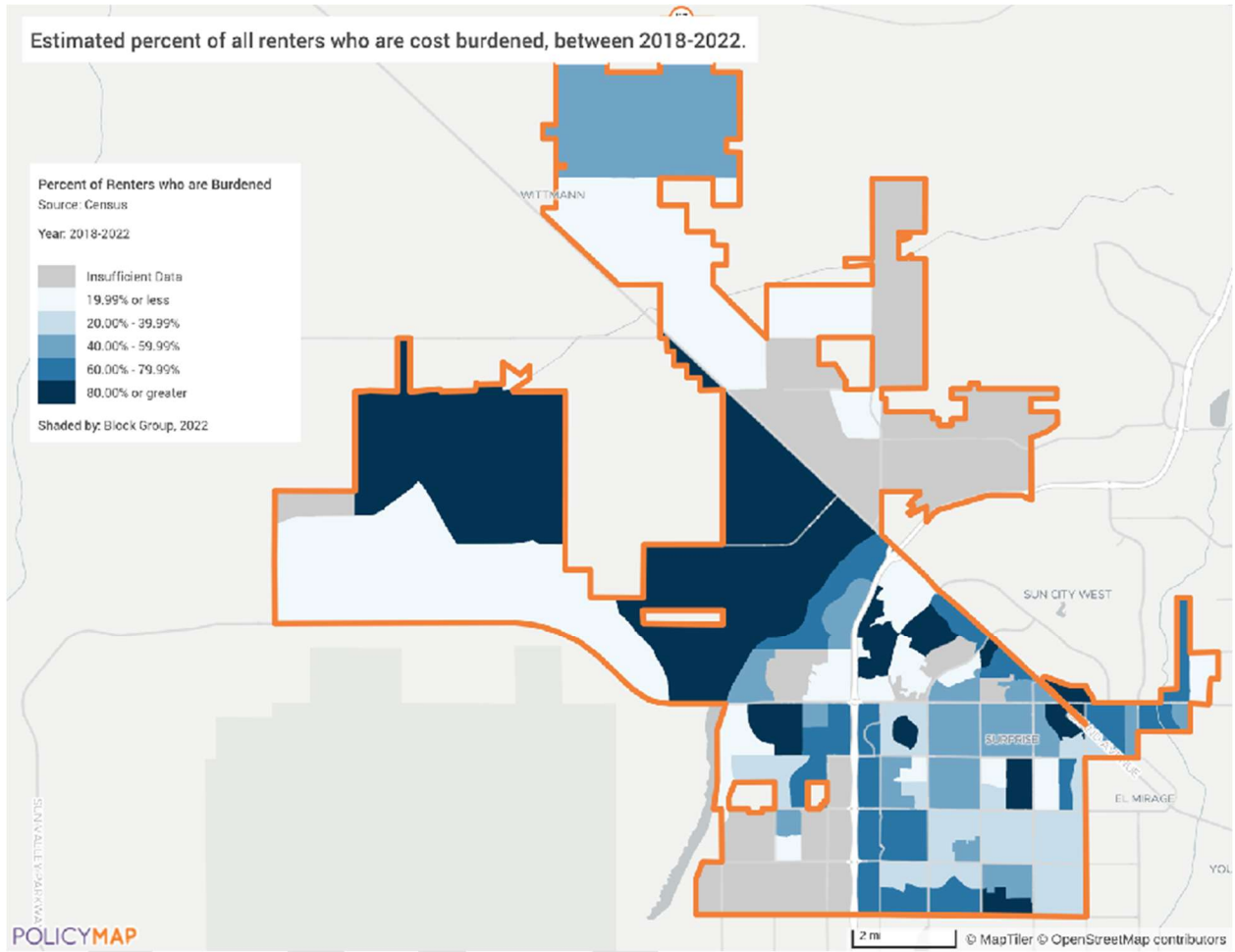
Cost burden is most prevalent for homeowners in the rural northern areas of the city, where 40% or more households are cost burdened. In contrast, the southern central areas have significantly lower rates, with some tracts, shaded in light blue, showing cost burden rates of less than 10%.

Renters face cost burden at much higher rates than homeowners, and the geographic distribution of these households varies. In parts of the western jurisdiction, over 80% of renters are cost burdened, meaning they are living in precarious housing situations and face an elevated risk of homelessness.

### Cost Burden Homeowners



## Cost Burden Renters



#### 4. Severe 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	185	225	65	475	340	110	140	590
Large Related	80	250	45	375	80	95	0	175
Elderly	220	300	95	615	890	480	200	1,570
Other	155	120	110	385	210	30	200	440
Total need by income	640	895	315	1,850	1,520	715	540	2,775

TABLE 10 – COST BURDEN > 50%

Data Source: 2018-2022 CHAS

#### Severe Cost Burden

Severe cost burden, defined as spending more than 50% of household income on housing, is most common among extremely low-income households. A total of 4,625 households in the 0-80% AMI income range are severely cost burdened. These households often face difficult decisions, such as whether to pay rent, buy food, or cover transportation costs to get to work. Without additional support, this population is at a high risk of experiencing homelessness and is in urgent need of assistance.

#### 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	15	205	285	55	560	25	25	90	30	170
Multiple, unrelated family households	4	0	0	0	4	0	0	15	4	19

	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
Other, non-family households	0	0	0	0	0	0	0	15	0	15
Total need by income	19	205	285	55	564	25	25	120	34	204

TABLE 11 – CROWDING INFORMATION – 1/2

Data Source: 2018-2022 CHAS

### Overcrowding

HUD defines an overcrowded household as one with 1.01 to 1.50 occupants per room, and a severely overcrowded household as having more than 1.50 occupants per room. Although it is less prevalent than cost-burden issues, overcrowding continues to affect 768 households in the community, the majority of which are renters. The Market Analysis indicates a surplus of larger, multi-bedroom rental units; however, the relatively high number of households in the 0–100% AMI income bracket experiencing overcrowding suggests that these units remain out of reach for many low-income renters. . As a result, LMI families with three or more children often struggle to find housing that meets their needs, is not overcrowded, and affordable.

The following table shows the number of overcrowded households with children present by tenure (renter vs. owner-occupied status) and income level. Low-income households with children present are often more likely to be overcrowded. As stated in the Market Analysis, larger rental units are one of the least common housing types. When low- to moderate-income (LMI) renter families with multiple children are unable to find a unit with multiple bedrooms, they can be forced to live in smaller overcrowded units.

	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	150	360	910	1,420	289	270	954	1,513

TABLE 12 – CROWDING INFORMATION – 2/2

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

According to 2018-2022 ACS data, there are 10,137 single-person households in the City consisting of 7,761 homeowners and 2,376 renters. Of these single-person households, renters over the age of 65 represent the primary group in need of housing assistance due to higher poverty rates and reliance on fixed incomes. A total of 6,430 Surprise households are retirement-age single-person households living alone, and many may require housing support to maintain stable and affordable living conditions. This points to high demand for affordable efficiency and one-bedroom units. Based on the ACS data, there are approximately 1,454 total vacant housing units with 1 bedroom or less that must accommodate the everchanging rate of single-person households as well as the growing population of Surprise. While the City has an oversupply of larger units (3- and 4-bedrooms), these units are not affordable or manageable for single person households.

### **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.**

#### Disability

According to 2018-2022 ACS data, there are 18,141 residents with disabilities in the City, accounting for approximately 12.6% of the overall population. Among these individuals, about 1,969 are under the age of 18. The most prevalent disability reported is ambulatory difficulty, affecting 7,893 residents. Residents with disabilities, as well as families with children who have disabilities, encounter significant barriers to accessing affordable housing. Most homes require costly modifications to meet the specific needs of residents with disabilities. While it is challenging to determine the exact number of those requiring housing assistance, it is likely that a substantial majority of residents with disabilities need either financial support for housing or access to suitable homes that can accommodate their requirements.

#### Violence

According to crime statistics from the Surprise Police Department reported to the FBI, there were 55 instances of rape in the City of Surprise in 2023. Notably, women represented 98% of the victims, while men accounted for 90% of the offenders. Approximately 49% of the rape offenses involved individuals aged 10 to 19. Additionally, 63% of these offenses occurred in the home, with the perpetrator most often being an acquaintance, friend, family member, or intimate partner.

It is important to acknowledge that sexual assault and other intimate crimes are often underreported. The National Coalition Against Domestic Violence estimates that only 25% of physical assaults, 20% of rapes, and 50% of stalking cases are reported to law enforcement. If these figures hold true, it suggests that around 70 rapes may have gone unreported in the jurisdiction, alongside a significant number of other sexual assaults and related crimes. Given the high prevalence of sexual violence—often occurring

in the home and involving someone known to the victim—it is crucial for survivors to have access to housing and economic support to help them escape dangerous situations.

### **What are the most common housing problems?**

The most prevalent housing issue identified in the community is cost burden. According to the latest ACS data, over 17,500 households are experiencing this challenge. Renters are particularly affected, with 53% paying more than 30% of their income on housing expenses. While homeowners are less likely to be cost burdened than renters, the issue remains significant. Approximately 24% of homeowners with a mortgage and 8% of those without a mortgage are also facing cost burden. This financial strain places considerable pressure on households, increasing the likelihood of suboptimal living arrangements.

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

Overall, household income is closely linked to the likelihood of experiencing housing problems, especially among renters. Residents with lower incomes tend to face higher rates of cost burden and other substandard living conditions. Additionally, individuals with disabilities and those experiencing homelessness are particularly susceptible to housing challenges. A more in-depth analysis of the prevalence of housing problems by race and ethnicity is provided in sections NA-15 to NA-30.

### **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**

Very low-income households, defined as those earning at or below 30% of the area median income, are particularly vulnerable when they spend more than 50% of their income on gross rent (which includes rent and tenant-paid utilities). This financial strain leaves them susceptible to unexpected crises—whether financial or personal—that could result in homelessness. Among these vulnerable groups, single-parent households with children face the greatest challenges. They have a heightened need for affordable housing, accessible daycare, healthcare, and other supportive services.

Due to their lower income and higher living expenses, very low-income single-parent households are at an imminent risk of homelessness. The primary needs for these households include money management and budget counseling, as well as job training and affordable childcare, to help them achieve greater stability and reduce their risk of losing their homes.

**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:**

Not applicable.

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

Instability and an increased risk of homelessness are often linked to a lack of financial resources, temporary living arrangements with others, imminent eviction, or temporarily residing in a motel. Unexpected events such as the death of a family member, medical expenses, or emergency costs like significant car repairs can create unstable living situations, especially for families with low or fixed incomes. Additionally, factors such as domestic violence, spousal abandonment, mental illness, and substance abuse contribute to the local risk of homelessness. Other potential stability issues include prolonged unemployment and the repercussions of the COVID-19 pandemic.

Moreover, in Surprise, risks associated with extreme heat, flash flooding, and other natural disasters can heighten the likelihood of homelessness. The destruction of a home due to natural disaster can suddenly place a family in a precarious situation.

**Discussion**

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## 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

A review of Housing Assessment data provided by HUD can help identify whether certain racial or ethnic groups in the community experience a disproportionately higher need compared to others. HUD defines a proportionally higher need as one where the percentage of individuals in a specific income category exceeds the overall percentage for that category by at least 10 percentage points.

The tables below illustrate the prevalence of standard housing problems, which include one or more of the following issues:

5. Lack of complete kitchen facilities,
6. Lack of complete plumbing facilities,
7. More than one person per room, and
8. Cost burden greater than 30%.

### 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	2,385	1,000	0
White	1,880	765	0
Black / African American	120	90	0
Asian	55	40	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	255	145	0

TABLE 13 - DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

Data Source: 2018-2022 CHAS

\*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	3,320	1,720	0
White	1,880	1,505	0
Black / African American	160	0	0
Asian	120	15	0
American Indian, Alaska Native	10	35	0
Pacific Islander	0	0	0
Hispanic	1,135	125	0

TABLE 14 - DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

Data Source: 2018-2022 CHAS

\*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	5,085	4,105	0
White	3,495	3,375	0
Black / African American	540	50	0
Asian	65	55	0
American Indian, Alaska Native	15	0	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
Pacific Islander	0	0	0
Hispanic	855	575	0

TABLE 15 - DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

Data Source: 2018-2022 CHAS

\*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	1550	4920	0
White	1220	3790	0
Black / African American	85	130	0
Asian	15	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	25	0
Hispanic	105	790	0

TABLE 16 - DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

Data Source: 2018-2022 CHAS

\*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

#### Extremely Low-Income (0-30% AMI)

Table 13 presents the rate of housing problems for this income group. The jurisdiction-wide rate of households with a housing problem in this income group is 70.5%. American Indian and Alaska Native households in this income range are considered disproportionately in greater need. One hundred percent of American Indian and Alaska Native households in this income group report experiencing a housing problem.

#### Very Low-Income (30-50% AMI)

In this income group, 65.9% of households report a housing problem, according to data presented in Table 14. Black or African American, Asian and Hispanic households in this income range are considered disproportionately in greater need.

#### Low-Income (50-80% AMI)

As shown in Table 15, the jurisdiction-wide rate of households with a housing problem in this income group is 55.3%. Black or African American and American Indian, Alaska Native households in this income range are considered disproportionately in greater need.

#### Moderate Income (80-100% AMI)

In this income group, 24.0% of households report a housing problem, according to Table 16. Black or African American households in this income range are considered disproportionately in greater need.

**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**

**0%-30% of Area Median Income**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	2190	1195	0
White	1710	940	0
Black / African American	120	90	0
Asian	55	40	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	245	155	0

TABLE 17 – SEVERE HOUSING PROBLEMS 0 - 30% AMI

Data Source: 2018-2022 CHAS

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,710	3,330	0
White	1,080	2,315	0
Black / African American	135	25	0
Asian	120	15	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	365	890	0

TABLE 18 – SEVERE HOUSING PROBLEMS 30 - 50% AMI

Data Source: 2018-2022 CHAS

\*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**

<b>Severe Housing Problems*</b>	<b>Has one or more of four housing problems</b>	<b>Has none of the four housing problems</b>	<b>Household has no/negative income, but none of the other housing problems</b>
Jurisdiction as a whole	1,315	7,880	0
White	840	6,025	0
Black / African American	35	560	0
Asian	50	70	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	270	1,155	0

TABLE 19 – SEVERE HOUSING PROBLEMS 50 - 80% AMI

Data Source: 2018-2022 CHAS

\*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	250	6,220	0
White	155	4,855	0
Black / African American	60	160	0
Asian	15	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	25	0
Hispanic	70	990	0

TABLE 20 – SEVERE HOUSING PROBLEMS 80 - 100% AMI

Data Source: 2018-2022 CHAS

\*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

#### Extremely Low-Income (0-30% AMI)

Based on data presented in table 17, the jurisdiction-wide severe housing problem rate in this income group is 64.7%. American Indian and Alaska Native households in this income range are considered disproportionately in need.

#### Very Low-Income (30-50% AMI)

In this income group, 33.9% of households report a severe housing problem, according to Table 18. Black or African American and Asian households in this income range are considered disproportionately in greater need.

Low-Income (50-80% AMI)

Table 19 presents housing problem rates for this income group. The jurisdiction-wide severe housing problem rate in this income group is 14.3%. Asian and American Indian, Alaska Native households in this income range are considered disproportionately in greater need.

Moderate Income (80-100% AMI)

In this income group, 3.9% of households report a severe housing problem, according to data presented in Table 20. Black or African American households in this income range are considered disproportionately in greater need.

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## 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:

The following section examines HUD data related to a specific housing issue: Cost Burden. Cost Burden refers to households that allocate more than 30% of their income to housing costs, while Severe Cost Burden is defined as those spending 50% or more of their income on housing. Consistent with the previous sections, HUD identifies a proportionally higher need when the percentage of individuals in a given category exceeds the overall percentage by at least 10 percentage points. This analysis aims to determine whether any racial or ethnic groups are disproportionately affected by Cost Burden.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	36,605	8,085	4,850	654
White	28,585	5,460	3,520	510
Black / African American	1,320	640	315	90
Asian	750	40	200	0
American Indian, Alaska Native	75	10	30	0
Pacific Islander	100	0	0	0
Hispanic	5,245	1,880	625	54

TABLE 21 – GREATER NEED: HOUSING COST BURDENS AMI

Data Source: 2018-2022 CHAS

### Discussion:

By HUD's definition of a disparity of 10% or higher, a few different racial and ethnic groups experienced a disproportionately greater need when it comes to housing cost burden.

#### Cost Burden (30-50%)

The jurisdiction-wide housing cost burden rate (30% to 50% of household income) is 16.1%. Black / African American households are disproportionately impacted.

Severe Cost Burden (50% or more)

The jurisdiction-wide rate of severe housing cost burden (over 50% of household income) is 9.7%. Asian and American Indian, Alaska Native households are disproportionately impacted by severe cost burden.

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## **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?**

Overall, housing problems disproportionately affect specific groups based on race or ethnicity in every category examined. Asian, American Indian or Alaska Native, and Black or African American households experience a disproportionate impact across multiple income groups and with both housing problems and severe housing problems.

Disproportionate Housing Problems:

- Extremely Low Income: American Indian or Alaska Native
- Very Low Income: Black or African American, Asian, Hispanic
- Low Income: Black or African American, American Indian or Alaska Native
- Moderate Income: Black or African American

Disproportionate Severe Housing Problems:

- Extremely Low Income: American Indian or Alaska Native
- Very Low Income: Black or African American, Asian
- Low Income: Asian, American Indian or Alaska Native
- Moderate Income: Black or African American

Cost Burden: Black or African American

Extreme Cost Burden: Asian, American Indian or Alaska Native

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

No other needs have been identified.

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

The available data shows that Black or African American, Asian, and American Indian or Alaska Native households are somewhat more concentrated in census tracts in the downtown neighborhood and in the southeastern corner of the city. These areas tend to be lower income and have fewer affordable housing opportunities. A complete analysis of the relationship between race and ethnicity and geography is discussed in MA-50.

## NA-35 PUBLIC HOUSING – 91.205(B)

### Introduction

The City of Surprise is within the service area of the Housing Authority of Maricopa County (HAMC). HAMC is the public housing authority for the region and its mission is to improve the quality of life and strengthen communities by developing and sustaining housing programs in the region. HAMC manages a robust Housing Choice Voucher (HCV) program which is open to City of Surprise residents. While HAMC does not operate traditional public housing, they are committed to providing housing to all in need of a place to call home. The following tables provide local available data for Surprise, AZ.

### 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	0	0	270	27	238	0	2	3

TABLE 22 - PUBLIC HOUSING BY PROGRAM TYPE

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

Data Source: 2024 PIC (PIH Information Center)

Data Comments: Surprise, AZ

## 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	-	-	-	-	-	-	-	-
Average length of stay	-	-	-	-	-	-	-	-
Average Household size	-	-	-	-	-	-	-	-
# Homeless at admission	0	0	0	43	7	36	0	2
# of Elderly Program Participants (>62)	0	0	0	8	2	6	0	0
# of Disabled Families	0	0	0	23	3	20	0	0
# of Families requesting accessibility features	0	0	0	n/a	n/a	n/a	0	0
# of HIV/AIDS program participants	0	0	0	n/a	n/a	n/a	0	0
# of DV victims	0	0	0	n/a	n/a	n/a	0	0

TABLE 24 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: 2024 PIC (PIH Information Center)

Data Comments: Surprise, AZ

**Race of Residents**

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	135	16	119	0	2	2
Black/African American	0	0	0	131	9	122	0	0	1
Asian	0	0	0	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	7	2	5	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
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 25 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	51	5	46	0	0	1
Not Hispanic	0	0	0	219	12	207	0	2	2

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

TABLE 26 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

**Data Source:** 2024 PIC (PIH Information Center)

**Data Comments:** Surprise, AZ

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

A significant portion of public housing and voucher tenants are elderly individuals, disabled families and families that request accessibility features. Families that have at least one member with a disability make up 8.5% of voucher recipients. Elderly individuals comprise 3% of voucher recipients. It is common for 100% of voucher recipients to request units with accessibility features.

According to HAMC, the most common accessibility request is ADA compliant accessible units. Developing housing that has wider hallways, doorways, and ramps is often prohibitively expensive to produce at market rates, particularly rates affordable for lower income households. Residents seeking these units are often dependent on the housing authority and other publicly supported programs to find safe and secure housing.

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

The most pressing needs of Public Housing residents and Housing Choice voucher holders are access to affordable, decent, safe, and sanitary housing. Achieving secure housing is just the first step; it's equally important for families to have pathways to financial independence. To facilitate this, public housing should be situated close to economic opportunities, educational institutions, and a reliable public transportation system. Additionally, there is a significant need for affordable housing options in low-poverty neighborhoods, which can help residents break the cycle of poverty and enhance their overall quality of life. By ensuring that public housing is strategically located, we can create a foundation for sustainable growth and empowerment for these families.

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

In general, the broader population is wealthier and enjoys access to more housing opportunities than individuals utilizing publicly supported housing. Tenants of public housing and those with Housing Choice vouchers typically have lower incomes than the general population. The median household income in the City as reported by the 2018-2022 ACS was estimated at \$87,756. Even if public housing tenants and HCV holders manage to spend no more than 30% of their income on housing costs, their remaining monthly income would barely suffice to cover essential needs such as food, clothing, and transportation. This disparity highlights the significant challenges faced by low-income households in securing a stable and sustainable living situation.

## **Discussion**

## **NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(c)**

### **Introduction:**

Homelessness is an incredibly complex issue that communities across the country must address. A primary reason that homelessness is difficult to address is that it can have many causes with overlapping and interrelated variables. The cause of any single person’s homelessness often lies not in a single factor, but at the convergence of many events and conditions. From one perspective, homelessness is an economic problem caused by unemployment or underemployment, lack of affordable housing options, and/or poverty. From another perspective, homelessness is a health issue because many homeless persons struggle with mental illness, physical disabilities, HIV, substance abuse, unresolved trauma, or a combination of those health factors. A third perspective is to view homelessness as a social problem with factors such as domestic violence, educational attainment, and race lying at the root. Any one person experiencing homelessness may be experiencing each of these issues, and they are often interrelated. Due to this complexity, fighting homelessness requires a collaborative and community-based approach.

The Stewart B. McKinney Homeless Assistance Act defined “homeless” or “homeless person” as an individual who lacks a fixed, regular, and adequate night-time residence; and who has a primary night-time residence that is:

- A supervised publicly or privately-operated shelter designed to provide temporary living accommodations (including motels, hotels, congregate shelters, and transitional housing for the mentally ill).
- An institution that provides a temporary residence for individuals intended to be institutionalized; or
- A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings

The City is part of the Maricopa Regional Continuum of Care and collaborates with the County and its partners in addressing homelessness. Surprise participates in the annual Point-In-Time (PIT) Count to determine the number of people experiencing homelessness in Maricopa County during a given point in time. In 2024, the PIT Count was conducted on January 23, 2024. While homelessness in Surprise is somewhat limited, there is still a need to address the needs of persons experiencing homelessness in the City.

## Homeless Needs Assessment

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)	1,867	222	5,460	5,300	3,342	128
Persons in Households with Only Children	21	17	69	64	14	230
Persons in Households with Only Adults	3,471	3,837	12,526	12,077	2,878	114
Chronically Homeless Individuals	1,318	645	4,833	4,660	981	135
Chronically Homeless Families	160	108	681	661	423	137
Veterans	346	93	1,467	1,417	795	125
Unaccompanied Child	21	17	69	64	14	230
Persons with HIV	175	144	N/A	N/A	N/A	N/A

TABLE 27 - HOMELESS NEEDS ASSESSMENT

Alternative Data Source Name: 2024 PIT Count (HMIS)

Data Source Comments: AZ-502 Phoenix, Mesa/Maricopa County CoC

Indicate if the homeless population is: Has No Rural Homeless

**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):**

**Chronically Homeless Individuals and Families:**

- Chronically homeless individuals and families experience long-term or repeated homelessness, often linked to mental health challenges, substance use disorders, or physical disabilities, requiring intensive support services and permanent housing solutions to regain stability. In Surprise, there are 1,318 chronically homeless individuals in shelters and 645 unsheltered, highlighting the urgent need for housing interventions. Each year, 4,660 individuals and 661 families experience homelessness, while only 981 individuals and 423 families successfully exit homelessness, showing a significant gap in resolving chronic homelessness.

**Families with Children:**

- Homeless families with children, often affected by economic hardship, domestic violence, or a lack of affordable housing, face unique challenges as homelessness disrupts children's education, healthcare access, and overall well-being. In Surprise, 1,867 individuals in families with children are sheltered, while 222 are unsheltered, emphasizing the importance of family-specific housing initiatives. Each year, 5,300 individuals within families with children become homeless, while 3,342 exit homelessness, demonstrating the critical need for affordable and stable family housing.

**Veterans and their Families:**

- Veterans experiencing homelessness face heightened risks due to physical disabilities or mental health conditions like PTSD, often stemming from their military service, and require specialized healthcare and housing assistance. In Surprise, 346 homeless veterans are sheltered, and 93 are unsheltered, reflecting the ongoing housing challenges for this vulnerable group. Annually, 1,417 veterans experience homelessness, but only 795 exit homelessness, underscoring the need for more robust veteran-specific housing and support services.

**Unaccompanied Youth:**

- Unaccompanied youth, typically under 24, often lack parental or guardian care due to family rejection, aging out of foster care, or abusive environments, leaving them vulnerable to exploitation, mental health issues, and barriers to education and employment. In Surprise, 21 unaccompanied youth are in shelters, and 17 are unsheltered, indicating a population in need of targeted interventions. Each year, 64 unaccompanied youth become homeless, but only 14 exit homelessness, revealing a pressing need for youth-focused programs to support their transition to independent living.

**Nature and Extent of Homelessness: (Optional)**

<b>Race:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
White	2,904	2,807
Black or African American	1,854	853
Asian	40	18
American Indian or Alaska Native	280	285
Pacific Islander	44	25
<b>Ethnicity:</b>	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>
Hispanic	1,277	1,278
Not Hispanic	4,082	2,798

Alternative Data Source Name: 2024 Point in Time Count

Data Source Comments: AZ-502 Phoenix, Mesa/ Maricopa County CoC 2024 Point in Time Count

*The following information pertains to the AZ-502 Phoenix, Mesa/Maricopa County Continuum of Care (COC), which includes the city of Surprise:*

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

The 2024 Point-in-Time Count for the entire county identified 2,089 total persons in families with children experiencing homelessness of a large majority were sheltered. Using data from the Homelessness Management Information System (HMIS) the CoC estimates for the county that 5,460 persons in households with adults and children experience homelessness each year with approximately 3,342 exiting homelessness each year. This leaves a gap of about 2,118 persons in families that are unable to exit homelessness each year and in need of housing services. There were 439 veterans experiencing homelessness of which 346 were sheltered and 93 were unsheltered in the county. Using data from HMIS the CoC estimates that for the county 1,467 veterans and their family members experience homelessness each year with approximately 795 exiting homelessness each year. This leaves a gap of about 672 veterans that are unable to exit homelessness each year and in need of housing services.

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

DATA NOTE: The table above does not include a category for people that identified their race as Middle Eastern, North African, or “multiple races”. Therefore, the numbers in the above table do not match the total number of people actually counted in the 2024 Point in Time Count.

Of all persons surveyed who provided responses to racial and ethnic questions in the 2024 Point-in-Time Count, 61% identified as White, 29% Black or African American, 6% American Indian, 3% multi-racial, Pacific Islander, Asian, and Middle Eastern or North African are all less than 1%. Ethnically, 27% identified as Hispanic.

### **Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

Of all persons that were surveyed in the 2024 Point-in-Time Count, 57% were sheltered and 43% were unsheltered. Twenty-two percent of the persons counted were experiencing chronic homelessness. Approximately 14% of persons surveyed reported having a serious mental illness and 14% reported having a substance use disorder. Just 7% of persons surveyed reported that they were fleeing/ survivors of domestic violence.

### **Discussion:**

According to a recent study by Julius Happonen and Sara Shuman from Northern Arizona University (NAU), Arizona's homeless rate increased by 23.4% between 2020 and 2023, one of the largest rises in the U.S. The state's climate and terrain present unique challenges for individuals experiencing unsheltered homelessness, with extreme conditions ranging from frigid temperatures in Flagstaff to record-breaking heat in Phoenix. Addressing unsheltered homelessness is crucial for improving health equity and ensuring safety.

Comparing the 2020 PIT count to the 2024 count the homeless population in the Maricopa HOME Consortium, as with the whole of Maricopa County, has increased by about 27%. As the population increases, the need for affordable housing and supportive service also increases. When compared to the 2023 count there was a 2% decrease in the total persons counted that were experiencing homelessness with a 17% decrease in the number of persons experiencing unsheltered homelessness. In addition, the number of households in the area who are at risk of homelessness continues to be a high priority to keep the number of homeless households from increasing in the County.

There were 612 households consisting of 734 persons from the City of Surprise that were provided homeless services from October 1, 2023 - September 30, 2024. Of the persons served, there were 17 families with 24 adults and 38 minors totaling 62 persons; 584 Adult only households totaling 643 persons; and 11 children only (under 18) households consisting of 29

children. This data was compiled from all participating homeless service projects in the CoC's HMIS that served clients where their prior residence was located in the City of Surprise.

## **NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)**

### **Introduction:**

Non-homeless individuals with special needs encompass a diverse group, including the elderly, frail elderly, persons with mental, physical, or developmental disabilities, individuals struggling with drug and alcohol addictions, those living with HIV/AIDS and their families, as well as victims of domestic violence, sexual assault, and stalking. Many individuals within these special needs populations often subsist on low incomes, further complicating their circumstances. Although data on these groups is limited, there is a substantial demand for housing and supportive services tailored to their unique needs. Addressing these requirements is a high priority for the City, as it is essential to enhance the quality of life and promote stability for these vulnerable populations.

### **Describe the characteristics of special needs populations in your community:**

Elderly: The elderly population encounters unique and increasing challenges, making access to decent, affordable housing critically important. Remaining in a familiar environment is not only medically beneficial but also emotionally supportive, so it is important to enable the elderly to maintain as much independence as possible. Unfortunately, many elderly individuals live on fixed incomes or have disabilities, which can place significant financial strain on them and limit their independence. As community costs rise, this population is particularly vulnerable, as they generally lack the means to increase their income to keep pace with inflation.

According to the ACS, there are approximately 40,689 residents over the age of 60 in City, making up approximately 28% of the population. Residents 60 years or older live below the poverty level at a rate close to that of the general population, 6.9% vs 6.8%. Cost burden is an issue for this population. Approximately 22% of homeowners and 64% of renters in this age group are cost burdened.

HIV/AIDS: This information is provided in a later section.

Alcohol and Drug Addiction: Finding accurate data on drug and alcohol addiction in a community can be a challenge. Addiction is often unrecognized or underreported due to stigma, shame, and fear of consequences. The instances where data can be collected are often only when someone overdoses, gets arrested, or seeks treatment. While specific data is not available for Surprise, we can look to countywide and statewide data to describe this population. Maricopa County Department of Public Health (MCDPH) tracks data on overdoses in the county. In 2022 MCDPH reported 36.2 overall drug overdoses per 100,000 residents, and 26.8 per 100,000 were opioid-specific overdoses. The rate of overdose for men was 2.5 times higher than that of women, and American Indian or Alaska Native residents have more than three times the overdose death rate of non-Hispanic whites. There is significant need for resources to support persons struggling with substance use.

Disabilities: According to 2018-2022 ACS data (S1810), there are 18,141 residents with disabilities in the City making up 12.6% of the population. Approximately 1,969 of these residents are under the age of 18 and 8,832 are over the age of 65. The most common disability is ambulatory difficulty, and 7,893 residents report this difficulty.

Survivors of Abuse and Sexual Assault: Data on abuse and sexual assault is very limited and not specifically available for the City of Surprise. However, according to the FBI, in 2023 (the most recent year data is available) there were 55 cases of rape in Surprise. Considering how rarely sexual assault and rape is reported the likely number of cases is much higher. A majority (98%) of victims were women while most offenders were men. Additionally, 49% of victims were in the 10-19 age cohort. Most victims knew their offender as an acquaintance, friend, family member, or intimate partner. There is a significant need for resources to assist survivors and provide financial and housing support.

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

Elderly and Frail Elderly: Ensuring secure, safe, affordable, and stable housing for the elderly is essential to their well-being. A healthy living environment for seniors depends on several factors, including proximity to healthcare, groceries and other retail centers, and social connections. Access to a reliable public transportation system is also crucial, as it supports elderly residents in staying active and maintaining their independence. Additionally, as mobility or other limitations arise with age, modifications within the home may be necessary to accommodate any disabilities, helping seniors live comfortably and safely.

Disability: Individuals with disabilities represent a diverse group with varying skill levels and abilities, facing many of the same challenges as the general population but with additional, unique needs related to their capabilities. Often on fixed incomes, they have limited housing options. Those with greater independence tend to utilize subsidized housing, while individuals needing higher levels of support typically live in community homes funded by public welfare, either in shared settings or privately-owned personal care facilities. Many also continue to live with family members well into adulthood. Regardless of the specific housing arrangement, continuous support services tailored to their abilities are a critical need across this population.

HIV/AIDS: See below for more information on the housing and supportive service needs of persons with HIV/AIDS. Programs and services for individuals affected by HIV/AIDS in Surprise are provided by the Southwest Center, Valleywise Health, and the Maricopa County Health Department.

Persons with Alcohol/Drug Addictions: Individuals with substance abuse issues require a robust support network to maintain sobriety and overall health. Key housing needs for this population include access to sober living environments, employment assistance, nearby health facilities, and close connections to family and friends. Detoxification facilities are also crucial for those in the initial stages of recovery, providing essential support when addiction is first recognized. These resources work together to create a foundation for sustained recovery and stability.

Survivors of Abuse and Sexual Assault: A comprehensive continuum of care is urgently needed to support vulnerable survivors, especially families and women with children. Housing options that can accommodate families are in short supply, and critical services—such as economic assistance, counseling, and holistic care—are necessary to help these individuals escape unsafe living situations. Currently, the Surprise Police Department’s Victims Assistance unit works coordinate efforts and connect survivors to services. Several shelters in the area offer temporary shelter for survivors, though there is a need for additional units to accommodate families. Expanding supportive housing and services is essential to provide a secure pathway to safety and stability for these families.

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

The Arizona Department of Health Services conducts the annual HIV Surveillance Program for the State. According to the 2023 HIV Surveillance Annual Report, there were 975 new cases in 2022 across the State of Arizona, reflecting a 20 percent increase from the prior year. This reflects the ongoing need for healthcare services tailored to those affected by HIV/AIDS.

While demographic data specific to Surprise is limited, statewide statistics offer insight into the population. In Arizona, the male population had the highest total number of HIV/AIDS prevalent cases, with 14,860 cases, compared to 2,458 cases for females. The racial breakdown indicates that Hispanic/Latino residents represent about 42% of 2022 cases, while white residents account for 30% and Black or African American residents account for around 16.6%.

Transmission categories highlight key patterns: for white residents, the primary mode of transmission is sexual contact among men, while heterosexual contact is predominant among Black or African American residents. The aging population with HIV/AIDS in Surprise underscores the need for comprehensive medical care, mental health services, and community resources to support both individuals and their families.

**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))**

Not applicable.

**Discussion:**

## **NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS – 91.215 (F)**

### **Describe the jurisdiction’s need for Public Facilities:**

The primary public facility needs in the City of Surprise include facilities that support special needs populations, including veterans, seniors, victims of domestic violence, and homeless persons. While these types of facilities exist in the region, there is need for community center facilities within the City of Surprise that serve seniors, house youth programs, and provide essential services.

Currently the city is constructing a multi-generational community center that is scheduled to open in 2026. This is anticipated to house and expand the Surprise Resource Center, Senior Center, library, Headstart and community programming, all of which will address many of the currently determined needs of the community. The current Surprise Resource Center already offers various services to address needs of the community with strategic focuses on housing/homeless, seniors, disabled, and other at risk populations in Surprise. While these improvements will be essential to the community, they will likely not meet all of the City’s need for public facilities that support special needs populations.

### **How were these needs determined?**

The Public Facility needs of the City were determined through consultation with key stakeholders and public meetings. A summary of this process can be found in the Consultation section at the beginning of the Consolidated Plan. The Surprise Parks and Recreation Master Plan also provides a citywide analysis of the need for public facilities and strategies to address them.

### **Describe the jurisdiction’s need for Public Improvements:**

The most commonly identified public improvement need was street improvements, in addition to trails and neighborhood cleanup. Fixing and improving those systems is a top priority for the City by use of the annually updated Pavement Preservation Program. The city is working independently, along with stakeholders and regional partners to improve the traffic congestion issues in northern Surprise while advocating for the Loop 303 / US 60 (Grand Ave) / 163<sup>rd</sup> Ave Transportation Corridor improvement projects outlined on the City’s five-year Construction Improvement Plan (CIP) and the 2023 GO Bond Election.

### **How were these needs determined?**

The Public Improvement needs of the City were determined through consultation with key stakeholders and public meetings. A summary of this process can be found in the Consultation section at the beginning of the Consolidated Plan. The General Plan 2040 also identifies public facilities and improvements to be developed for citywide benefit. As the City continues to increase its housing and commercial development, additional improvements to transportation infrastructure will be needed. In 2023, the City voted to approve a \$1 million GO bond to fund new transportation and public safety projects.

**Describe the jurisdiction’s need for Public Services:**

The primary Public Service need identified was homeless services, followed closely by domestic violence services and services for abused and neglected children. The City continues to run its Tenant-Based Rental Assistance Program, which assists many of these special needs populations identified. Regular funding for this program is a key component of the Strategic Plan. Additionally, the City plans to allocate funding for homeless services, transportation services, youth programming, and more with additional details available in the City’s Strategic Plan. The City has recently passed a bond for new Fire stations and Police Department (PD) Out stations to accommodate for the City’s continuous growth.

**How were these needs determined?**

The Public Service needs of the City were determined through consultation with key stakeholders and public meetings. A summary of this process can be found in the Consultation section at the beginning of the Consolidated Plan.

# Housing Market Analysis

## MA-05 OVERVIEW

### Housing Market Analysis Overview:

This section provides a comprehensive analysis of the housing market in Surprise, examining key trends in housing structure, age, price, and tenure. By synthesizing this data with the findings from the Needs Assessment, the City can make informed, strategic decisions on how to allocate its limited resources most effectively. It is important to recognize that addressing housing needs goes beyond simply providing enough housing units. Adequate housing must also meet the criteria for being safe, secure, decent, and affordable.

In addition to evaluating the condition and availability of the housing stock, this section also assesses the availability of housing facilities for vulnerable populations, including individuals experiencing homelessness and those with special needs. To enhance this analysis, the City utilizes PolicyMap software to generate detailed maps that help visualize housing trends and identify any geographic patterns. These maps offer insights into areas where specific challenges, such as housing cost burden or environmental hazards, may disproportionately impact certain neighborhoods or protected groups. By integrating these geographic visualizations, the City is able to design more targeted interventions and ensure that resources are allocated equitably.

This analysis also takes into account broader market conditions and regulatory factors that influence housing availability and affordability. Rising housing costs, zoning constraints, and limited financial resources for affordable housing development all play a critical role in shaping the local housing market. By understanding how these factors interact, the City is better positioned to identify gaps in the housing market and to develop targeted strategies that respond to the most urgent needs.

To provide a more nuanced and comprehensive view of housing challenges, this analysis incorporates data from a variety of sources beyond those provided by the U.S. Census Bureau and the Department of Housing and Urban Development (HUD). Local data, market studies, and insights from housing advocacy organizations complement federal data and offer a deeper understanding of both supply and demand dynamics in the housing market. This integrated approach ensures that the City can address key issues, including affordability, housing quality, and equitable access to housing opportunities.

The findings from this housing market analysis are essential in shaping the City's strategic planning efforts and are consistent with other city studies and plans, particularly the City of Surprise Housing Study which was conducted in 2023 and the City's 2040 General Plan. The Housing Study identified several areas of the City's housing inventory and market that are leading

to an increase in housing costs and cost burdens for residents. The report notes that the city has a structural imbalance in its inventory housing type, size, and price point. This is leading to challenges for much of Surprise's workforce being able to afford housing in the city.

The Housing Study and the City's General Plan call for a diverse housing portfolio that meets the needs of all Surprise residents. Ensuring that housing is not only available but also accessible and affordable is crucial to fostering long-term community stability and promoting economic growth in the City of Surprise.

## MA-10 NUMBER OF HOUSING UNITS – 91.210(A)&(B)(2)

### Introduction

The following section examines the size, type, and composition of the City’s housing stock. In addition to the number of units present, it looks at the type and location of units and compares these data points for renter and owner-occupied housing units.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	49,980	85.0%
1-unit, attached structure	1,027	1.8%
2-4 units	785	1.3%
5-19 units	1,579	2.7%
20 or more units	2,378	4.0%
Mobile Home, boat, RV, van, etc.	3,077	5.2%
<i>Total</i>	58,826	100%

TABLE 31 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

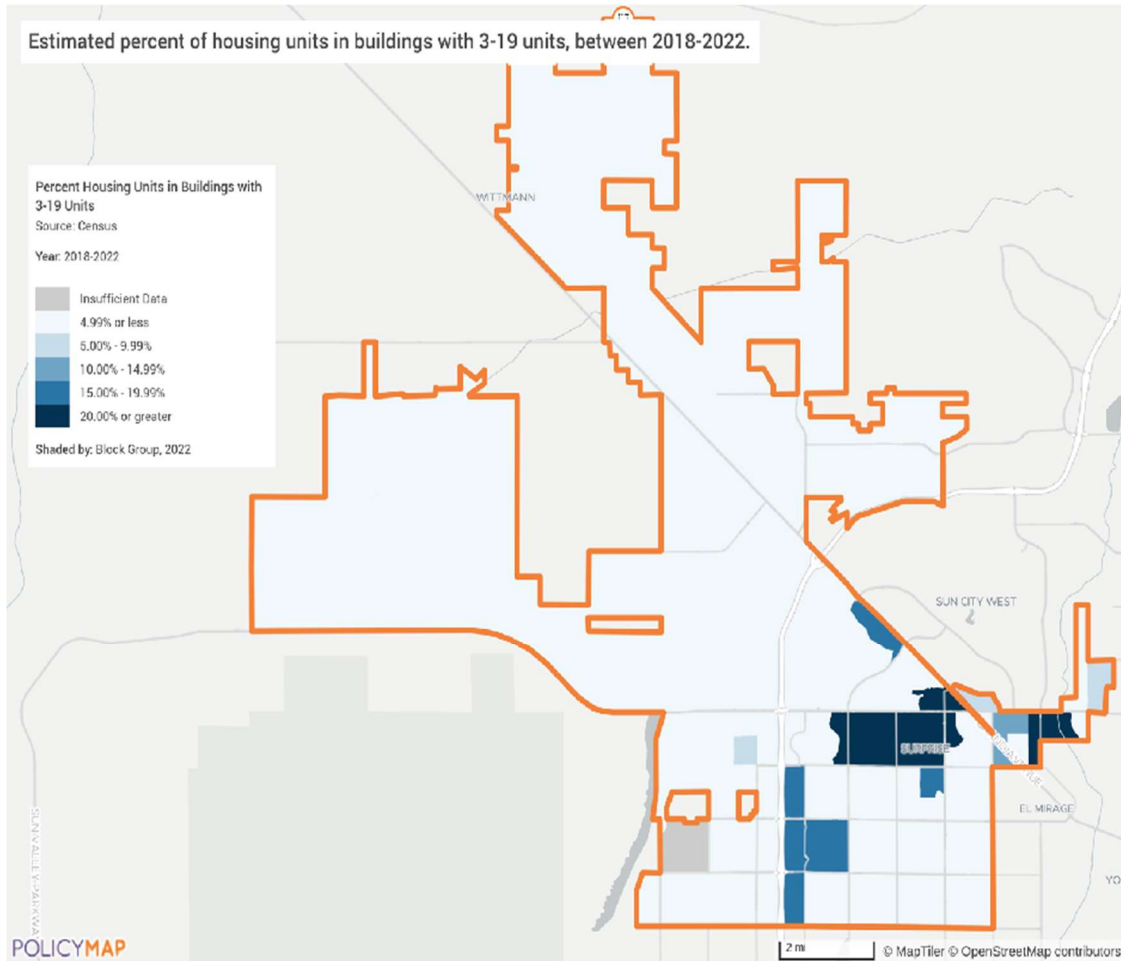
Data Source: 2018-2022 ACS

### Property Type

The table above breaks down the City’s housing stock by the number of units in each structure and by structure type. Traditional single-family, detached homes are the overwhelmingly most common housing type, accounting for 85% of all housing units. Non-traditional housing structures (mobile home, boat, RV, van, etc.) account for just 5.2% of all housing units, and are the second most common housing type.

The maps below display the distribution of small, medium and large multifamily developments in the jurisdiction. Small multifamily units have between 3 and 19 units in each development. Medium developments have between 20 and 49 units and large multifamily developments have 50 or more units. Notably, multifamily developments of all sizes are rare in the City.

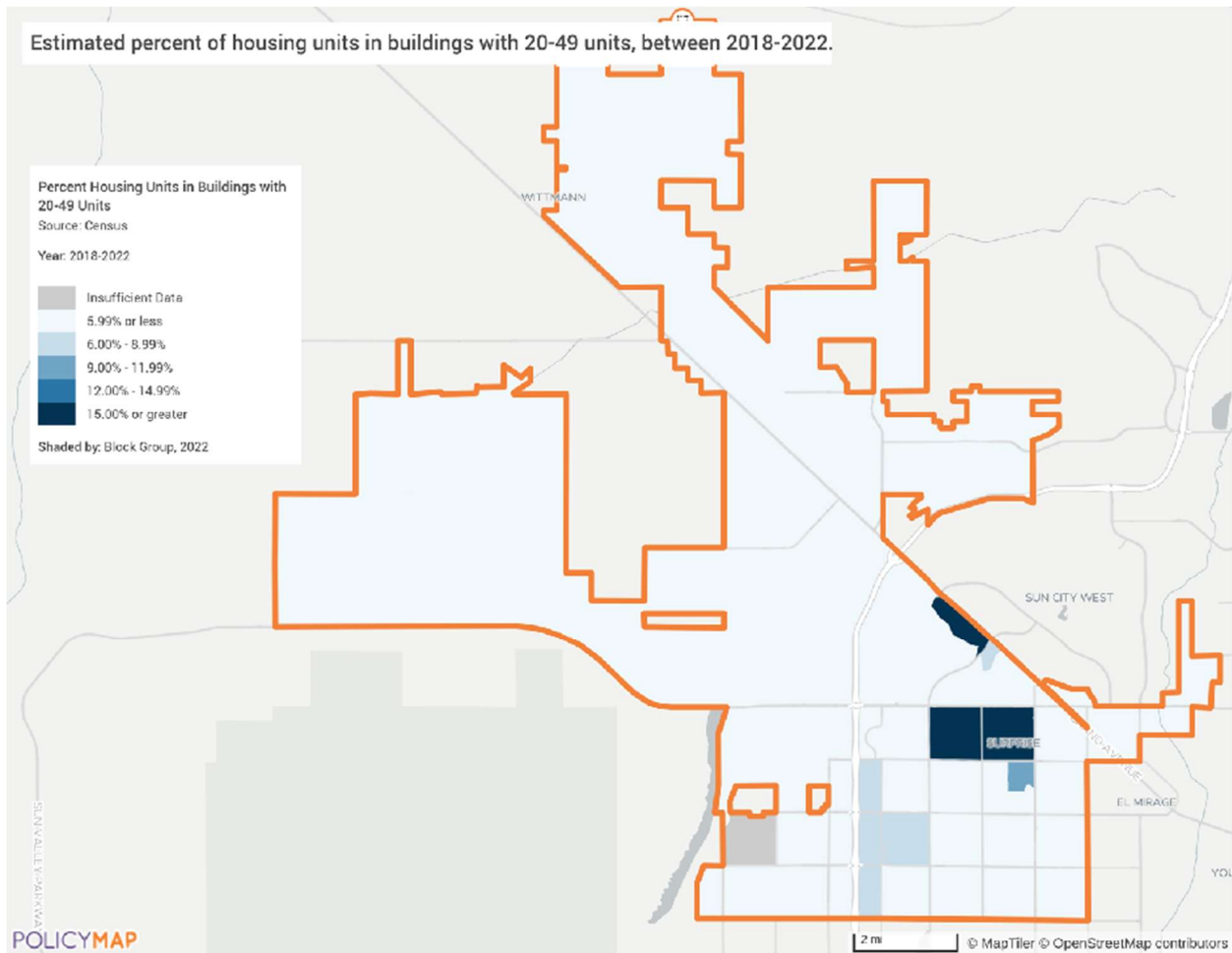
## Small Multifamily Developments



### Buildings with 3-19 Units

Small multifamily developments with between three and 19 units have minor concentrations in the southeast section of the City.

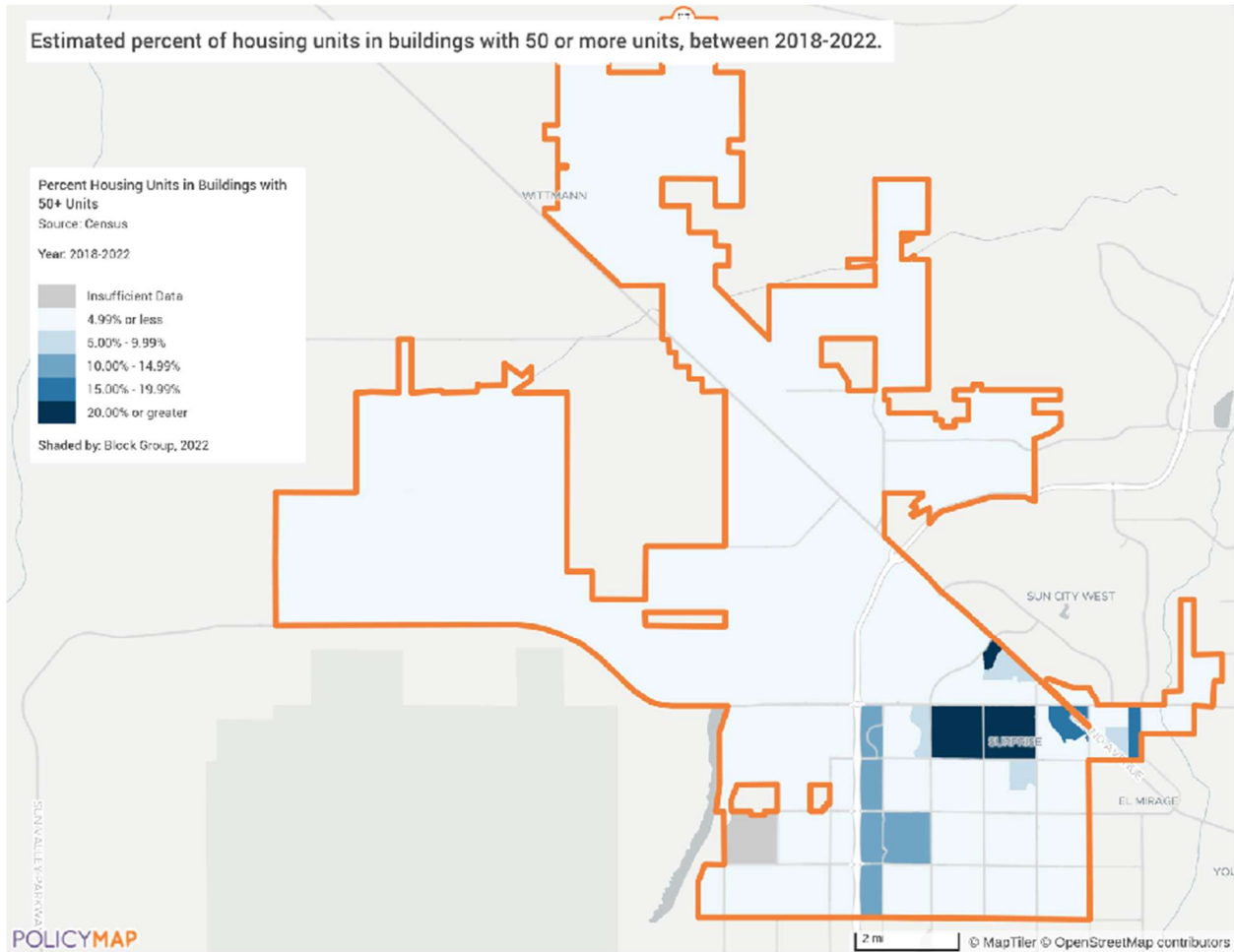
## Medium Multifamily Developments



### Buildings with 20-49 Units

Medium multifamily developments have between 20 and 49 units per development. Like small multifamily developments, medium developments are found primarily in the southeastern areas of the City.

## Large Multifamily Developments



### Buildings with 50+ Units

Large multifamily developments are buildings with 50 or more units. Large developments are primarily located in similar areas to small and medium multifamily developments in the southeastern areas of the City.

## Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	156	0.4%	379	3.3%
1 bedroom	1,342	3.2%	1,517	13.3%
2 bedrooms	9,197	22.1%	2,378	20.8%
3 or more bedrooms	30,873	74.3%	7,153	62.6%
<i>Total</i>	41,568	100.0%	11,427	100.0%

TABLE 32 – UNIT SIZE BY TENURE

Data Source: 2018-2022 ACS

The size of housing units is generally linked to whether it is owner occupied or renter occupied. Owner occupied units tend to be larger than rental units. Approximately 3.6% of the owner-occupied units have 1-bedroom or less, while 16.6% of rental units are in that group. Concerning larger housing units, 74.3% of owner-occupied units in the City have three or more bedrooms, and 62.6% of renter units are similarly large. While the distribution of housing unit sizes is relatively similar for renter and owner units, it is notable that smaller units are more common for renters and larger units are more common for owners. It is also notable that units with three or more bedrooms are more common for both owners and renters, which is consistent with data presented in the City of Surprise Housing Study which indicates an oversupply of three- and four-bedroom units.

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

The City targets primarily low-income households through many of its programs, including its housing acquisition and rehabilitation program, which serves low- to moderate-income (LMI) homeowner and rental households. The City also targets extremely low- and low-income renter households with its Tenant-Based Rental Assistance (TBRA) program, which combines CDBG and HOME funding via the Maricopa County HOME Consortium. Additional information can be found in the Strategic Plan.

In addition to local programs, Maricopa County also has an owner-occupied housing rehabilitation program for LMI households. The Community Action Program (a partnership between Maricopa County, Surprise, and El Mirage) also runs a Rental Assistance Program for residents of Surprise and El Mirage. This program specifically targets low-income households that are at risk of eviction.

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

According to the HUD Multifamily Assistance and Section 8 Database, there are no Section 8 developments with contracts in City.

There are five Low-Income Housing Tax Credit (LIHTC) Properties located in Surprise. The affordability period for one property, Fox Hill Run, is expected to end in 2026. This property accounts for 98 units of affordable housing that will likely be lost from the affordable housing inventory during this ConPlan period.

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

The existing housing options fall short of meeting the community’s needs. As highlighted in the Needs Assessment, many residents face a substantial cost burden, indicating that they struggle to find affordable housing that fits within their budgets. Renters are especially impacted, with a higher likelihood of being cost-burdened compared to homeowners. This data underscores an overall demand for more affordable housing options within the City to better support the population. The City looks to increase the variety of housing options for residents with varying needs, such as elderly, persons with disabilities, and families.

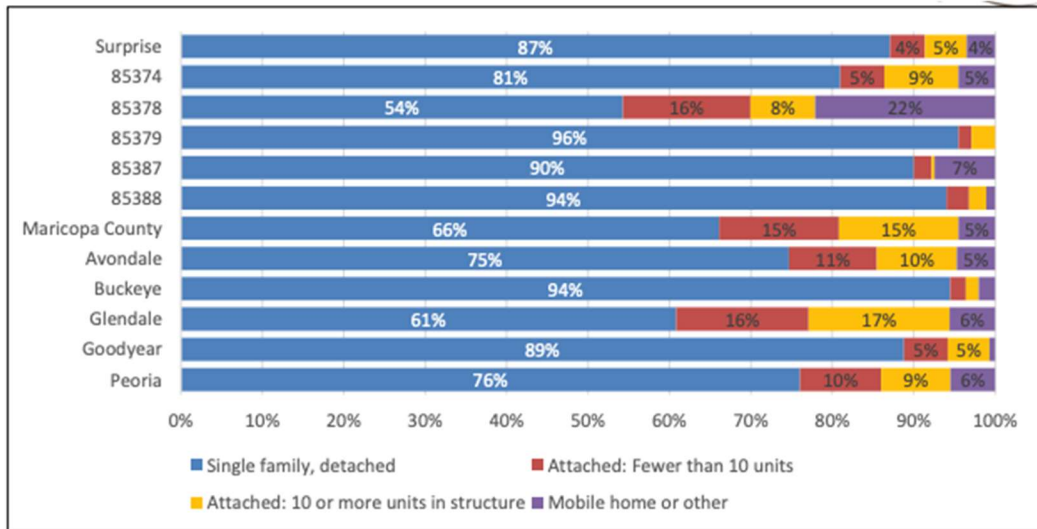
**Describe the need for specific types of housing:**

The City’s limited supply of smaller owner-occupied and renter units (with fewer than two bedrooms) creates challenges for prospective renters and buyers, particularly first-time homeowners and retirees looking to downsize. These units tend to be more affordable and appealing to these groups. When these housing options are unavailable, residents may be forced to move outside the City, rent units that are too large and unaffordable, or settle for substandard housing.

**Discussion**

The City’s 2023 Housing Study notes that 87% of the City’s housing stock consists of single-family detached units, as shown in the table below. This claim supports the City’s 2040 General Plan goal of the importance

of increasing the diversity of housing stock to attract and retain residents across the income spectrum.



## MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.210(A)

### Introduction

Cost of housing plays a central role in housing demand, as housing units need to be affordable to adequately serve the community. The following section explores housing costs for both homeowners and renters, providing an overview of current home values and rental rates along with recent changes in these costs. Finally, an in-depth analysis examines the affordability of the existing housing stock for residents within the jurisdiction, highlighting areas where needs may not be met.

### Cost of Housing

	Base Year: 2012	Most Recent Year: 2022	% Change
Median Home Value	\$189,200	\$352,600	86.4%
Median Contract Rent	\$996	\$1,530	53.6%

TABLE 33 – COST OF HOUSING

Data Source: 2008-2012 ACS (Base Year), 2018-2022 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	110	0.9%
\$500-999	1,249	10.6%
\$1,000-1,499	3,263	27.8%
\$1,500-1,999	4,953	42.2%
\$2,000 or more	2,177	18.5%
<i>Total</i>	11,752	100%

TABLE 34 - RENT PAID

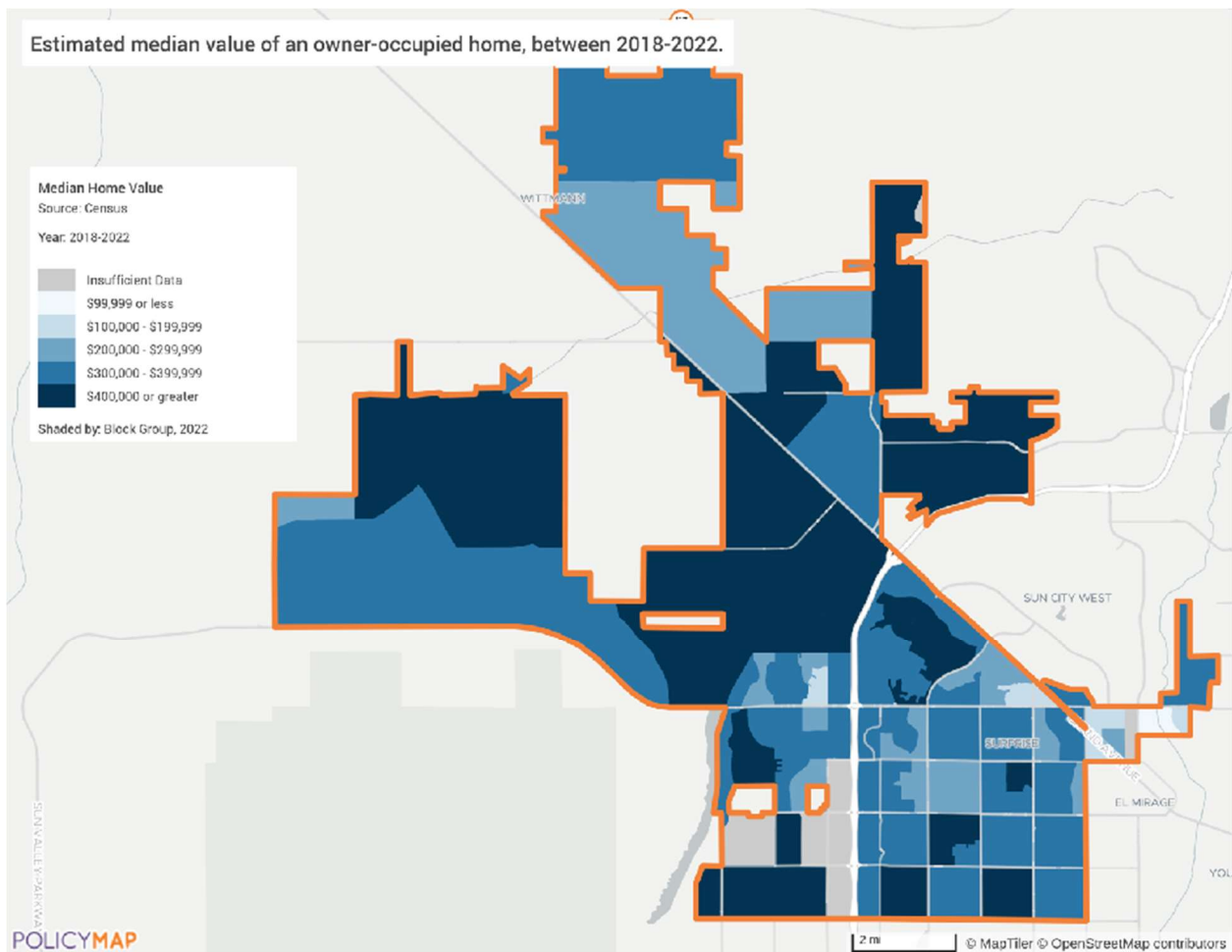
Data Source: 2018-2022 ACS

### Housing Costs

Since 2012, the median home value has risen by 86.4%, while rental costs have increased by 53.6% in nominal terms. This rapid growth in housing costs is a significant contributor to the City's affordability challenges. The faster rise in rents compared to home values places first-time homebuyers at a disadvantage, as high rental costs make it harder for them to save for a down payment. The second table shows rent distribution by household, with the largest share (42.1%) of renters paying between \$1,500 and \$1,999 per month. In contrast, only 0.9% of households pay less than \$500 per month in rent. Later in this section, rental rates will be analyzed in greater detail.

### Home Values

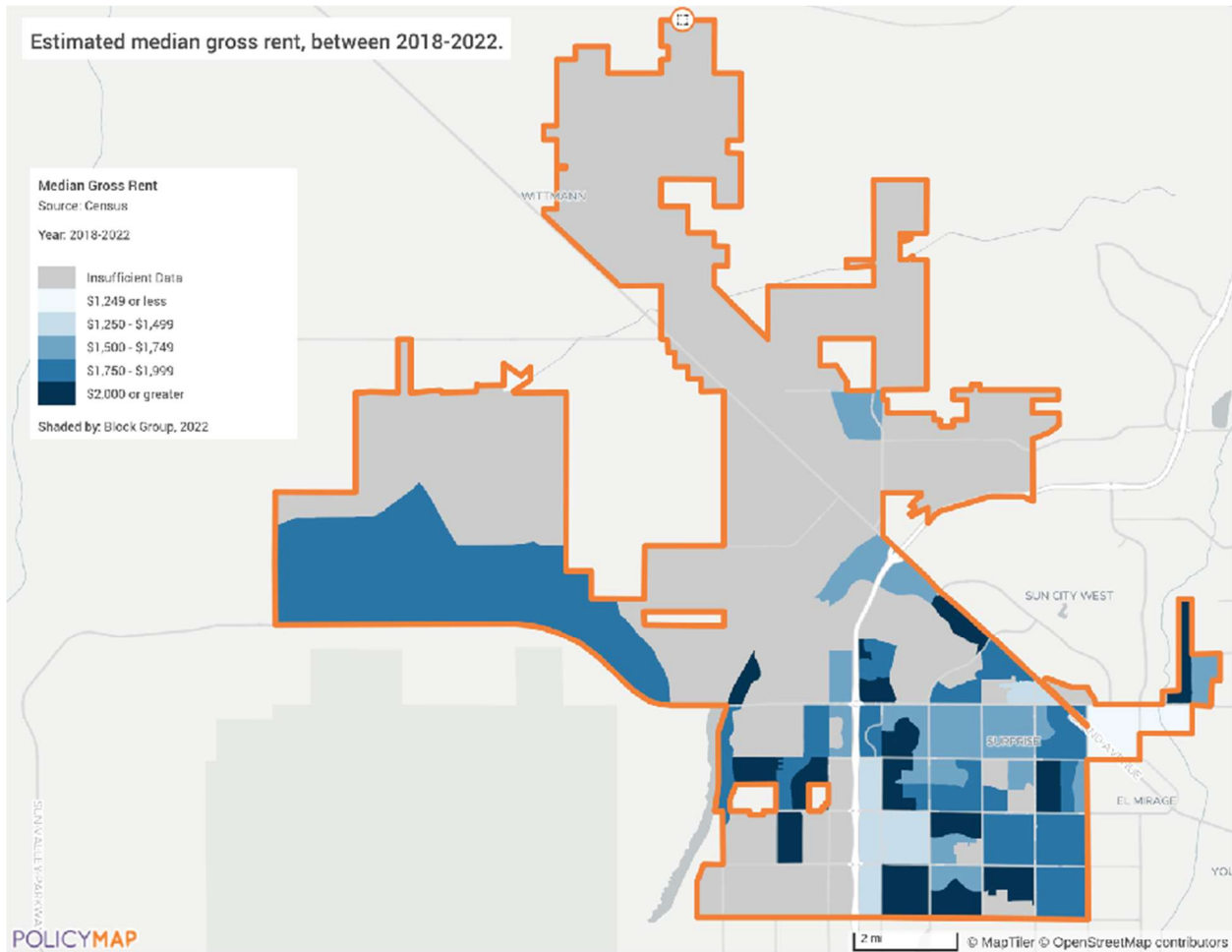
The map below illustrates median home values by census block group throughout the City. Higher home values, represented in dark blue, are dispersed across various areas. In these highlighted tracts, the median home value is \$400,000 or more. In contrast, only a few tracts, primarily in the southeastern part of the City, show median home values of \$200,000 or below.



Median Home Values

## Median Rent

The map below highlights median rent by census block group across the City. While data is unavailable for many areas, particularly in the northern parts of the City, several block groups in the southern areas report a median rent of \$2,000 or more. In contrast, block groups with the lowest home values also have the lowest median rents, with monthly costs at or below \$1,249.



## Median Rent

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,460	\$1,599	\$1,877	\$2,541	\$2,890
High HOME Rent	\$1,150	\$1,233	\$1,482	\$1,703	\$1,880
Low HOME Rent	\$900	\$963	\$1,157	\$1,336	\$1,491

TABLE 36 – MONTHLY RENT

Data Source: HUD 2024 FMR and HOME Rents

### HOME Rents Limits and Fair Market Rents (FMR)

Fair Market Rents (FMRs) are set by the U.S. Department of Housing and Urban Development and serve as a basis for determining payment standards in various HUD programs. Each year, HUD estimates FMRs for metropolitan areas as defined by the Office of Management and Budget (OMB), as well as for certain HUD-defined subdivisions within those metropolitan areas and each nonmetropolitan county.

HOME Rent Limits, which are also established by HUD, are based on the area median income (AMI) for a region. These limits specify the maximum allowable rent that can be charged for units receiving assistance under the HOME program and apply to all new leases in HOME-assisted rental properties.

FMR represents the highest rent limits, designed to reflect market conditions, with values starting at \$1,460 for an efficiency unit and rising to \$2,890 for a four-bedroom. High HOME Rents are capped significantly lower than FMR to maintain affordability for moderate-income households, ranging from \$1,150 to \$1,880. Low HOME Rents are even stricter, targeting very low-income households, with limits starting at \$900 for efficiencies and peaking at \$1,491 for four-bedroom units. This tiered system ensures varying levels of affordability to accommodate different income groups, with the FMR allowing more market-rate flexibility and the HOME rents ensuring affordability for low and very low-income populations.

### Is there sufficient housing for households at all income levels?

The National Low-Income Housing Coalition (NLIHC)'s Out of Reach report provides annual data on the affordability of rental housing across U.S. counties and metropolitan areas. According to the 2024 FMR for the Phoenix-Mesa-Scottsdale Metropolitan Statistical Area (MSA), the FMR for a two-bedroom apartment is \$1,877 per month. In order to afford this rent without paying more than 30% of income on housing, a household must earn approximately \$6,257 per month or \$75,080 annually. This translates to an "Affordable Housing Wage" of \$36.10 per hour, assuming a 40-hour workweek across 52 weeks.

In contrast, the minimum wage in Arizona is \$14.35 per hour. For a minimum-wage worker to afford a two-bedroom apartment at the FMR, they would need to work approximately 101 hours per week, year-round. The monthly rent affordable at minimum wage, based on 30% of income, is only \$746. It is evident that the market does not supply enough units priced at this level to accommodate lower-income households, further exacerbating the housing affordability crisis.

The City currently lacks adequate housing options for residents across all income levels, with affordability being a significant issue, especially for low-income households. Rent and home prices are rising at a faster rate than incomes, placing additional strain on residents. Furthermore, the City's population is growing more rapidly than the available housing stock, intensifying the demand and exacerbating the affordability challenges.

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

Between 2012 and 2022, median home values in Surprise nearly doubled, increasing by 86%, while median gross rents rose by 54%. These substantial increases have placed a significant strain on housing affordability for low-income households. As both home values and rents continue to rise, the ability of low- and moderate-income households to secure affordable housing diminishes, leading to higher rates of housing cost burdens. According to the City's 2023 Housing Study, between 2020 and 2021 Surprise renters became, on average, seven percentage points more likely to experience cost burden. This points to continuously increasing cost burden rates. Given the region's population growth, it is likely that housing affordability challenges will persist, with continued pressure on both the owner-occupied and rental housing markets.

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

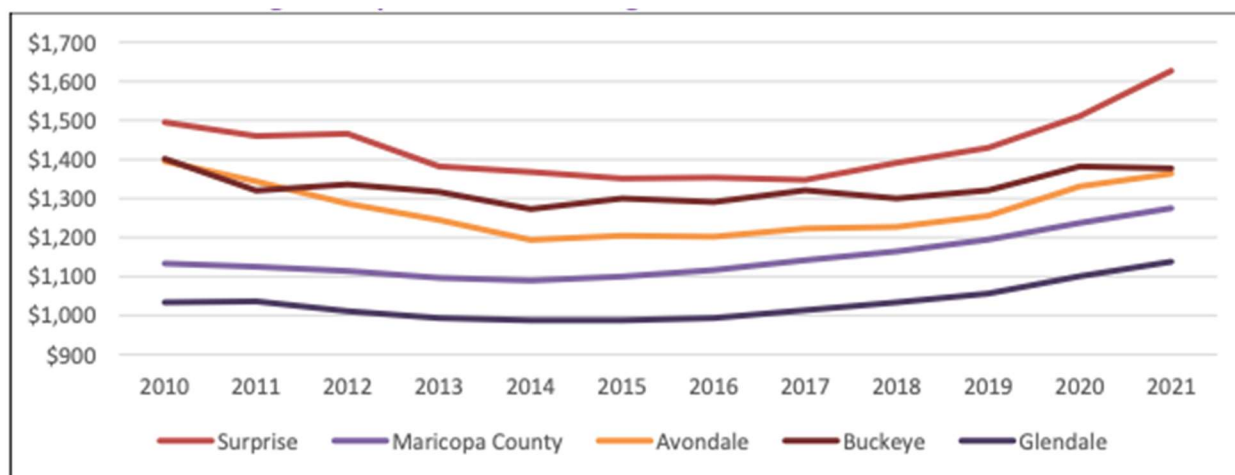
In Surprise, the median contract rent is \$1,530, with approximately 42% of renters paying between \$1,500 and \$1,999 per month. The Area Median Rent falls between the cost of a two-bedroom and three-bedroom unit under the High HOME Rent limits. It is also positioned between the cost of an efficiency and a one-bedroom unit for the Fair Market Rent (FMR), and more than a four-bedroom unit for the Low HOME Rent limits. This comparison highlights the affordability challenges faced by many renters in Surprise, especially as median rents continue to rise.

The significant gap between FMRs, HOME rents, and the actual cost of renting in the private market underscores the need for targeted affordable housing strategies. Producing and preserving affordable housing, particularly for low-income and extremely low-income households, is essential to addressing the

housing crisis. The City’s affordable housing strategy must prioritize increasing the supply of rental units affordable to households earning below 80% AMI, while also working to preserve existing affordable housing stock to prevent further displacement.

## Discussion

The City of Surprise’s 2023 Housing Study presents several data points that support the findings of this Consolidated Plan. The 2023 Housing Study found that median gross rent increased by 17% in the city between 2018 and 2021, as presented in the table below. Rents have increased faster in Surprise than in other cities in the region.



The Housing Study also identifies the city’s housing gaps based on affordability tiers. Data presented in table below, pulled from the 2023 Housing Study, indicates that Surprise has significant deficits of available rental units for households in the two lowest income tiers (\$0 – \$39,499). This supports the claim presented in this section that there is a need for targeted affordable housing strategies to close the gap in affordable units for low-income renters.

Affordability Tier	Renter Demand	Unit Supply	Gap
<b>Affordable I (\$0-\$23,699)</b>	1,592	793	(799)
<b>Affordable (\$23,700-\$39,499)</b>	1,709	1,076	(633)
<b>Affordable (\$39,500-\$63,199)</b>	2,932	4,114	1182
<b>Workforce (\$63,200-\$94,799)</b>	3,204	5,339	2,135
<b>Market Rate (\$94,800-\$157,999)</b>	2,089	908	(1,181)
<b>Luxury (\$158,000+)</b>	792	88	(704)

## MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(A)

### Introduction

The tables and maps in this section provide details on the condition of housing units in the City by looking at factors such as age, vacancy, and the prevalence of housing problems.

As defined by HUD, the four housing problems are:

1. a home which lacks complete or adequate kitchen facilities
2. a home which lacks complete or adequate plumbing facilities
3. a home which is overcrowded (having more than one person per room)
4. a household that is cost burdened (paying 30% or more of their income towards housing costs)

### Definitions

For the purposes of this plan, units are in “standard condition” when the unit is in compliance with the local building code, which is based on the International Building Code.

The definition of substandard housing is a housing unit with one or more serious code violations. For the purposes of this analysis, the lack of a complete plumbing or a complete kitchen will also serve as an indicator of substandard housing.

Units are in “substandard condition but suitable for rehabilitation” when the unit is out of compliance with one or more code violations, and it is both financially and structurally feasible to rehabilitate the unit.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	8,109	19.5%	5,239	45.9%
With two selected Conditions	111	0.3%	678	5.9%
With three selected Conditions	26	0.1%	0	0.0%
With four selected Conditions	0	0.0%	0	0.0%
No selected Conditions	33,322	80.1%	5,510	48.2%
<i>Total</i>	41,568	100%	11,427	100%

TABLE 37 - CONDITION OF UNITS

Data Source: 2018-2022 ACS

**Housing Conditions**

The table above shows the number of owner and renter households with at least one housing issue and those with no housing issues. More than nineteen percent of all owner-occupied units have at least one housing problem, while almost 46% of renter households experience at least one issue. Instances of households facing multiple housing problems are relatively rare. When considering the affordability statistics discussed in NA-10, it is clear that the primary housing challenge for most households is cost burden.

**Year Unit Built**

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	30,235	72.7%	8,232	72.0%
1980-1999	10,008	24.1%	2,766	24.2%
1950-1979	1,156	2.8%	414	3.6%
Before 1950	169	0.4%	15	0.1%
<i>Total</i>	41,568	100%	11,427	100%

TABLE 38 – YEAR UNIT BUILT

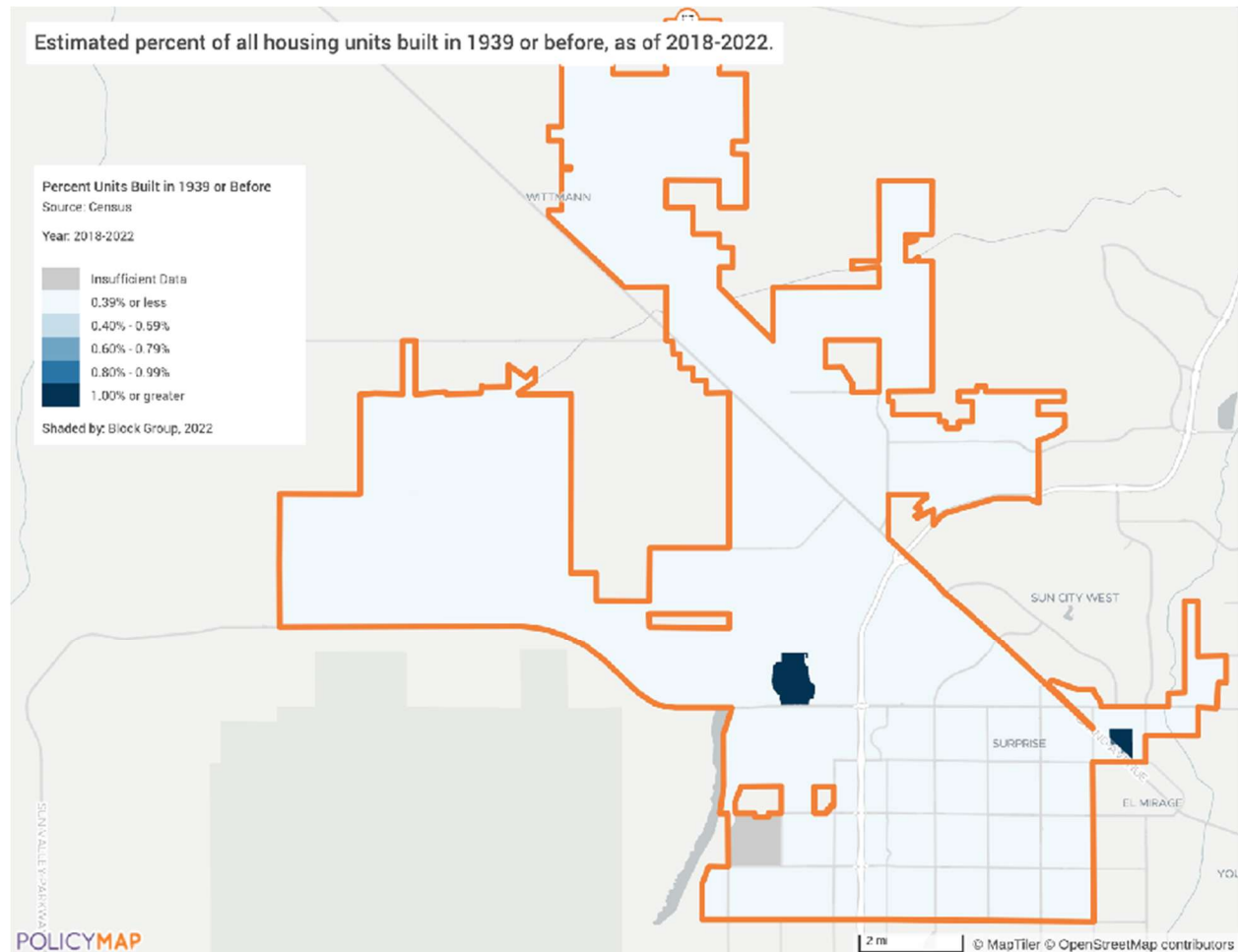
Data Source: 2018-2022 ACS

## YEAR UNIT BUILT

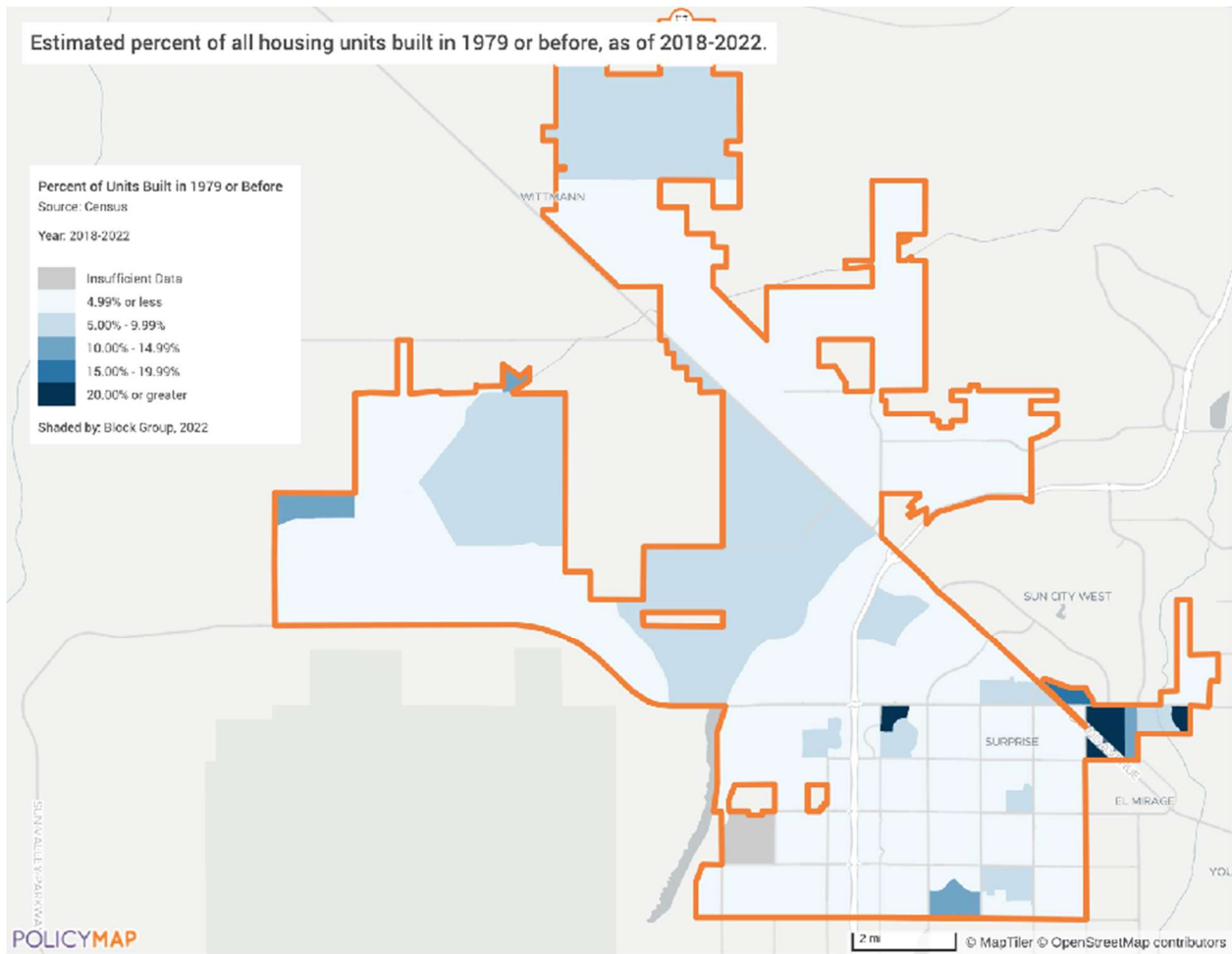
Only about 3% of owner-occupied units and about 4% of rental units were built prior to 1980. These homes have a risk of lead-based paint and may require additional support to ensure a safe living environment, particularly for children. This amounts to just 1,754 units total, most of which are owner-occupied. The City experienced significant growth in the 1990s and 2000s, and therefore most of the housing stock does not have a risk of lead-based paint.

## AGE OF HOUSING

The maps below depict the prevalence of older housing units in the City. As noted, older housing stock is relatively uncommon in the City. The first map identifies the percentage of rental units built prior to 1940 while the second map depicts rental units built prior to 1980. Both maps indicate smaller prevalence of older housing stock with no concentrations of old housing units in the City.



**Housing Built Before 1940**



**Housing Built Before 1980**

**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	1,325	3%	429	4%
Housing Units build before 1980 with children present				

**TABLE 39 – RISK OF LEAD-BASED PAINT**

**Data Source:** 2018-2022 ACS (Total Units) 2018-2022 CHAS (Units with Children present)

As mentioned previously, any housing unit built prior to 1980 may contain lead-based paint (LBP) in portions of the home. The most common locations are window and door frames, walls, and ceilings, and in some cases throughout the entire home. Thus, it is generally accepted that these homes at least have a risk of LBP hazards and should be tested in accordance with HUD standards. Within the City there are 1,754 housing units built before 1980.

**Vacant Units**

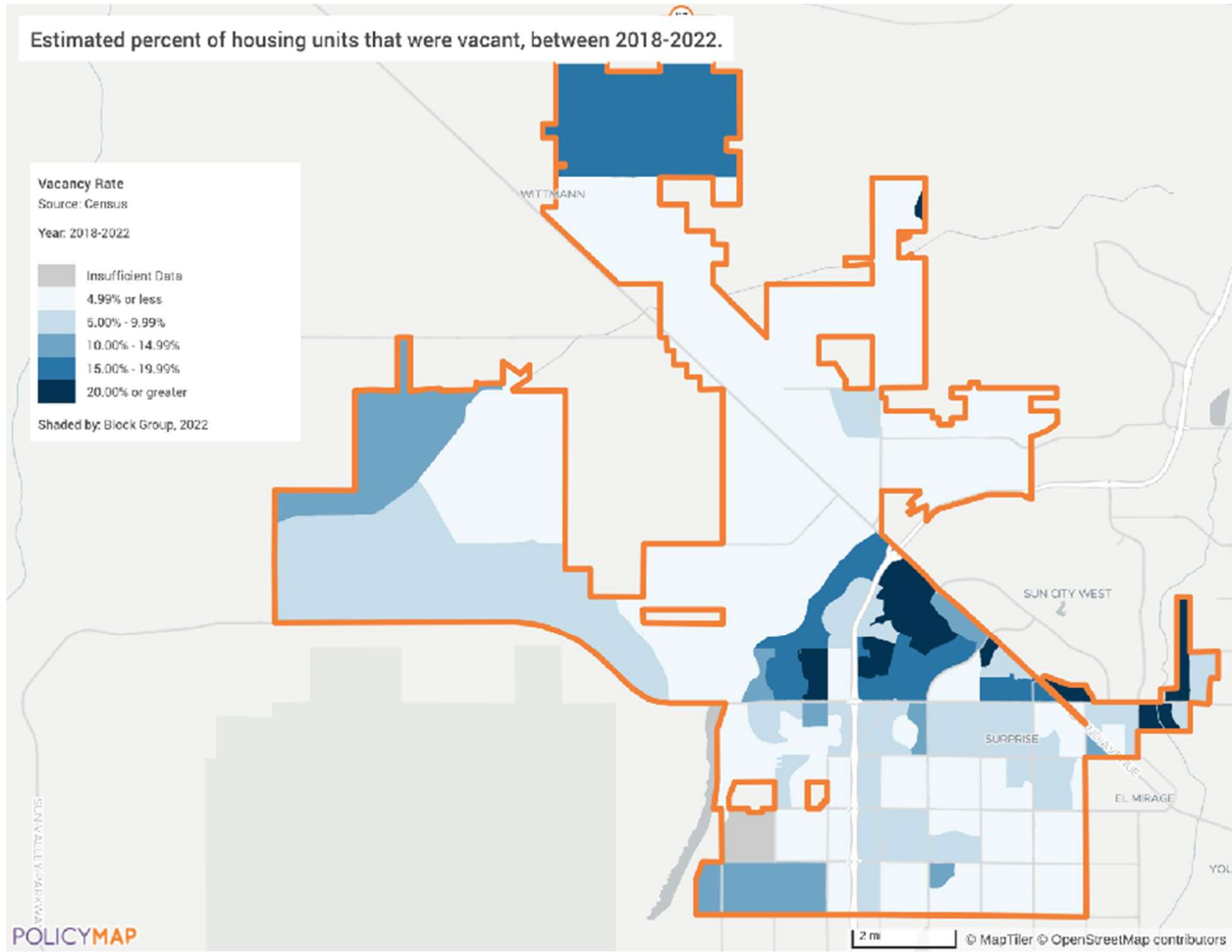
	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

**TABLE 40 - VACANT UNITS**

**Data Source:** The City does not have data for vacant units in the City. The ACS data reports on the total number of vacant units in does not distinguish between suitable or nor suitable for rehab or if they were abandoned, REO properties or abandoned REO properties.

The city's 2023 Housing Study highlighted that Surprise has an unusually high percentage of vacant homes. It was reported that 11% of the city's housing units are categorized as vacant, compared to neighboring cities' rates, which range from 5% to 7%.

# Vacancy



# Vacancy Rate

## **Need for Owner and Rental Rehabilitation**

Within the City there is a continued need for rehabilitation for both homeowners and renters. High rates of cost burden for homeowners can lead to deferred maintenance of properties and the need for essential rehabilitation to maintain the housing stock. While there are a limited number of homes in the City built prior to 1980 that have a potential lead-based paint hazard, there is still a need for rehabilitation of the existing older units. This is a particular concern for low-income households that lack the resources to properly rehabilitate their homes to address the presence of lead-based paint. The City utilizes CDBG funding for a low-income homeowner rehabilitation program. Additional information can be found in the Strategic Plan.

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

To estimate the number of housing units in Surprise that may contain LBP hazards, this report assumes that homes built before 1980 are evenly distributed across income categories due to the lack of local data on this subject. Based on the assumption that approximately 45% of households in Surprise are classified as low- or moderate-income (LMI), and that there are 1,754 households built prior to 1980, we estimate that approximately 790 households are LMI and may contain a lead-based paint hazard.

## **Discussion**

## MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)

### Introduction

The City of Surprise is within the service area of the Housing Authority of Maricopa County (HAMC). HAMC is the public housing authority for the region and its mission is to improve the quality of life and strengthen communities by developing and sustaining housing programs in the region. HAMC manages a robust Housing Choice Voucher (HCV) program which is open to City of Surprise residents. While HAMC does not operate traditional public housing, they are committed to providing housing to all in need of a place to call home.

### 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	1,773	253	1520	5	29	59
# of accessible units	-	-	-	-	-	-	-	-	-

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

TABLE 41 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

Data Source: 2024 PIC (PIH Information Center)

Data Comments: Surprise, AZ

**Describe the supply of public housing developments:**

The City of Surprise is home to several Low-Income Housing Tax Credit (LIHTC) properties, which are open to low-income families. These properties are concentrated in the southeastern corner of the City. Additionally, while there are few households in Surprise that participate in HAMC's HCV program, those that do are concentrated in the same southeastern corner of the city where a majority of the LIHTC properties are located.

**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:**

There are no public housing units in the City of Surprise.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
NA	NA

TABLE 42 - PUBLIC HOUSING CONDITION

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

There are no public housing units in the City of Surprise.

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

There are no public housing units in the City of Surprise.

**Discussion:**

There are no public housing units in the City of Surprise.

## MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(c)

### Introduction

The City is part of the Maricopa Regional Continuum of Care and collaborates with the County and its partners in addressing homelessness. Surprise participates in the annual Point-In-Time (PIT) Count to determine the number of people experiencing homelessness in Maricopa County during a given point in time. In 2024, the PIT Count was conducted on January 23, 2024. While homelessness in Surprise is somewhat limited, there is still a need to address the needs of persons experiencing homelessness in the City.

The following section will provide a discussion and analysis of homeless facilities and services that are available to those who are in need in the region. Within the City there are approximately 52 emergency shelter beds, most of which are year-round beds as well as nearly 64 transitional beds. In addition to beds, this section describes the supportive services available in the City.

### 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)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

TABLE 43 - 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**

The City works with the CoC to connect services to address homelessness within the City. There are a variety of services aimed at alleviating the challenges associated with homelessness. These services are diverse, covering workforce development, rental assistance, utility subsidies, mental health services, and others. These services work together and complement each other to provide access to residents at all levels of need. Services located in Surprise include:

- Adelante Healthcare – provides basic healthcare services, dental care, behavioral health services, and more to Surprise residents.
- HomeBase Surprise – operated by Native American Connections, provides youth programming including education support, employment programming, shelter, and transitional housing.
- Surprise Resource Center – provides individuals, families, and veterans, as well as others with special needs in Surprise with connections to services that include everything from rent and utility assistance to employment support to food and nutrition resources.

**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 services listed previously that are located in Surprise help to meet the needs of homeless persons as well as connect them to mainstream services. Many additional services are available in Maricopa County to meet the needs of homeless persons, particularly people who are chronically homeless.

- Community Bridges, Inc. – Provides shelter and outreach as well as mental health treatment, substance use treatment, physical health treatment, counseling, outreach, crisis stabilization services.
- Circle the City – Operates multiple programs, including two outpatient clinics and mobile medical units, providing primary care, preventive services, and behavioral health sessions.
- Central Arizona Shelter Services (CASS) – provides case management and vocational training through facilities like the Norton and Ramsey Social Justice Empowerment Center to address barriers to employment and housing in addition to emergency shelter and transitional housing beds.
- Hand in Hand Street Outreach – provides connection to services for housing, food assistance, healthcare, and transportation.
- UMOM New Day Centers – provides emergency shelter, rapid rehousing, permanent supportive services, and employment services for families experiencing homelessness.

- West Valley Housing Assistance Center – provides 28 beds of transitional housing in apartment style living for families experiencing homelessness.
- The HomeBase Surprise (Native American Connections) – provides 40 beds of emergency housing for young adults (18-24 years old) who are experiencing homelessness.
- Surprise Bridge Housing (Native American Connections) – provides 36 beds of transitional housing for families or individuals experiencing homelessness.
- I-Help Program – Collaborates with faith-based facilities to provide 12 beds of emergency housing at rotating locations each night.
- First Things First Northwest Maricopa Regional Partnership Council - The First Things First Northwest Maricopa Regional Partnership Council funds family resource centers to provide families with the information, services and support they need to help their children achieve their fullest potential. Family resource centers are community hubs that provide flexible, family-focused and culturally-responsive information, resources, referrals to services and parenting activities covering a wide range of topics, connecting families to the information, resources and services they need to support their child’s optimal health and development.

## **MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(d)**

### **Introduction**

The following section reviews the resources available to the populations identified in NA-45. The City has made considerable efforts to provide these populations with essential resources, partnering with nonprofit organizations and healthcare providers to optimize resource distribution. Despite these efforts, a substantial need for additional support remains.

The City’s 2040 General Plan includes efforts to support special needs populations, and to “responsibly serve those residents needing special housing arrangements, such as the elderly, people with physical and emotional disabilities, the homeless, and individuals requiring group or foster care.”

### **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**

**Elderly/Frail Elderly:** Supportive housing needs for this population are diverse and heavily influenced by the health and mobility of each individual. As people age, they often face increased health challenges, making access to healthcare professionals and adaptable housing essential components of supportive housing. Helping residents maintain independence and remain in their homes as long as they choose is a priority, with modifications to homes providing safety and ease of movement. Given the seasonal risks of hurricanes and flooding, it is also crucial to maintain accessible emergency shelters, an effective communication system to alert residents, and reliable transportation for evacuations.

**Mental and Physical Disabilities:** Individuals with disabilities experience many of the same housing challenges as the general population, but they also have unique needs related to their circumstances. Often reliant on fixed incomes, individuals with disabilities face limited housing options. Those with greater independence can often access subsidized housing, but those requiring more support or specialized accommodations have fewer choices. Many adults with disabilities continue to live with family members, placing an additional financial strain on these households.

Natural disasters pose additional challenges, as residents with disabilities may require specific support for safe sheltering and evacuation. To address this, it is essential for emergency procedures to include accessible resources and protocols. Across all housing situations, a common need for individuals with disabilities is ongoing support services tailored to their specific levels of capability.

**Alcohol and/or Drug Addiction:** Individuals facing addiction often need stable housing options that offer a safe, sober environment for recovery. For successful rehabilitation, they also require a strong network

of support services, including access to healthcare, support groups, job assistance, and connection with family and friends. Emergency shelters with sober environments and staff trained in addiction recovery can provide critical immediate support. Furthermore, detoxification facilities are essential for those in the early stages of addiction recovery, helping individuals safely begin their path to sobriety with professional guidance.

**HIV/AIDS:** Medical and social support are essential for residents living with HIV/AIDS, as specialized care remains important despite significant advances in treatment. Proximity to family, friends, and medical facilities can make a profound difference in the well-being of these individuals. In the event of flooding, severe weather, or a similar disaster, it is critical that emergency facilities are equipped to support those undergoing HIV/AIDS treatment, ensuring continuity of care. The Needs Assessment data, however, reveals a considerable gap in available resources and support, highlighting a pressing need for additional services and infrastructure in the region.

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

In Maricopa County, several programs exist to assist persons returning from mental and physical health institutions to receive appropriate supportive housing. The state of Arizona’s Medicaid program, Arizona Health Care Cost Containment System (AHCCCS), collaborates with behavioral healthcare providers to connect people in existing health institutions with housing and services, particularly permanent supportive housing. Community Bridges, Inc. also provides coordination services to assist persons transitioning from institutions and to connect them to stable housing.

**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 support individuals with special needs who are not homeless by providing targeted housing and supportive services. Key initiatives include fostering and maintaining affordable housing and providing services and support such as Tenant-Based Rental Assistance (TBRA) to promote stability and reduce the risk of homelessness. Specific needs of the special needs population will be addressed through public services funded by the Community Development Block Grant (CDBG) program. These initiatives are designed to enhance the quality of life, independence, and well-being of individuals with unique challenges in the community. These efforts are strategically aligned with the city’s five-year goals as outlined in the Action Plan. Key goals include:

1. Affordable Housing
3. Public 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))**

Not applicable.

## **MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Maricopa County's most recently completed Analysis of Impediments to Fair Housing Choice identified the following impediments for the City of Surprise:

#### **1. Lack of Rental and Missing Middle Housing.**

The city has significantly fewer multi-family housing options than the Maricopa County average. In 2020, only 8.0% of the city's housing stock was multi-family housing compared to 20.9% in the Maricopa Consortium. More than 85% of the city's housing stock are single family detached homes according to the 2018 – 2022 American Community Survey estimates. Consequently, Surprise has the largest amount of missing middle housing among Maricopa HOME Consortium communities.

#### **2. Need for Additional Partnerships.**

There is a need to leverage resources and develop partnerships to help create new affordable housing units.

#### **3. Limitation on Residential Density.**

The city of Surprise residential density is impacted by the city's proximity to the Luke Air Force Base high noise and accidental potential zone graduated density concept. Residential land within 30,000 feet of the Luke Air Force Base runway is proposed to be limited to no more than two units per acre within one-half mile of the runway and graduated to no more than six units per acre within 30,000 feet of the runway.

## MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS – 91.215 (F)

### Introduction

This section provides insight into the non-housing assets within the community. In particular, economic activity and education levels are addressed. These are used to identify any areas of concern or sectors to reinforce support.

The City’s 2040 General Plan includes economic development considerations and emphasizes the importance of attracting businesses to increase the diversity of job types in the City: “An expansion of diverse job types also serves as a catalyst and complement to yielding a wide array of housing choices and amenities offered to the residents and employees in Surprise.”

### 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	314	1	1%	0%	-1%
Arts, Entertainment, Accommodations	5,160	4,055	9%	16%	8%
Construction	3,751	961	6%	4%	-2%
Education and Health Care Services	14,289	7,420	24%	30%	6%
Finance, Insurance, and Real Estate	6,279	1,527	11%	6%	-4%
Information	1,083	240	2%	1%	-1%
Manufacturing	3,784	760	6%	3%	-3%
Other Services	2,860	1,148	5%	5%	0%
Professional, Scientific, Management Services	5,352	1,292	9%	5%	-4%
Public Administration	3,213	1,206	5%	5%	-1%
Retail Trade	9,057	5,366	15%	22%	7%
Transportation and Warehousing	3,275	232	5%	1%	-5%
Wholesale Trade	1,132	438	2%	2%	0%
Total	59,549	24,646	100%	100%	--

TABLE 45 - BUSINESS ACTIVITY

**Data Source:** 2017-2021 ACS (Workers), 2021 Longitudinal Employer-Household Dynamics (Jobs)

The table above highlights the distribution of workers and jobs by sector, revealing a significant imbalance in the local labor market. With more than twice as many workers as jobs in Surprise, there is an overall job deficit of nearly 35,000. The Education and Healthcare Services sector is the largest, employing 14,289 workers, which constitutes 24% of the workforce. However, the City offers only 7,420 jobs in this sector, suggesting that many workers in Education and Healthcare must commute outside the City for employment. Addressing this discrepancy could reduce commuting burdens and bolster the local economy by creating more jobs within the City limits.

**Labor Force**

Total Population in the Civilian Labor Force	64,974
Civilian Employed Population 16 years and over	61,988
Unemployment Rate	4.6%
Unemployment Rate for Ages 16-24	11.5%
Unemployment Rate for Ages 25-65	3.6%

**TABLE 46 - LABOR FORCE**

**Data Source:** 2018-2022 ACS

To analyze the unemployment rate in the City for this report, two primary sources were used, each offering unique advantages and limitations. When combined, they provide a comprehensive understanding of unemployment trends.

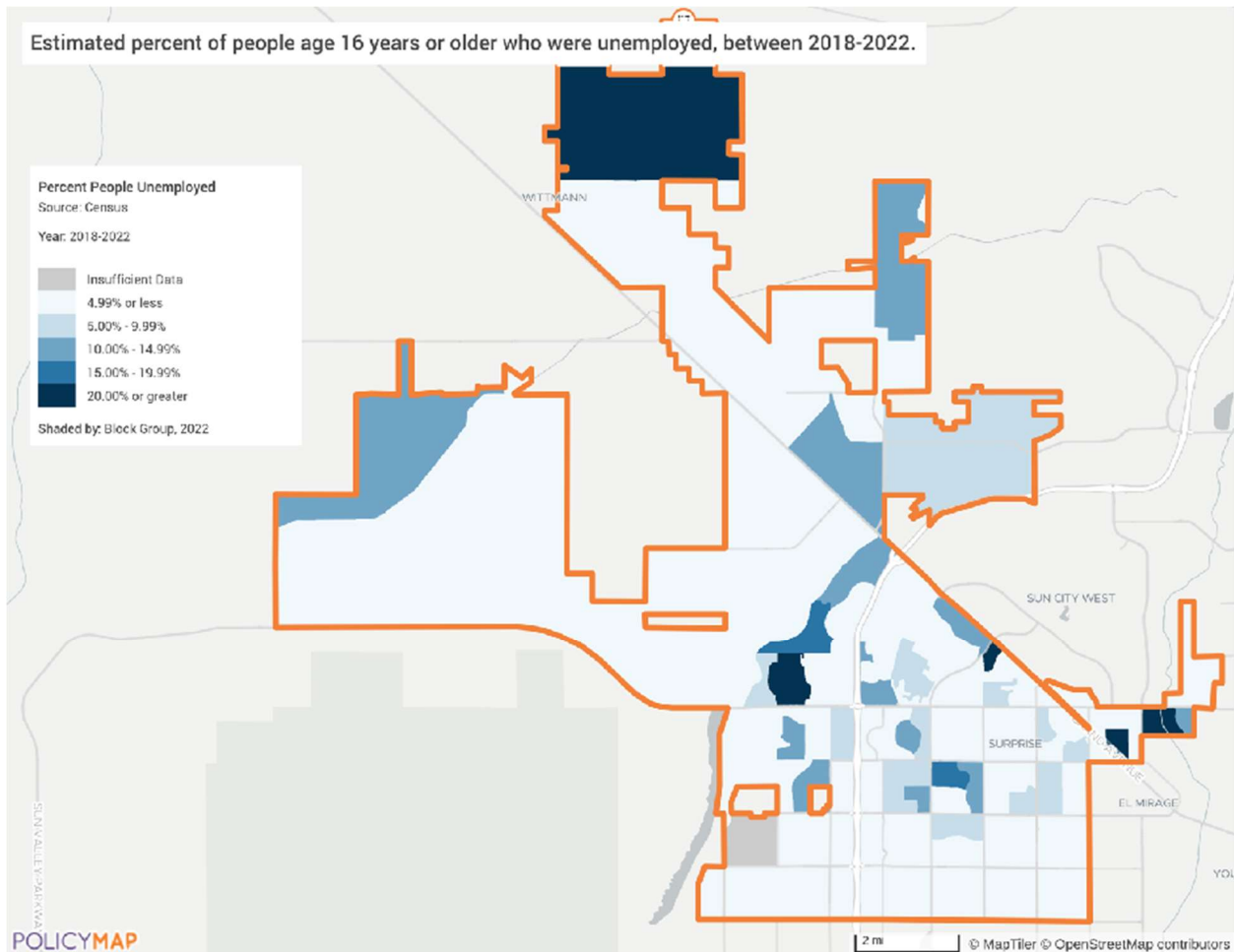
The first source is the U.S. Census Bureau’s American Community Survey (ACS) 5-Year Estimates. This data, while valuable for its granularity, represents an average over five years, with the most recent data available from 2022. This averaging can obscure recent employment trends. However, its strength lies in providing unemployment data at the census tract level, enabling the identification of areas with disproportionately high unemployment rates.

The second source is the Bureau of Labor Statistics (BLS), which offers updated monthly data. This allows for real-time tracking of employment trends at the City level, capturing shifts in the labor market more accurately than the ACS. However, unlike the ACS, the BLS data lacks geographic specificity at the census

tract level and therefore cannot pinpoint areas within the City where unemployment is most concentrated. Together, these sources provide a dual perspective: the ACS offers a spatial analysis of unemployment across the City, while the BLS provides a temporal view of how unemployment changes over time. Combining these approaches allows for a more nuanced understanding of unemployment in the City.

In the City, most tracts have a relatively low unemployment rate, below 5%. However, there are tracts scattered throughout the City with higher rates of unemployment, though there are no major concentrations. In the map below, tracts shaded in the darkest blue have an unemployment rate of 20% or higher.

## Unemployment Rate



## Percent of People Unemployed

Using data for the last 10 years from the Bureau of Labor Statistics it is clear that unemployment fell substantially between 2012 and 2019, spiked in 2020, and then it fell to below 2017 levels. This is due in large part to the global pandemic. The table below shows the unemployment rate in June of each of the years listed, to represent a snapshot of how the rate has changed over the years. It is notable that the unemployment rate can fluctuate significantly over the course of a year.

2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
8.5	8.2	6.9	6.1	5.4	4.7	4.9	5.1	9.6	5.8	4.3

In 2023, the unemployment rate stayed static throughout the year, with a slight increase in August and September. It ended the year just 0.4% higher than the rate in January.

<i>Jan</i>	<i>Feb</i>	<i>Mar</i>	<i>Apr</i>	<i>May</i>	<i>Jun</i>	<i>Jul</i>	<i>Aug</i>	<i>Sep</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec</i>
3.5	3.5	3.5	3.5	3.7	4.1	4.2	4.3	4.3	4.2	3.9	3.9

<b>Occupations by Sector</b>	<b>Number of People</b>
Management, business and financial	24,738
Farming, fisheries and forestry occupations	66
Service	9,482
Sales and office	17,152
Construction, extraction, maintenance and repair	4,084
Production, transportation and material moving	6,466

**TABLE 47 – OCCUPATIONS BY SECTOR**

**Data Source:** 2018-2022 ACS

The above table analyzes occupations by sector, focusing on the types of jobs available within each sector rather than the prevalence of sectors overall, as shown in the earlier table. This distinction highlights the roles individuals hold, rather than the industries they work in. For example, a fast-food restaurant manager and a logging company manager are both categorized under Management, Business, and Financial in this table, whereas in the earlier table, they would be grouped separately by industry type. This approach offers a different perspective, emphasizing the functional roles across all sectors rather than the industries themselves.

In the City, the most prominent occupation category is Management, Business, and Financial, employing 24,738 people. The second largest category is Sales and Office, with 17,152 individuals employed, followed by the Service sector, which employs 9,482 people. This breakdown provides insight into the types of roles that dominate the local workforce, reflecting the diversity and concentration of occupational opportunities available in the community.

### **Travel Time**

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
< 30 Minutes	27,125	51.6%
30-59 Minutes	18,714	35.6%

<b>Travel Time</b>	<b>Number</b>	<b>Percentage</b>
60 or More Minutes	6,729	12.8%
<i>Total</i>	52,568	100%

**TABLE 48 - TRAVEL TIME**

**Data Source:** 2018-2022 ACS

Residents generally prefer living in the same city as their workplace whenever possible. Shorter commutes are linked to higher life satisfaction, reduced stress levels, and lower rates of obesity, anxiety, and depression. They also decrease exposure to pollutants, particularly when compared to longer commutes by car. Commuters who walk or cycle to work often experience even greater health and wellness benefits. In Surprise, however, nearly half of residents face commutes of over 30 minutes each day, underscoring the challenges of balancing affordable housing with proximity to employment opportunities.

**Education:**

**Educational Attainment by Employment Status (Population 16 and Older)**

<b>Educational Attainment</b>	<b>In Labor Force</b>		<b>Not in Labor Force</b>
	<b>Civilian Employed</b>	<b>Unemployed</b>	
Less than high school graduate	3,044	131	1231
High school graduate (includes equivalency)	12,013	852	3704
Some college or Associate's degree	19,546	750	5197
Bachelor's degree or higher	15,833	630	3,111

**TABLE 49 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS**

**Data Source:** 2018-2022 ACS

Educational attainment is a strong predictor of economic success, influencing both job opportunities and earning potential. In Surprise, residents with a high school diploma experience an unemployment rate of 7%, compared to just 4% for those holding a bachelor’s degree or higher. Additionally, workforce

participation rates increase with education levels. Approximately 28% of residents without a high school diploma are not in the labor force, significantly higher than the 16% of residents with bachelor's degrees. These trends highlight the importance of education in improving employment outcomes and economic stability for the community.

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	155	281	201	627	694
9th to 12th grade, no diploma	1,032	614	804	1,840	1,185
High school graduate, GED, or alternative	4,642	3,637	3,752	9,000	8,141
Some college, no degree	3,000	3,893	4,154	9,538	8,704
Associate's degree	1101	1,969	2,604	3,696	3,095
Bachelor's degree	790	3,424	4,187	5,967	6,363
Graduate or professional degree	0	968	2,197	2,950	4,679

TABLE 50 - EDUCATIONAL ATTAINMENT BY AGE

Data Source: 2018-2022 ACS

In Surprise, 1,958 residents have less than a 9th-grade education, with the majority being over the age of 45. Additionally, 5,475 residents have completed 9th grade but did not earn a high school diploma. As previously noted, educational attainment is strongly linked to employment opportunities. Without a high school diploma or equivalent, these residents are at a significant disadvantage when seeking stable employment, which can impact their economic stability and quality of life.

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$40,820
High school graduate (includes equivalency)	\$42,699
Some college or Associate's degree	\$51,693
Bachelor's degree	\$59,056
Graduate or professional degree	\$69,594

TABLE 51 – MEDIAN EARNINGS IN THE PAST 12 MONTHS

As previously noted, educational attainment and earnings are closely connected, with higher education levels often leading to significantly greater lifetime earnings. For example, based on the median earnings in Table 51, a high school graduate working from age 18 to 65 is estimated to earn approximately \$2,006,853 over their career. In contrast, an individual with a bachelor's degree, working from age 23 to 65, is projected to earn \$2,480,352.

This income difference of nearly \$474,000 over a lifetime represents more than just added earnings—it also highlights the broader financial advantages tied to higher education. Jobs requiring a bachelor's degree or higher are more likely to offer benefits such as health insurance and retirement plans. Furthermore, higher incomes can enable individuals to invest, purchase homes instead of renting, and participate in other wealth-building activities, leading to significant long-term financial security and stability.

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

According to the Business Activity table (Table 45 above), the Education and Health Care Services sector provides the highest percentage of all jobs in the City with 30% of all jobs coming from the sector. This is also the largest employer in the City, with 24% of all employees working in the Education and Health Care Services sector.

**Describe the workforce and infrastructure needs of the business community:**

Local residents and stakeholders emphasized the need for upgrades to the public transportation system, along with targeted efforts to support small businesses, workforce development, and other economic initiatives that enhance economic opportunity within the City. A well-connected and efficient public transportation system is essential for expanding access to jobs, educational resources, and essential services, enabling residents to participate more fully in the local economy. Similarly, investments in small business support and workforce development create pathways for economic growth.

There is a need for a job market that matches the workforce in the City. Specifically, there is a high demand for local jobs in the three largest sectors: Education and Health Care Services, Retail Trade, and Arts, Entertainment, and Accommodations. There is a need for increased investment in businesses in the City to bring jobs closer to residents.

**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 is not currently expecting any major changes that would have a significant economic impact.

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

As discussed earlier in this section, there are approximately 59,549 workers and only 24,646 jobs in the City. The largest disconnect is the Professional, Scientific, Management services with a need for nearly 7,000 jobs. This is an opportunity to provide incentives to businesses considering moving into the area to help match the workforce with employers' needs.

**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.**

The Surprise Resource Center, which provides a central location for connection to services, works with Arizona@Work Maricopa County to provide locally tailored recruitment, training, and retention solutions for employers, alongside comprehensive workforce readiness services to help job seekers enhance their employability and secure employment opportunities. They provide career counseling, job matching, apprenticeship programs, and more to help connect workers to jobs.

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

No.

**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.**

Not applicable.

**Discussion**

## MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

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

HUD defines four key housing problems: cost burden, overcrowding, incomplete plumbing facilities, and incomplete kitchen facilities. Census tracts with two or more of these issues at rates significantly higher than the City average are considered areas of concentration. For this analysis, "substantially higher" is defined as 10% or more above the City's average rate, based on HUD standards outlined in the Needs Assessment. To offer a more detailed perspective, cost burden has been analyzed separately for renters and homeowners, recognizing the distinct challenges faced by each group in accessing affordable, adequate housing.

#### Citywide Rate:

- Overcrowding: 2.8%
- Lack of Complete Plumbing Facilities: 0.1%
- Lack of Complete Kitchen Facilities: 0.6%
- Renter Cost Burden: 53.4%
- Homeowners Cost Burden: 19.1%

#### Substantial Rate:

- Overcrowding: 12.8%
  - No areas of concentration
- Lack of Complete Plumbing Facilities: 10.1%
  - No areas of concentration
- Lack of Complete Kitchen Facilities: 10.6%
  - No areas of concentration
- Renter Cost Burden: 63.4%
  - Tract 04013040540 – 73.9%
  - Tract 04013040525 – 65.0%
  - Tract 04013040529 – 66.5%
  - Tract 04013040531 – 74.8%
  - Tract 04013061026 – 66.6%
  - Tract 04013061060 – 64.7%
  - Tract 04013061034 – 64.0%
- Homeowner Cost Burden: 29.1%
  - Tract 04013060801 – 29.9%
  - Tract 04013040539 – 30.5%
  - Tract 04013040525 – 32.6%
  - Tract 04013040541 – 37.6%

There are no tracts with a concentration of multiple housing problems.

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

*Race/Ethnicity*

For the purposes of this analysis, a concentration is any census tract where the racial or ethnic minority group makes up 10% more than the City average.

Citywide Rate

- Asian, non-Hispanic: 2.4%
- Black or African American, non-Hispanic: 5.0%
- Multiracial, non-Hispanic: 4.2%
- Hispanic, all races: 20.9%

Concentration Rate

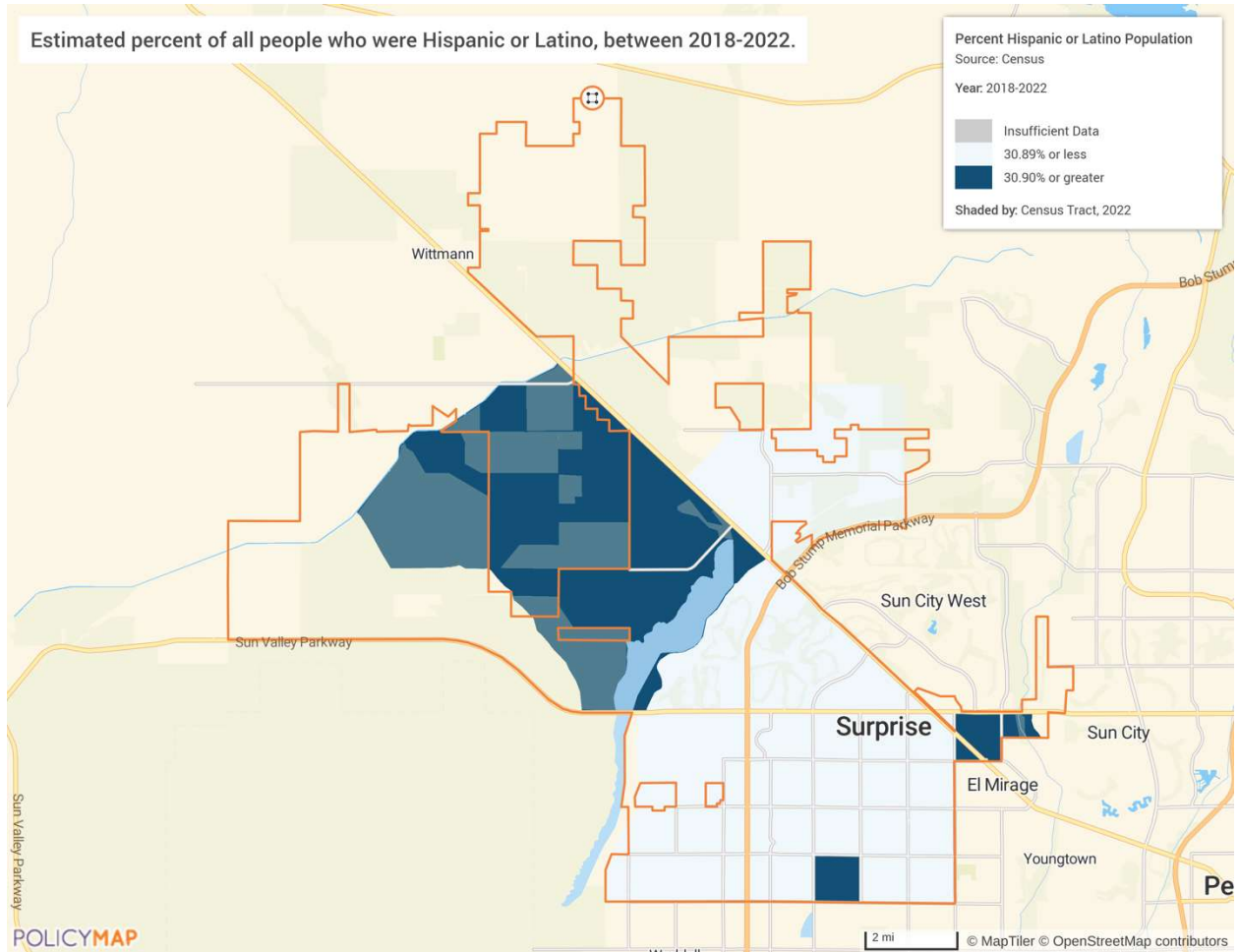
- Asian, non-Hispanic: 12.4%
- Black, non-Hispanic: 15.0%
- Multiracial, non-Hispanic: 14.2%
- Hispanic, all races: 30.9%

There are no tracts in the City of Surprise with a concentration of Asian, non-Hispanic or Black or African American households. Due to the small size of other racial groups, a comparison could not be conducted. Each group had a total population of less than 1%.

Please refer to the maps below for a visual representation of race and ethnicity concentrations across the city. Maps are not provided for populations without concentrations.

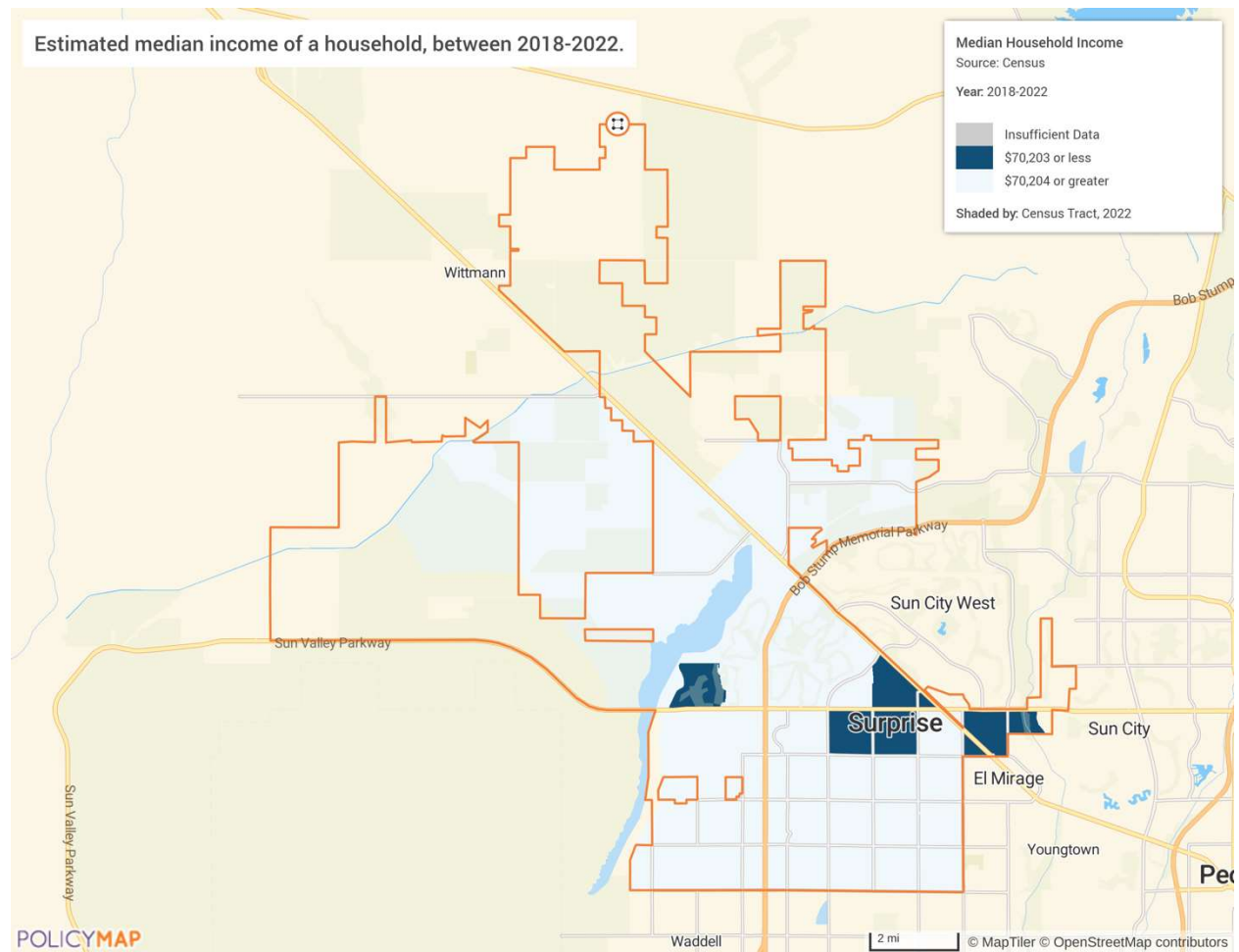
### Concentration Hispanic, All Races

There are three tracts in the City with a concentration of Hispanic households: tracts 04013060801, 04013061038, and 04013040540. These tracts are scattered throughout the City. Tract 04013060801 also has a concentration of low- to moderate-income households.



**Low-Income Households:** According to the 2018-2022 ACS, the Median Household Income in the City is \$87,756. Any household making 80% or less (\$70,204) is considered “low-income” and any tract with a Median Household Income of \$70,204 or less is a concentration. Low-income households are primarily concentrated in a few tracts in the southeastern area of the City.

Tracts 04013040526, 04013061028, 04013040531, and 04013060801 exhibit a concentration of low- to moderate-income households. (Source: 2018-2022 ACS)



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

Tract 04013060801, which has a disproportionately high number of Hispanic and low-income households, exhibits distinct housing market characteristics. Homes in this area tend to be older, suggesting a need for ongoing maintenance to preserve the existing housing stock. Additionally, the area features a higher concentration of larger multifamily developments, which often correlate with increased rates of housing problems, particularly in aging properties. Due to the comparatively lower housing prices in this tract, the area may present significant opportunities for reinvestment and improvement, enhancing both the quality and availability of affordable housing.

**Are there any community assets in these areas/neighborhoods?**

The census tract mentioned above has few community assets. There is a public library and multiple parks. These resources are valuable and could warrant additional support. The City overall has a robust park system and recreational opportunities.

**Are there other strategic opportunities in any of these areas?**

Census tract 04013060801 is a Designated Opportunity Zone. This designation provides an opportunity for the City to create a pathway for economic growth and investment. Opportunity Zones are part of a federal program designed to encourage long-term investments by offering tax incentives to investors who deploy capital gains in these areas. It provides important opportunity for the City to increase private investment to revitalize the community in this area.

## **MA-60 BROADBAND NEEDS OF HOUSING OCCUPIED BY LOW- AND MODERATE-INCOME HOUSEHOLDS - 91.210(A)(4), 91.310(A)(2)**

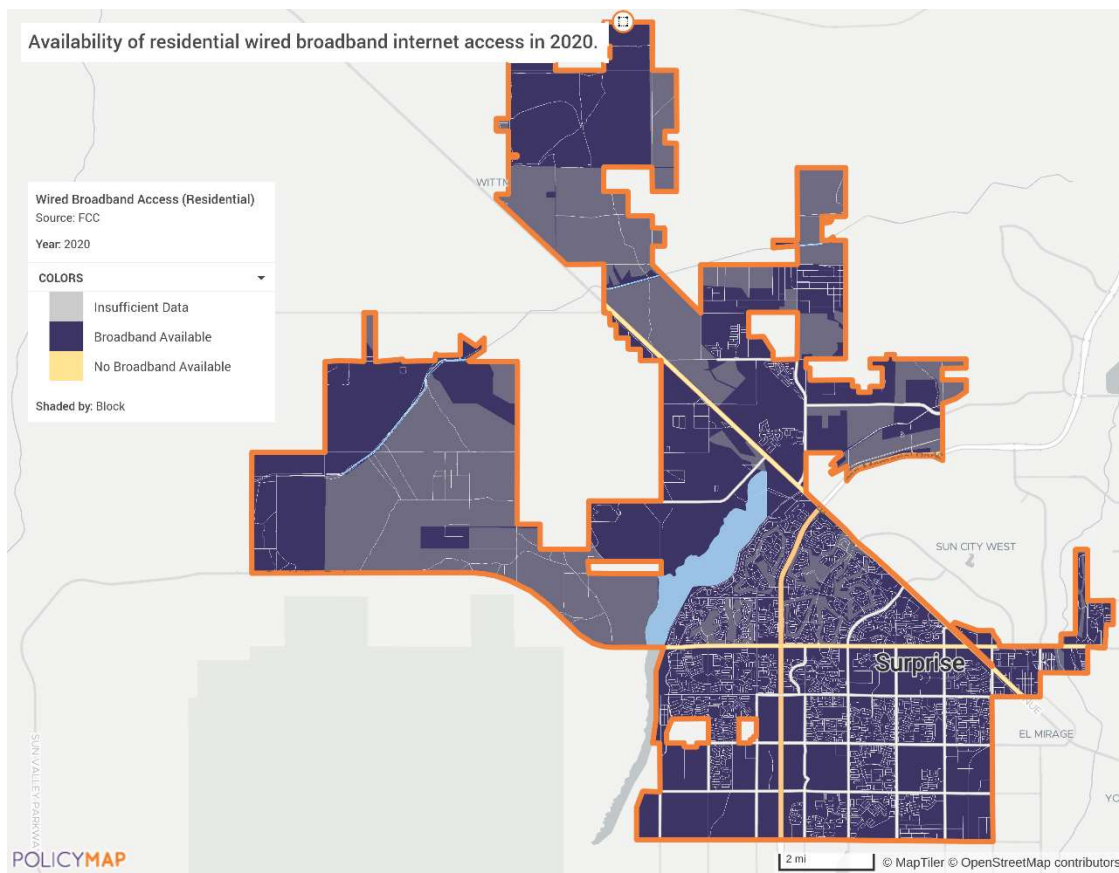
**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Internet access is a critical component of modern communication and information-sharing, enabling users to benefit from the growing interconnectedness of business, education, commerce, and everyday activities. Reliable internet connectivity has become essential for success in today's economic landscape. Communities without broadband access face significant challenges in keeping pace with the rest of the country. The lack of broadband infrastructure limits residents' ability to access educational and entrepreneurial opportunities, which is especially concerning in low- to moderate-income (LMI) areas where economic opportunities are often limited.

Research from the Pew Research Center underscores the vital role that high-speed internet plays in enhancing educational and employment opportunities, particularly in underserved communities. The center's studies have shown that individuals with reliable broadband access are more likely to engage in online learning, apply for jobs, and participate in economic activities that can improve their quality of life.

Similarly, reports from the Federal Communications Commission (FCC) highlight the direct correlation between broadband availability and economic development. The FCC's findings indicate that regions with robust internet infrastructure experience higher rates of job creation, educational attainment, and overall community growth.

Surprise, Arizona, enjoys comprehensive broadband coverage, with the vast majority of the City offering multiple internet service provider options, including in LMI areas. While a significant portion of Surprise households have access to four (4) broadband-quality internet service options, a substantial portion of the City only has access to one (1) wired internet provider. According to BroadbandNow.com, Surprise benefits from a variety of infrastructure options, including cable, fiber, fixed wireless, 5G home internet, and DSL. Ninety-five percent (95%) of Surprise households have an internet connection despite having 99.97% availability according to ISP Reports. Of those households, 80% have fiber, cable, or DSL, 10% have satellite, 0% are still on dial-up, and 2% of households have internet but don't pay for a subscription because it's subsidized by the Affordable Connectivity Program. The following map illustrates broadband availability throughout Surprise, defined as advertised internet speeds of 768 kilobits per second or higher.



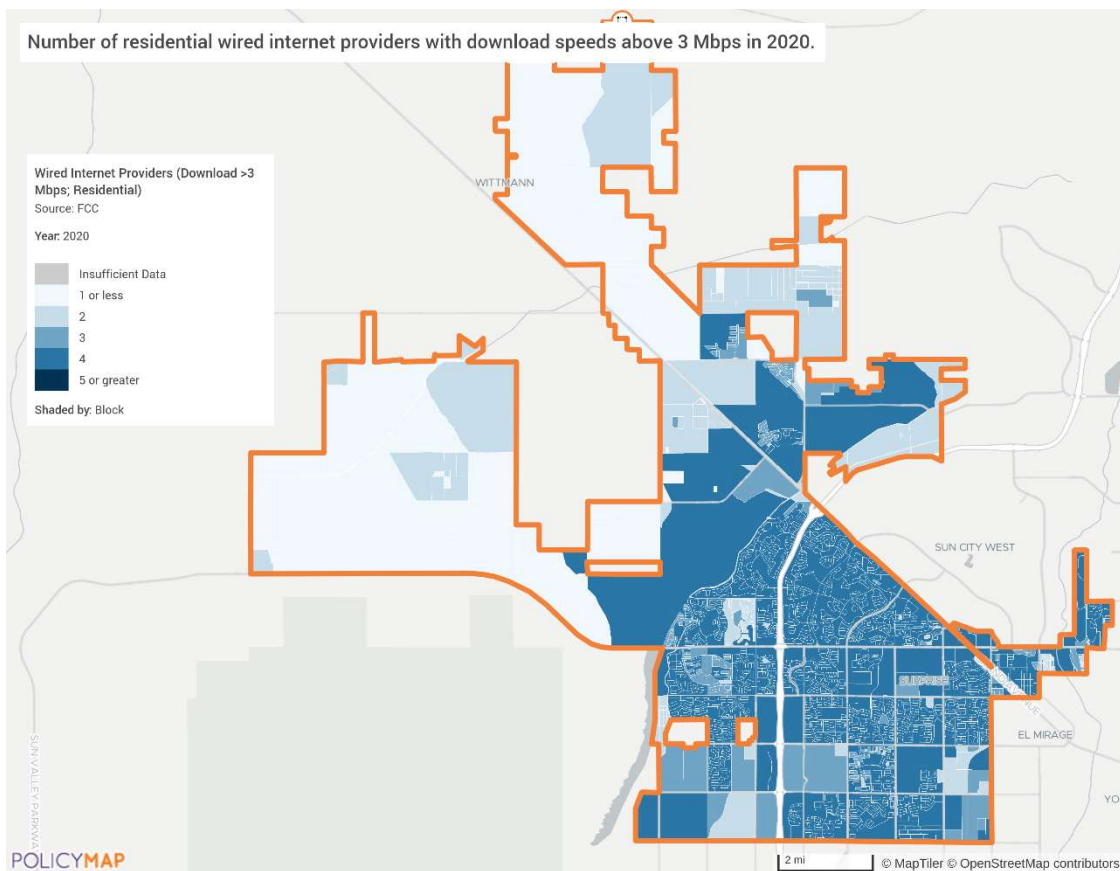
**Describe the need for increased competition by having more than one broadband internet service provider serve the jurisdiction.**

To ensure high-quality broadband service, it is crucial to foster competition among service providers. A lack of competition, where a single provider dominates an area, can diminish the incentive to deliver reliable and consistent services. According to BroadbandNow.com, Surprise is served by twelve (12) Internet providers offering residential service. Among these, Cox and CenturyLink stand out as the leading providers in terms of coverage and speed. Internet providers throughout the City include:

- Quantum Fiber (Fiber)
- CenturyLink (DSL and Fiber)
- Cox (Cable and Fiber)
- Wyyerd Fiber (Fiber)
- Phoenix Internet (Fixed Wireless)
- AirFiber (Fixed Wireless)
- Triad Wireless (Fixed Wireless)
- Verizon (5G Internet)

- Always ON (Fixed Wireless)
- Starlink (Satellite)
- Viasat Internet (Satellite)
- HughesNet (Satellite)

The following map shows the number of broadband service providers by census tract. Most of Surprise offers residents a choice among four high-speed internet providers, ensuring reliable and affordable access citywide. However, expanding coverage to areas with only a single option would further extend these benefits to more residents.



## **MA-65 HAZARD MITIGATION - 91.210(A)(5), 91.310(A)(3)**

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

As climate change accelerates, cities like Surprise, Arizona, located within Maricopa County, are facing an increasing array of natural hazards, including extreme heat, flooding, strong winds, dust storms, and wildfires. According to Maricopa County's [Multi-Jurisdictional Hazard Mitigation Plan](#), climate change is heightening risks throughout the region, manifesting as rising temperatures, prolonged droughts, and more frequent wildfires. These changes lead to reduced water supply reliability, negatively impacting agriculture and the livelihoods of rural communities. Additionally, urban areas like Surprise may experience heightened health risks due to extreme heat, as well as disruptions in electricity and water services.

In response to these challenges, the Emergency Management Department in Surprise employs a comprehensive approach that encompasses prevention/mitigation, preparedness, response and recovery strategies to address the natural hazards exacerbated by climate change. To complement these efforts, Surprise's water conservation initiative promotes sustainability through plumbing support grants, water-saving tips, rebate programs, and conservation workshops. These programs help residents adapt to climate change by mitigating water scarcity, especially important in arid regions like Arizona.

While Surprise is not located on the coast and is less likely to experience direct coastal effects, rising sea levels and increased storm activity may contribute to population displacement from coastal areas. This influx of new residents could drive up housing costs, reduce job availability, and strain local resources. According to CoStar, a leading real estate research entity, from 2015 to 2019, the City's residential growth outpaced the state average, with an approximate population increase of 8.7%. Although it's unclear if this growth is directly linked to climate change, the escalating threats posed by climate-related hazards to vulnerable coastal areas could result in more climate migrants seeking refuge in stable inland cities like Surprise, thereby affecting local infrastructure and housing.

The Intergovernmental Panel on Climate Change (IPCC) projects that by mid-century, the average summer temperature in the region could rise by four degrees. This increase may alter weather and precipitation patterns, elevate the risk of severe storms and catastrophic flooding, and increase electricity costs while damaging crops. Urban areas may face mounting health risks due to extreme heat and potential disruptions in essential services, placing additional demands on the state's energy resources.

The National Climate Assessment emphasizes the need for proactive mitigation planning to address these evolving hazards, as traditional assumptions about hazard probabilities may no longer apply in the face of climate change. To effectively navigate these geographic challenges, Surprise must continue to anticipate, plan, and adapt to the risks associated with climate change and the potential demographic shifts affecting its communities. Proactive measures, such as water conservation initiatives, are essential to mitigate these risks and enhance community resilience in the face of evolving climate dynamics.

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

Low- and moderate-income households, whether renting or owning, face heightened vulnerability to the impacts of climate change and natural disasters due to their limited financial resources. Sudden increases in electricity or housing costs can quickly push these residents into precarious living situations, increasing their risk of homelessness or forcing them to live in substandard conditions. The 2024 America's Rental Housing Study from the Joint Center for Housing Studies at Harvard University underscores this growing threat, revealing that escalating insurance premiums and the withdrawal of coverage by providers in high-risk markets complicate efforts to secure adequate protection against weather- and climate-related losses. Additionally, the study highlights the obstacles property owners encounter when trying to invest in climate resilience measures, given the stagnation in operating income growth.

The 2021 EPA study on Climate Change and Social Vulnerability in the United States further illustrates these challenges, showing that low-income individuals are more likely to live in areas facing significant increases in mortality rates due to extreme temperature changes, as well as experiencing the highest rates of labor hour losses among weather-exposed workers. Rural communities are particularly disadvantaged, often lacking access to public support during emergencies and having fewer resources to repair or fortify their homes against climate-related damage. Addressing these vulnerabilities is essential for building resilience among low- and moderate-income households, who are increasingly at risk from climate change, threatening their safety, stability, and overall well-being.

FEMA's National Risk Index identifies Maricopa County as having a relatively low level of community resilience, indicating that its residents are less equipped to prepare for, adapt to, and recover from natural hazards. This assessment encompasses six broad categories: social, economic, community capital, institutional, infrastructural, and environmental factors at the county level. The map below illustrates FEMA's qualitative risk to natural hazards at the census tract level in Surprise, AZ, providing an intuitive way to gauge community risk based on Expected Annual Loss (EAL), Social Vulnerability, and Community Resilience scores.

While most of the City is categorized as having "very low" or "relatively low" risk, the northern parts of Surprise are classified as having a "relatively moderate" risk. This indicates that these areas may need more targeted attention and resources to address specific hazards, making them more vulnerable than the rest of the City. These two indexes measure risk from different perspectives—FEMA's risk index evaluates a community's ability to respond to hazards (resilience), while the City's qualitative assessment concentrates on the likelihood and severity of those hazards. This dual approach ensures that resources are allocated where they are most needed, promoting both preparedness and targeted intervention.

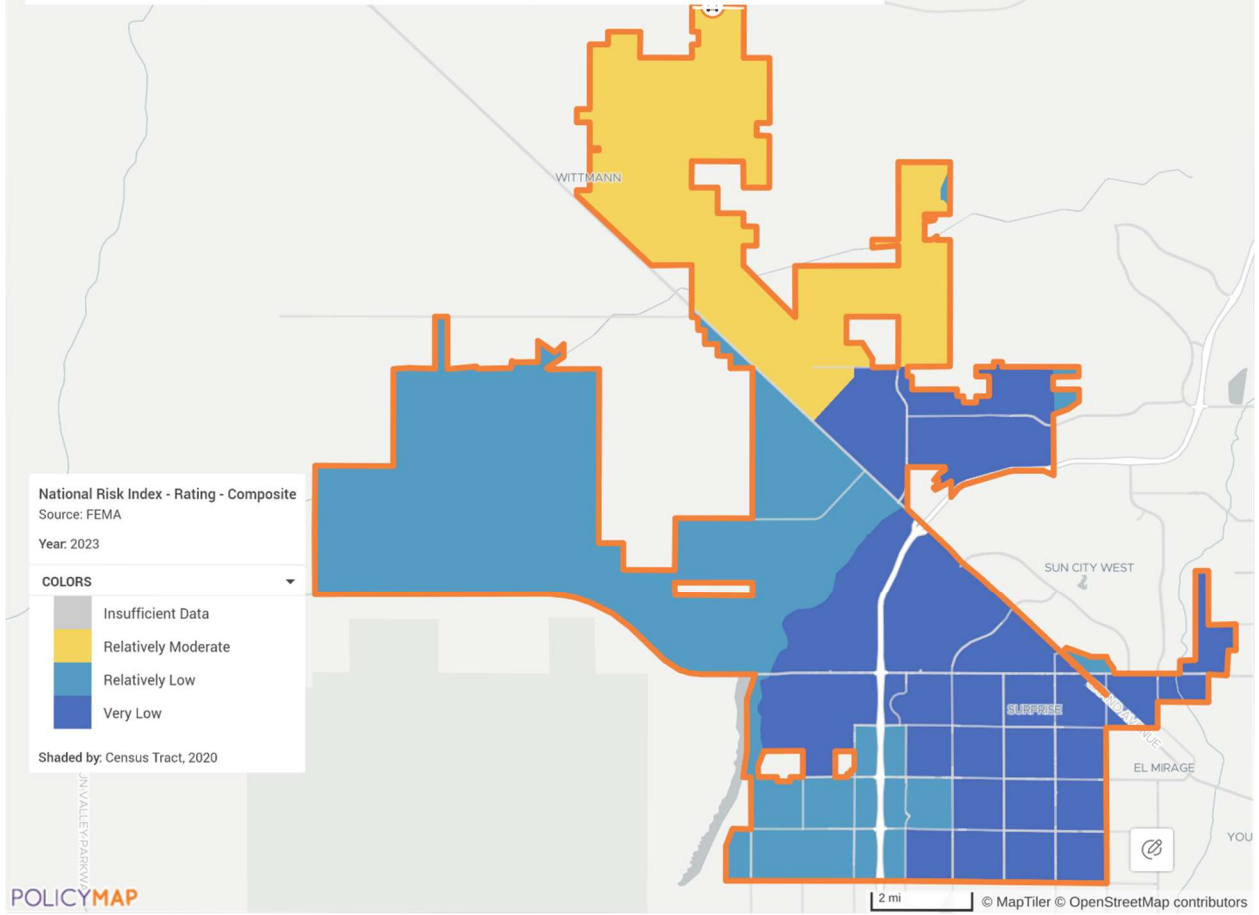
The City of Surprise must continually assess and manage its vulnerabilities to enhance climate preparedness. Surprise is included in the Maricopa County [Multi-Jurisdictional Hazard Mitigation Plan \(MJHMP\)](#), which is revised every five years. This plan aims to reduce risks to people and property, lower

disaster recovery costs, and promote sustainability by identifying hazards and implementing actions that prevent recurring damage from future disasters. It specifically addresses the vulnerability of low-income households to extreme heat, highlighting that these populations often lack access to adequate cooling resources, thereby increasing health risks. The plan emphasizes the necessity of targeted strategies to safeguard these communities from the adverse effects of climate change. The Governor's Office of Resiliency for Arizona offers a series of resiliency programs and plans that focus on state-wide initiatives related to climate resilience, energy efficiency, and extreme heat preparedness.

Surprise is committed to educating and preparing the public for multi-hazard mitigation through various channels. These include the Surprise Emergency Management website, Maricopa County Emergency Management website, social media pages, the Wireless Emergency Alerts (WEA) system, Community Emergency Notification System (CENS) and the Emergency Broadcast System (EAS) for TV and radio notifications. Additionally, the Arizona State Volunteer Organizations Active in Disaster (VOAD) website and social media, in collaboration with the Maricopa County Community Organizations Active in Disaster (COAD) website, provide valuable emergency resources to enhance community disaster resilience. To effectively address escalating climate impacts, continuous investment is essential for maintaining and expanding these programs.

See map: Risk to All Natural Hazards

Qualitative ranking of risk to all natural hazards compared to other communities in 2023.



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is the City of Surprise's housing and community development plan for the next five years. The Strategic Plan outlines how the City intends to use CDBG funds to provide a suitable living environment and safe, decent, and affordable housing for low- to moderate-income (LMI) households and special need groups in Surprise.

The City identified priority needs through data analysis in the Needs Assessment (NA) and Market Analysis (MA), as well as input from community residents and local stakeholder organizations. The goals developed in the Strategic Plan will address the identified priority needs over the next five years, and forms the basis of this plan.

The City's funds will be targeted towards the Original Town Site (OTS) and to citywide low/mod eligible areas and households. The OTS is the historic center of Surprise and features the oldest, original residences and businesses in the City as well as public facilities and commercial areas. There are also vacant parcels, properties in need of rehabilitation and marginal land uses that are prime candidates for redevelopment.

For citywide low/mod eligible, certain activities within the CDBG program target low/mod areas (LMA) in the five-year plan. Low/mod areas are defined by HUD as block group tracts where at least 51% of the residents are from low- to moderate-income households. However, as stated in section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, says that an activity shall be considered to principally benefit low and moderate income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income." Surprise is an exception grantee, and the "top quartile" tracts with the lowest income population in the City are considered low/mod (47.6%). Low/mod block group tracts are eligible for activities such as public improvements to neighborhood facilities, parks, community centers, and public infrastructure like streets and sidewalks.

The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and is based on eligibility.

The following are the four (4) priority needs and associated goals identified in the Strategic Plan. More details of the priority needs are given in the SP-25 and the goals are detailed in the SP-45.

### Priority Need: Affordable Housing

Goal: Affordable Housing

**Priority Need: Public Facility Improvements**

Goal: Public Facility Improvements

**Priority Need: Public Services**

Goal: Public Services

**Priority Need: Planning & Administration**

Goal: Planning & Administration

## SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

### Geographic Area

Table 4 - Geographic Priority Areas

<b>1</b>	<b>Area Name:</b>	Original Town Site
	<b>Area Type:</b>	Local Target area
	<b>Other Target Area Description:</b>	
	<b>HUD Approval Date:</b>	
	<b>% of Low/ Mod:</b>	
	<b>Revital Type:</b>	Comprehensive
	<b>Other Revital Description:</b>	
	<b>Identify the neighborhood boundaries for this target area.</b>	The Original Town Site (OTS) is the historic center of Surprise. It is just over one square mile, 664 acres in area -- bounded by Bell Road on the north, Dysart Road on the west, Greenway on the south and El Mirage on the east. Grand Avenue (U.S. 60) and the Santa Fe railroad tracks angle through the area, separating the north and south portions of the neighborhood.
	<b>Include specific housing and commercial characteristics of this target area.</b>	The OTS is remarkable in its variety. Existing conditions range from the oldest, original residences and businesses in the City to the Bell Road Corridor shops, restaurants, hotels and offices as well as public facilities, commercial development and new housing within the neighborhood. There are also vacant parcels, properties in need of rehabilitation and marginal land uses that are prime candidates for redevelopment.  OTS includes a 1,000-square-foot Hollyhock Library, the Surprise Senior Center, and the Villanueva Recreation Center and Hollyhock Community Pool.
	<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City consulted with a wide variety of agencies, organizations, and service providers to identify local housing and community development needs. Needs were determined through meetings with various stakeholder organizations and citizens throughout the City, as well as a public survey that was made available online. A public hearing and public comment period was given to allow citizens an opportunity to review and comment on the plan.

<p><b>Identify the needs in this target area.</b></p>	<p>The OTS is in need of residential, commercial, and infrastructure improvements. The most critical needs are upgrades to water and sewer capacities.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>The Original Town Site of Surprise currently includes over 16% of undeveloped lands within its boundaries, in addition to many vacant properties. The ultimate pattern of revitalization supports design strategies and public improvements that capitalize on the cultural aspects of walkability and “front yard-living” that provide the basis for a vibrant, culturally diverse community, while providing regional connectivity and expanded services. Current planning efforts for this area include the Village 1 Plan and the Specific Plan for the Revitalization of the Original Town Site.</p> <p>The Surprise Heritage District (SHD) is a zoning district that regulates properties in the city’s Original Town Site (OTS), which is bounded North-South by Bell Rd and Greenway Rd and East-West by El Mirage Rd and Dysart Rd. The SHD is intended to aid in revitalization of the OTS while preserving historical character and a unique sense of place.</p> <p>Adopted under Ord 2016-14, the City’s Infill Incentive District provides financial incentives to promote both residential and commercial development that will aid in the revitalization of the Original Town Site. In order to be eligible, properties within the OTS will now be required to have one of the optional overlay zones, either SHD-RO or SHD-CO. If the property qualifies, the available incentive and procedure to obtain it will be determined by the type of project: residential or commercial.</p> <ul style="list-style-type: none"> <li>• New residential development on parcels zoned either SHD-RO or SHD-CO shall receive a 100% waiver of the City of Surprise Development Impact Fees</li> <li>• New, expanding qualifying commercial development may request a 100% waiver of Building Plan Review, Building Permit, and City of Surprise Development Impact Fees at the approval of City Council</li> </ul>

	<p><b>Are there barriers to improvement in this target area?</b></p>	<p>The City is actively working to improve the Original Townsite (OTS).</p> <p>The Surprise Heritage District (SHD) is a zoning district that regulates properties in the city’s Original Town Site (OTS), which is bounded North-South by Bell Rd and Greenway Rd and East-West by El Mirage Rd and Dysart Rd.</p> <p>The SHD is intended to aid in revitalization of the OTS while preserving historical character and a unique sense of place. The SHD was approved by the Surprise City Council in June 2016 following extensive public outreach and input.</p> <p>Comprehensive design standards may be a barrier to starting developments in the OTS. New Development standards may help bring current “legal, non-conforming” properties into conformance. Restrictive land uses may limit other kinds of development such as manufactured housing.</p> <p>Development Incentives adopted under Ord 2016-14, the City’s Infill Incentive District provides financial incentives to promote both residential and commercial development that will aid in the revitalization of the Original Townsite. In order to be eligible, properties within the OTS will now be required to have one of the optional overlay zones, either SHD-RO or SHD-CO. If the property qualifies, the available incentive and procedure to obtain it will be determined by the type of project: residential or commercial.</p> <ul style="list-style-type: none"> <li>• New residential development on parcels zoned either SHD-RO or SHD-CO shall receive a 100% waiver of the City of Surprise Development Impact Fees</li> </ul> <p>New, expanding Qualifying Commercial development may request a 100% waiver of Building Plan Review, Building Permit, and City of Surprise Development Impact Fees at the approval of City Council.</p>
2	<p><b>Area Name:</b></p>	<p>Citywide Low/Mod Eligible</p>
	<p><b>Area Type:</b></p>	<p>Local Target area</p>
	<p><b>Other Target Area Description:</b></p>	
	<p><b>HUD Approval Date:</b></p>	

<b>% of Low/ Mod:</b>	
<b>Revital Type:</b>	Comprehensive
<b>Other Revital Description:</b>	
<b>Identify the neighborhood boundaries for this target area.</b>	Surprise designates certain areas within its boundaries as low/mod areas (LMA) if they meet certain criteria. These areas are primarily residential and have at least 51 percent of residents who are considered low- and moderate-income persons as defined by HUD. The boundaries of these areas are defined at the block group tract level. Surprise is an exception grantee, and the “top quartile” percentage of the population is considered low/mod (47.6%). The City also provides assistance to low- and moderate-income individuals and households (LMC/LMH) who earn 80% of the Area Median Income (AMI) or less. This assistance is provided citywide and based on eligibility.
<b>Include specific housing and commercial characteristics of this target area.</b>	From 2012 to 2022, Surprise’s population grew over 26% and the vast majority of housing units for both owners and renters were developed after 2000. As the population grows, affordable housing remains one of the most important needs in Surprise. Housing values have shot up in value 86% over the past decade, and the median contract rent has increased dramatically to \$1,530, which is an increase of over 53% in that time. As a result, housing cost burden is the biggest housing issue in Surprise as 23.9% of homeowners with a mortgage and over half of renters (53.4%) are cost burdened.
<b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b>	The City consulted with a wide variety of agencies, organizations, and service providers to identify local housing and community development needs. Needs were determined through meetings with various stakeholder organizations and citizens throughout the City, as well as a public survey that was made available online. A public hearing and public comment period was given to allow citizens an opportunity to review and comment on the plan.

<p><b>Identify the needs in this target area.</b></p>	<p>There is a need to improve public facilities and infrastructure in low/mod areas of Surprise. Public infrastructure improvements include those to streets, sidewalks and water/sewer systems. Improved public facilities include neighborhood facilities, community centers and parks.</p> <p>There is a need for supportive public services for low-income residents in the City. These activities such as homeless prevention services and services for the most vulnerable populations.</p> <p>Affordable housing development, preservation, and housing services were identified as a priority in Surprise.</p>
<p><b>What are the opportunities for improvement in this target area?</b></p>	<p>The preservation of the City’s older housing would provide residents with more affordable units.</p> <p>Public services that help offset basic needs of LMI and special needs residents will help improve the quality of life of residents. Housing services benefit renter households receiving TBRA and set them on a path towards self-sustainability and stable housing.</p> <p>Public improvement activities will revitalize low/mod areas and invite other investments into these areas. Improved access to public facilities such as neighborhood facilities and parks will ensure all residents enjoy access to all City programs and services.</p>
<p><b>Are there barriers to improvement in this target area?</b></p>	<p>Access to funding is a barrier to improvements in Surprise.</p> <p>Zoning for multi-family residential is limited to less than 1% of the planning area.</p>

**General Allocation Priorities**

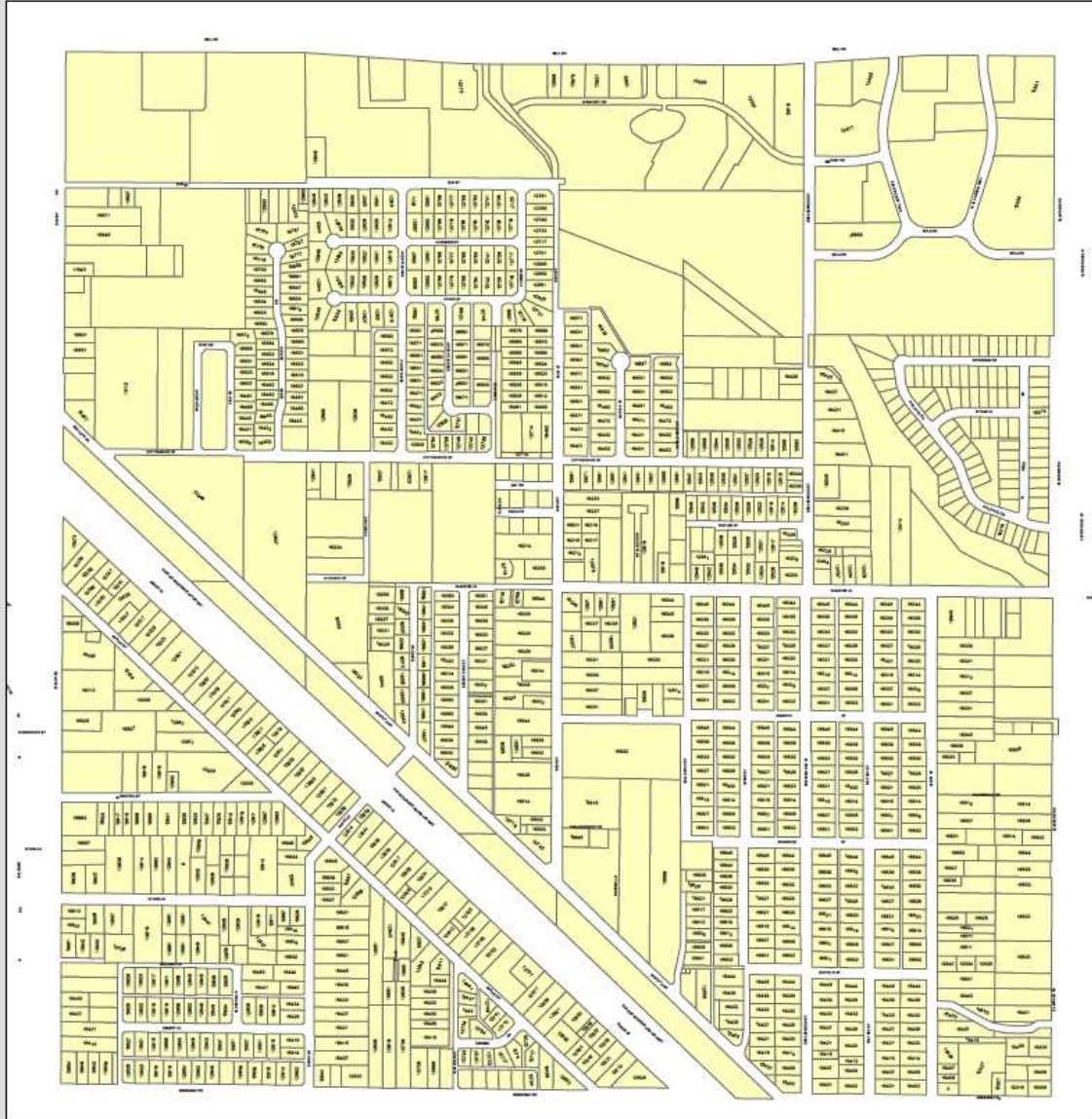
Describe the basis for allocating investments geographically

The City is actively working to improve the Original Townsite (OTS) and has identified the high priority need for public facility improvements. The OTS is the historic center of Surprise and features the oldest, original residences and businesses in the City as well as public facilities and commercial areas. There are also vacant parcels, properties in need of rehabilitation and marginal land uses that are prime candidates for redevelopment. The City's will limit low/mod area benefit (LMA) to public facility improvements in the Original Town Site (OTS).

For citywide low/mod eligible, certain activities within the CDBG program target low/mod areas (LMA) in the five-year plan. Low/mod areas are defined by HUD as block group tracts where at least 51% of the residents are from low- to moderate-income households. However, as stated in section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, says that an activity shall be considered to principally benefit low and moderate income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income." Surprise is an exception grantee, and the "top quartile" tracts with the lowest income population in the City are considered low/mod (47.6%). Low/mod block group tracts are eligible for activities such as public improvements to neighborhood facilities, parks, community centers, and public infrastructure like streets and sidewalks.

To determine LMI tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be viewed at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

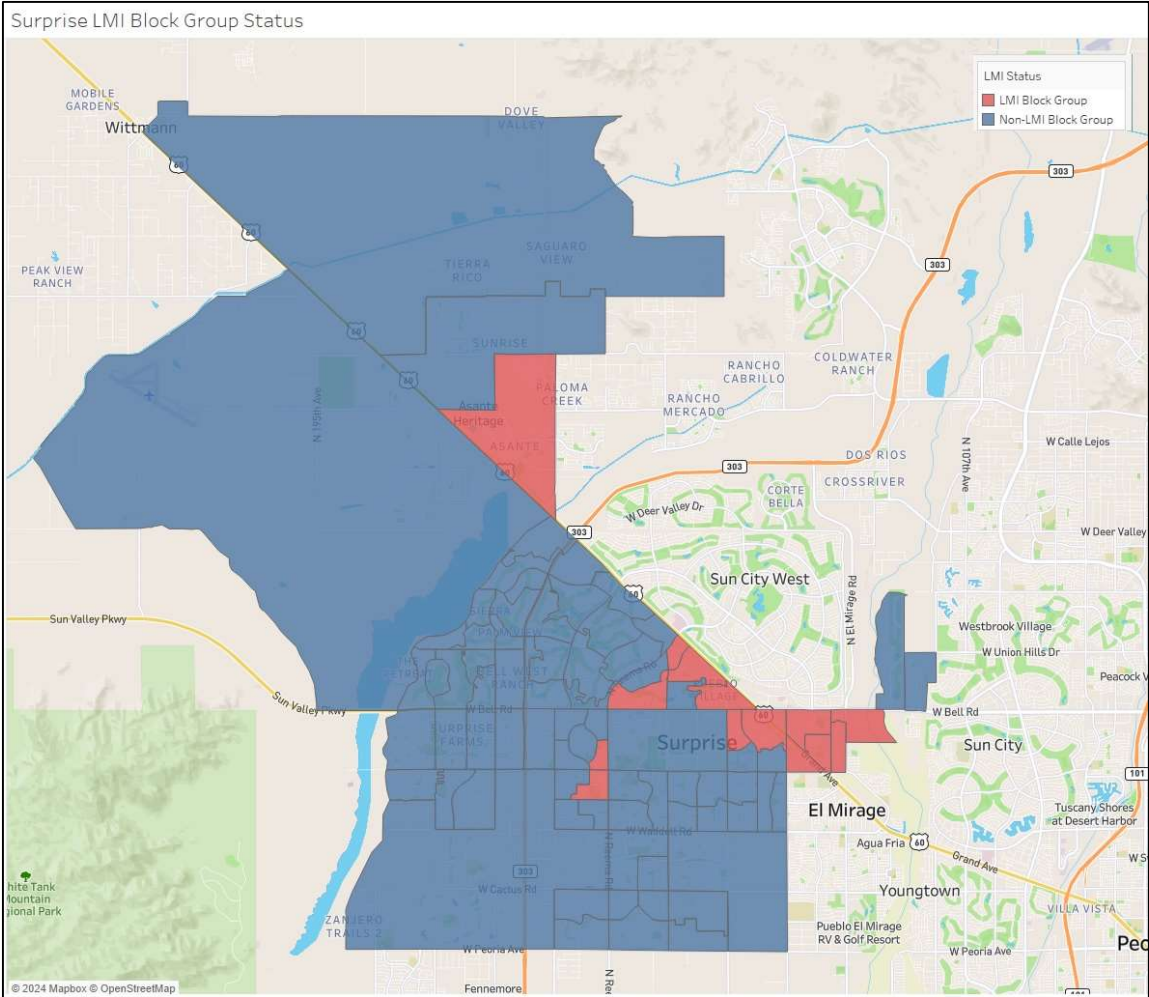
# City of Surprise - Original Town Site



0 250 500 1,000  
Feet



Original Town Site Map



**Surprise Low-Mod Block Group Tracts**

Census Tract	Block Group	Low/Mod Percent
060801	1	83.30%
040541	3	65.90%
040539	4	63.60%
040541	1	63.30%
060801	2	62.70%
040531	3	60.70%
061031	3	60.10%
060801	4	59.60%
060801	3	59.00%
060801	5	58.50%
061035	3	57.20%
040531	4	57.00%
061033	2	52.90%
040527	2	52.40%
061029	1	52.30%
040530	2	52.10%
061061	2	51.80%
040528	3	51.40%
040531	2	50.70%
040539	3	50.50%
040528	5	49.10%
061035	1	48.90%
040516	3	48.90%
040526	2	48.70%
061035	4	47.80%
061031	2	47.60%
Source: HUD FY2024 LMISD		
Note: Surprise is an exception grantee, and the “top quartile” tracts in the City with the most low income are considered low/mod (47.6% or more).		

## SP-25 Priority Needs - 91.415, 91.215(a)(2)

### Priority Needs

Table 5 – Priority Needs Summary

1	<b>Priority Need Name</b>	Affordable Housing
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Elderly
	<b>Geographic Areas Affected</b>	Original Town Site Citywide Low/Mod Eligible
	<b>Associated Goals</b>	Affordable Housing
	<b>Description</b>	The City of Surprise has identified the high priority need of safe and affordable housing for Surprise residents. Housing values have increased dramatically by 86% over the past decade, and the median contract rent has risen to \$1,530, which is an increase of over 53% in that time. As a result, housing cost burden is the biggest housing issue in Surprise as 23.9% of homeowners with a mortgage and over half of renters (53.4%) are cost burdened. Housing services are also needed to help low-income renters maintain and find rental housing. These housing services help to support TBRA activities funded by HOME Consortium funding.
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder the need to preserve & develop affordable housing was identified. The City Housing Study, updated in 2023, identified that incomes have failed to keep pace with rapidly escalating home sale prices and rents, leaving the city with a shortage of affordable homes for low-income households. Surprise also suffers from a deficit in affordable rental units for low-income households 50% AMI and below. The basis is to create or maintain affordable housing for LMI residents in
2	<b>Priority Need Name</b>	Public Facility Improvements

	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development
	<b>Geographic Areas Affected</b>	Original Town Site Citywide Low/Mod Eligible
	<b>Associated Goals</b>	Public Facility Improvements
	<b>Description</b>	There is a need to expand and improve public infrastructure in low to moderate income areas of Surprise, such as streets, sidewalks and water/sewer systems. There is also a need to enhance access to public facilities such as community centers, neighborhood facilities, and parks throughout the City. The City has been working to improve access to public facility in the Original Townsite (OTS).
	<b>Basis for Relative Priority</b>	The City has been actively working to improve the Original Townsite (OTS), offering development incentives, developing new affordable housing, and new community facilities. The continued development in the OTS requires upgrades to aging or undersized public facilities, and new public facilities to support the growth of the area. The basis is to improve accessibility for all residents and create a suitable living environment.
<b>3</b>	<b>Priority Need Name</b>	Public Services
	<b>Priority Level</b>	High

	<b>Population</b>	Extremely Low Low Moderate Large Families Families with Children Public Housing Residents Families with Children Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	<b>Geographic Areas Affected</b>	Original Town Site Citywide Low/Mod Eligible
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	The City of Surprise has identified the need for public services throughout the City. These public service needs include services for seniors, persons with disabilities, persons experiencing homelessness, persons at risk of becoming homeless, low-income children, and youth.
	<b>Basis for Relative Priority</b>	Through community participation and consultation of local stakeholder organizations the need for public services for LMI and special need groups were identified. The basis for this need is to provide all citizens with access to services and create a suitable living environment.
4	<b>Priority Need Name</b>	Planning & Administration
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Non-housing Community Development

<b>Geographic Areas Affected</b>	Original Town Site Citywide Low/Mod Eligible
<b>Associated Goals</b>	Planning & Administration
<b>Description</b>	The City will continue supporting HUD funded programs with administration of the programs, monitoring subrecipients, and keeping strict grant-based accounting, fair housing activities, and other eligible activities. Comprehensive planning requirements will include the development of AAPs, an evaluation of the performance of the programs through annual reports, and meeting citizen participation requirements.
<b>Basis for Relative Priority</b>	Planning and administration of HUD funded programs is vital to having a successful program and meeting the goals and objectives identified in the plan. Planning and administration will also ensure compliance and keeping with the regulations of the grant.

**Narrative (Optional)**

The City receives HUD HOME funding as part of the Maricopa County HOME Consortium. This consortium is a legal entity established through an intergovernmental agreement among Maricopa County and the cities of Avondale, Chandler, Glendale, Peoria, Scottsdale, Surprise, Tempe, and the Town of Gilbert. Each member of the HOME Consortium receives a proportionate share of the funds, which they utilize to address the specific needs of their communities. The County HOME Consortium's Five-Year Consolidated Plan, along with its Annual Action Plans, incorporates the housing needs and activities specific to Surprise. HOME funds are designated exclusively for the development and preservation of affordable housing, and the City's allocation is available based on eligibility and community need throughout Surprise.

## **SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The City of Surprise prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by supporting the creation of affordable housing, investing in public facility improvements, and supporting public services. The City anticipates it will receive a CDBG allocation in the amount of \$702,302 for PY 2025. The City still has CDBG funding from previous program years that is unspent as of the date of this Annual Action Plan submittal. These funds are fully allocated to projects in previous Annual Action Plans and are not being reallocated to different activities. Therefore, previous years funds are not accounted for in this Annual Action Plan.

The City is a member of the Maricopa HOME Consortium and receives HOME Investment Partnerships funds through the HOME Consortium. Through an Intergovernmental Agreement (IGA), the City receives HOME Program funding on an annual basis. These funds are not reported in the

table below as the City is not a direct recipient of HOME funds from HUD.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	702,302	0	0	702,302	2,809,208	PY 2025 is the first program year of the ConPlan. The expected amount available remainder of the ConPlan is 4x years of the annual allocation.

**Table 6 - 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**

While the CDBG program does not require a match, leverage is considered in funding awards. The projects outlined in the plan, which are implemented by outside agencies, are anticipated to use CDBG funding to leverage their initial financial resources.

The City of Surprise allocates approximately \$75,000 annually from the City General Funds for CDBG staff salary in support of program administration and project delivery. Many of the development activities outlined in the plan receive substantial leverage from the City’s general

fund, development incentive programs, and other programs designed to encourage economic growth. Leveraged resources are reported in the Consolidated Annual Performance and Evaluation Report (CAPER).

The City of Surprise offers incentives for new affordable housing developments in the Original Town Site. Surprise provided over \$275,000 in development fee reduction for the Heritage at Surprise project. Surprise continues to find ways to leverage funding for matching requirements.

All subrecipient program partners contribute additional non-federal funding towards their respective projects. This ensures that funds are being invested to expand programs and increase project capacity.

The City is a member of the Maricopa HOME Consortium and receives HOME Investment Partnerships funds through the HOME Consortium. HOME funds have a 25% matching requirement, and each HOME dollar spent is matched with 25% of general funds for projects within the program year. HOME match is tracked on a Match log. HOME funds are not entered in the table above as a resource as the HOME Consortium is the direct recipient of those funds and are ultimately responsible for the planning and reporting of HOME funds for the Consortium.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

The City is looking to improve public facilities in the Original Town Site, a low- and moderate-income area. The City will continue to evaluate locations on public owned property over the course of the Consolidated Plan. In general, the areas of need described in the *General Plan 2035*, *Parks and Recreation Master Plan*, and *Human Services and Community Vitality in Surprise – A Community that Cares* will help to guide the locations of investment. As the City continues to grow, additional property may be identified that would be suitable for utilizing HUD funding.

The City of Surprise owns the land for the Heritage at Surprise project. Additionally, Surprise owns 17 acres in the Heritage District of the Original Town Site and in 2021 partnered with the Housing Authority of Maricopa County (HAMC) to support HAMC’s application for a HUD 202 Senior Housing project to be constructed on the city-owned property. HAMC was awarded \$9.1 million for the 99-unit affordable housing project, which is anticipated to be completed by 2024.

In the 2022 program year, the Surprise City Council approved a new Multigenerational Community Resource Center to be constructed on the

remainder of the City-owned property. In partnership with Maricopa County, the new multigenerational community resource center will serve as a long-term investment in Surprise's economic resiliency and community well-being and increase opportunities for prevention and mitigation programs and services. This project is still in development.

## SP-40 Institutional Delivery Structure - 91.415, 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
SURPRISE	Government	Homelessness Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
Maricopa County	Government	Homelessness Public Housing Rental	Region
Housing Authority of Maricopa County	PHA	Public Housing Rental	Region
Maricopa Regional Continuum of Care	Continuum of Care	Homelessness Planning public services	Region
Maricopa Association of Governments	Nonprofit	Homelessness Planning public services	Region

**Table 7 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Surprise works with a variety of service providers who provide targeted assistance and mainstream services, such as health, mental health, and employment services to low- to moderate-income households, persons with special needs and those experiencing homelessness. These service providers include the Housing Authority of Maricopa County for affordable housing and publicly supported housing needs in the area, and the Maricopa Association of Governments (MAG), which is the lead agency for the Maricopa Regional Continuum of Care (CoC).

Surprise administers and runs most its federally funded programs internally. Maintaining administration and service delivery of programs allows the City to optimize funding, reduce overhead/increase efficiency, and provide the most critical services to low- and moderate-income residents.

The main gap in the delivery system remains the lack of local, state and federal resources to address the increasing demand for programs and services for the most vulnerable groups in Surprise. The City strives to overcome the gaps in the institutional delivery system by continuing to participate in countywide efforts, where there are more resources and expert providers for the unique needs of special need populations and the homeless.

**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
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling			
Transportation			
<b>Other</b>			

**Table 8 - 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)**

There are a variety of service providers in Surprise that offer health, mental health, and employment services. While these programs are not specifically targeted at homeless individuals or persons with HIV, they are still available to these population groups.

The Maricopa Association of Governments (MAG) is the lead organization for the Maricopa Regional Continuum of Care. This regional body coordinates the collaborative efforts of communities and agencies in Maricopa County to address the needs of the homeless and access federal funding on behalf of those agencies. The Continuum of Care focuses on various programs, including transitional housing, permanent supportive housing for individuals with disabilities, permanent housing, supportive services, and the management of the Homeless Management Information System (HMIS).

The CoC has a Coordinated Entry program where homeless or at-risk of homeless can access services and emergency housing that meets their crisis situation. The CoC's member local agencies help assist the homeless with referrals, resources and services tailored to meet the needs of those who are chronically homeless, homeless families with children, veterans and their families and unaccompanied youth.

**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 City of Surprise participates in regional CoC. The CoC represents a wide range of services for the homeless, including; homeless/emergency shelters, transitional shelters, permanent supportive housing, supportive services, homelessness prevention, rapid re-housing, outreach, emergency food, meals, clothing, medical services, mental health services, rental and utility assistance, and many other appropriate services. Each year a Point-in-Time (PIT) count is made of the persons residing in shelter and transitional facilities and living unsheltered within the community. The CoC is also the lead agency overseeing the community's 10-Year Plan to End Chronic Homelessness.

While many services for homeless persons are available throughout Maricopa County, there are fewer dedicated services within the City of Surprise. Often persons experiencing homelessness need to travel outside the City to access services.

**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**

To overcome gaps in the system, the City will continue to provide opportunities for public, private and governmental organizations to come together to share information, advocate for issues of concern, leverage resources to make projects happen, address barriers associated with implementing activities and coordinate efforts. Additionally, City departments meet regularly to help provide comprehensive services across disciplines and to find solutions to address homelessness and identify available resources.

The City has integrated the needs of homeless persons into the Consolidated Plan's identified needs, goals, and projects. The following priorities will be addressed.

**Affordable housing:** The City will continue to fund housing rehabilitation activities for LMI homeowners and renters.

**Public services:** The City will fund public services that focus on providing quality of life improvements and increased access for persons who are homeless, at-risk of becoming homeless, disabled, seniors and youth.

**Public facilities and infrastructure:** The City will continue to fund improvements to neighborhood facilities and increase access to all residents, and improvements to infrastructure to revitalize and increase safety in low/mod areas, including the Old Town Site target area.

## SP-45 Goals - 91.415, 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	Affordable Housing	2025	2029	Affordable Housing	Original Town Site Citywide Low/Mod Eligible	Affordable Housing	CDBG: \$1,284,210	Homeowner Housing Rehabilitated: 10 Household Housing Unit Rental units rehabilitated: 15 Household Housing Unit Other: 75
2	Public Facility Improvements	2025	2029	Non-Housing Community Development	Original Town Site Citywide Low/Mod Eligible	Public Facility Improvements	CDBG: \$1,000,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5000 Persons Assisted
3	Public Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Original Town Site Citywide Low/Mod Eligible	Public Services	CDBG: \$525,000	Public service activities other than Low/Moderate Income Housing Benefit: 1500 Persons Assisted Homeless Person Overnight Shelter: 400 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Planning & Administration	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Original Town Site Citywide Low/Mod Eligible	Planning & Administration	CDBG: \$702,300	Other: 5 Other

Table 9 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	<p>Creation of affordable housing opportunities including preservation of existing housing, rental assistance, and acquisition of property for the creation of new affordable units. The housing rehabilitation activities will include residential improvements for (1) health, safety, and livability improvements and (2) home weatherization and energy efficiency. Activities include acquisition and/or rehabilitation of homeowner single-unit housing and all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. Activities also include acquisition and/or rehabilitation of multi-family buildings with two or more permanent residential units, rehabilitation of housing units owned/operated by a public housing authority (PHA), and acquisition of property to be rehabilitated for rental housing. CDBG funds will also be used to provide management of the HOME Consortium funded tenant based rental assistance program that provides direct assistance to low-income households who need help paying their rent. These are reported as Other benefits in the affordable housing goals of this plan.</p> <p>Activity Matrix: 13B, 14A, 14B, 14G, 14H, 14J</p>

4	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	Improvements to public facilities located in low- to moderate-income areas, or support the development of new affordable housing. These may include: Improvements to access and rehabilitation of facilities for seniors (except permanent housing); Improvements and rehabilitation of homeless facilities; Improvements and rehabilitation of neighborhood facilities; and Improvements to parks and recreational centers.  Activity Matrix: 03A, 03C, 03E, 03F
5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Services for low- and moderate-income persons who are disabled, homeless, at risk of becoming homeless, Seniors, and families with children. These services may include: Homeless/AIDS Patients Programs; Senior services; Services for Persons with Disabilities; Youth services, Child care services; and subsistence payments on behalf of individuals or families, generally for the purpose of preventing homelessness.  Activity Matrix: 03T, 05A, 05B, 05L, 05Q
6	<b>Goal Name</b>	Planning & Administration
	<b>Goal Description</b>	Expenses related to administering the program, preparing planning documents and reports, and fair housing activities.  Activity Matrix: 20, 21A, 21D

**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 estimates that over the next five years of the Consolidated Plan, assistance for low- to moderate-income households will include:

Homeowner Housing Rehabilitated: 10 Household Housing Unit

Rental units rehabilitated: 15 Household Housing Unit

## **SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)**

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

The health risks to young children posed by lead-based paint in residential dwellings remains an important issue for both the housing industry and the public health community to address. The City is committed to addressing the challenges faced by young families living in homes with lead-based paint. Two programs administered by the City will directly involve actions to address LBP hazards.

#### **Housing Rehabilitation Lead-based Paint**

The City of Surprise's lead-based paint evaluation and reduction of lead-based paints involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. All projects are evaluated for applicability to the Lead-Safe Housing Rule and managed per the standards of the rule. A Housing & Community Services staff member is required to be an EPA-certified Risk Assessor to be qualified to evaluate homes for lead hazards and review third-party testing when developing projects where lead hazards are present. The City is committed to addressing the challenges faced by young families living in homes with lead-based paint.

#### **TBRA Lead-based Paint**

This program is funded by HOME Consortium funds; however it is described here as it remains an integral part of the City's LBP hazard removal activities. TBRA lead-based paint requirements apply to dwelling units occupied or to be occupied by families or households that have one or more children under age six, the common areas servicing the units, exterior painted surfaces associated with such units, and other areas used by unit residents and frequented by children under age six.

Units with tenant-based rental assistance and households with no children under the age of six are exempt from the requirements, except families and households in all tenant-based rental assistance pre-1978 units, who must receive the lead hazard information pamphlet and disclosure information.

The City of Surprise TBRA activities for units with families or households that have one or more children under age six must include: notification, lead hazard evaluation, lead hazard reduction, ongoing maintenance, and responding to children with environmental intervention blood lead levels.

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

The City has written policies and procedures for all programs required to comply with the HUD lead-safe housing rule (LSHR). Additionally, the City requires lead-based paint policies and procedures with any partners who may administer these programs on the City's behalf. Contractors in the housing

rehabilitation program have lead-based requirements integrated into their contract for services with the homeowner.

## **SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)**

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

Poverty in Surprise has decreased from 8.4% in 2012 to 6.8% in 2022. While this is an improvement over the past ten years, the City remains committed to reducing the number of persons living in poverty and will continue to engage in a variety of efforts to support poverty-level families.

The goals in this plan work directly to reduce poverty in Surprise by addressing the priority needs identified in this plan. Public services will be provided to address basic needs of LMI residents and improve access to all City services. The City will also fund public services that directly address homelessness in Surprise. Affordable housing rehab activities will help prevent conditions that may lead to housing instability. Public facilities and infrastructure improvements will revitalize low/mod neighborhoods and make these areas accessible to all residents.

In this plan, the City of Surprise will continue to collaborate with local service provider agencies to enhance funding sources for affordable housing and community development services. This effort aims to maximize available resources to secure funds at the federal, state, and local levels. The primary goal of this coordinated strategy is to assist low- and moderate-income renters and homeowners, individuals at risk of or experiencing homelessness, female-headed households with children, the elderly and frail elderly, individuals living with HIV/AIDS, residents of public and assisted housing, and persons with mental or physical disabilities, along with other special needs populations. The City will leverage established partnerships with private lenders, community-based nonprofit organizations, and other state and local agencies to provide affordable housing and support public service and community development activities that enhance the quality of life for all residents.

#### **City of Surprise Resource Center**

The Surprise Resource Center will continue to be a cornerstone of the support structure for poverty-level families in Surprise. The Resource Center is a one-stop-shop for social services. Through strategic partnerships with a growing number of community-based organizations and government agencies, the Center offers Surprise residents connections to services that include everything from rent and utility assistance to employment support to food and nutrition resources.

Program offered at the Resource Center include:

- Information and referral
- STEM Programming
- Parenting classes
- Early Literacy Classes

- Kindergarten Readiness
- Play Groups
- Car Seat Education
- Financial Literacy
- Employment Services
- Parent Support Groups

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

The City has created four goals to address identified priority needs that work to reduce poverty in Surprise. These goals are housing rehabilitation for eligible homeowner and renter households; public services for LMI and special needs; public facilities and infrastructure improvements in low/mod neighborhoods; and the CDBG program planning and administration. For more details, see the SP-45 Goals.

Additionally, the Consolidated Plan is in alignment with *General Plan 2035*. The *General Plan 2035* guides the City's development. It expresses community values and goals, and portrays the community's vision to create an overall sense of community, while respecting and celebrating the city's unique character areas.

## **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 goal of monitoring is to encourage completion of projects within the contract period while ensuring that project objectives are met. Monitoring is an ongoing, two-way communication process between the City and recipients. Successful monitoring involves frequent telephone contacts, written communications, analysis of reports and audits, and periodic meetings.

Monitoring is the principal means by which the City:

- Ensures that HUD-funded programs and technical areas are carried out efficiently, effectively, and in compliance with applicable laws and regulations
- Assists subrecipients in improving their performance, developing or increasing capacity, and augmenting their management and technical skills
- Stays abreast of the efficacy and technical areas of HUD CDBG and HOME programs.
- Documents the effectiveness of programs administered by the subrecipients.

The City performs a risk assessment of subrecipients to identify which subrecipients require comprehensive monitoring. High-risk subrecipients include those that are:

- New to the CDBG program;
- Experience turnover in key staff positions or change in goals or directions;
- Encountering complaints and/or bad press;
- Previous compliance or performance problems including failure to meet schedules, submit timely reports, or clear monitoring or audit findings;
- Carrying out high risk activities (economic development, job creation, etc.);
- Undertaking multiple CDBG-funded activities for the first time

The City of Surprise is committed taking all necessary affirmative steps to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible.

- The City works to ensure that qualified small and minority businesses and women's business enterprises are included on solicitation lists;
- The City works to ensure that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;

- The City divides total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority businesses, and women's business enterprises;
- The City establishes delivery schedules, where the requirement permits, which encourage participation by small and minority businesses, and women's business enterprises; The City requires the prime contractor, if subcontracts are to be let, to take the affirmative steps to reach out to and hire qualified minority businesses, women's business enterprises, and labor surplus firms when possible.

The City has a policy and procedure manual that covers the monitoring requirements for each HUD program area that the City administers.

## Expected Resources

### **AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)**

#### **Introduction**

The City of Surprise prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by supporting the creation of affordable housing, investing in public facility improvements, and supporting public services. The City anticipates it will receive a CDBG allocation in the amount of \$702,302 for PY 2025. The City still has CDBG funding from previous program years that is unspent as of the date of this Annual Action Plan submittal. These funds are fully allocated to projects in previous Annual Action Plans and are not being reallocated to different activities. Therefore, previous years funds are not accounted for in this Annual Action Plan.

The City is a member of the Maricopa HOME Consortium and receives HOME Investment Partnerships funds through the HOME Consortium. Through an Intergovernmental Agreement (IGA), the City receives HOME Program funding on an annual basis. These funds are not reported in the table below as the City is not a direct recipient of HOME funds from HUD.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	702,302	0	0	702,302	2,809,208	PY 2025 is the first program year of the ConPlan. The expected amount available remainder of the ConPlan is 4x years of the annual allocation.

**Table 10 - 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 CDBG program does not require a match, leverage is considered in funding awards. The projects outlined in the plan, which are implemented by outside agencies, are anticipated to use CDBG funding to leverage their initial financial resources.

The City of Surprise allocates approximately \$75,000 annually from the City General Funds for CDBG staff salary in support of program administration and project delivery. Many of the development activities outlined in the plan receive substantial leverage from the City’s general fund, development incentive programs, and other programs designed to encourage economic growth. Leveraged resources are reported in

the Consolidated Annual Performance and Evaluation Report (CAPER).

The City of Surprise offers incentives for new affordable housing developments in the Original Town Site. Surprise provided over \$275,000 in development fee reduction for the Heritage at Surprise project. Surprise continues to find ways to leverage funding for matching requirements.

All subrecipient program partners contribute additional non-federal funding towards their respective projects. This ensures that funds are being invested to expand programs and increase project capacity.

The City is a member of the Maricopa HOME Consortium and receives HOME Investment Partnerships funds through the HOME Consortium. HOME funds have a 25% matching requirement, and each HOME dollar spent is matched with 25% of general funds for projects within the program year. HOME match is tracked on a Match log. HOME funds are not entered in the table above as a resource as the HOME Consortium is the direct recipient of those funds and are ultimately responsible for the planning and reporting of HOME funds for the Consortium.

**If appropriate, describe publicly owned land or property located within the state that may be used to address the needs identified in the plan**

The City is looking to improve public facilities in the Original Town Site, a low- and moderate-income area. The City will continue to evaluate locations on public owned property over the course of the Consolidated Plan. In general, the areas of need described in the *General Plan 2035*, *Parks and Recreation Master Plan*, and *Human Services and Community Vitality in Surprise – A Community that Cares* will help to guide the locations of investment. As the City continues to grow, additional property may be identified that would be suitable for utilizing HUD funding.

The City of Surprise owns the land for the Heritage at Surprise project. Additionally, Surprise owns 17 acres in the Heritage District of the Original Town Site and in 2021 partnered with the Housing Authority of Maricopa County (HAMC) to support HAMC's application for a HUD 202 Senior Housing project to be constructed on the city-owned property. HAMC was awarded \$9.1 million for the 99-unit affordable housing project, which is anticipated to be completed by 2024.

In the 2022 program year, the Surprise City Council approved a new Multigenerational Community Resource Center to be constructed on the remainder of the City-owned property. In partnership with Maricopa County, the new multigenerational community resource center will serve as

a long-term investment in Surprise's economic resiliency and community well-being and increase opportunities for prevention and mitigation programs and services. This project is still in development.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing	2025	2029	Affordable Housing	Original Town Site Citywide Low/Mod Eligible	Affordable Housing	CDBG: \$340,448	Homeowner Housing Rehabilitated: 2 Household Housing Unit Rental units rehabilitated: 2 Household Housing Unit Other: 15
2	Public Facility Improvements	2025	2029	Non-Housing Community Development	Original Town Site Citywide Low/Mod Eligible	Public Facility Improvements	CDBG: \$116,394	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted
3	Public Services	2025	2029	Homeless Non-Homeless Special Needs Non-Housing Community Development	Original Town Site Citywide Low/Mod Eligible	Public Services	CDBG: \$105,000	Public service activities other than Low/Moderate Income Housing Benefit: 380 Persons Assisted Homeless Person Overnight Shelter: 80 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Planning & Administration	2025	2029	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	Original Town Site Citywide Low/Mod Eligible	Planning & Administration	CDBG: \$140,460	Other: 1 Other

Table 11 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Affordable Housing
	<b>Goal Description</b>	<p>The City of Surprise will work to preserve affordable housing in Surprise through the acquisition and rehabilitation of existing homes and create homeownership and rental opportunities for low- and moderate-income households.</p> <p>In partnership with Subrecipients, projects may include rehabilitation of privately owned, single-unit and multi-family homes, acquisition for rehabilitation, and all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. CDBG funds will also be used to provide management of the HOME Consortium funded tenant based rental assistance program that provides direct assistance to low-income households who need help paying their rent. These are reported as Other benefits in the affordable housing goals of this plan.</p> <p>Activity Matrix: 14A, 14B, 14G, 14H, 14J</p>

4	<b>Goal Name</b>	Public Facility Improvements
	<b>Goal Description</b>	Improvements to public facilities located in low- to moderate-income areas, or support the development of new affordable housing. These may include: Improvements to access and rehabilitation of facilities for seniors (except permanent housing); Improvements and rehabilitation of homeless facilities; Improvements and rehabilitation of neighborhood facilities; and Improvements to parks and recreational centers.  Activity Matrix: 03A, 03C, 03E, 03F
5	<b>Goal Name</b>	Public Services
	<b>Goal Description</b>	Services for low- and moderate-income persons who are disabled, homeless, at risk of becoming homeless, Seniors, and families with children. These services may include: Homeless/AIDS Patients Programs; Senior services; Services for Persons with Disabilities; Youth services, Child care services; and subsistence payments on behalf of individuals or families, generally for the purpose of preventing homelessness.  Activity Matrix: 03T, 05A, 05B, 05L, 05Q
6	<b>Goal Name</b>	Planning & Administration
	<b>Goal Description</b>	Expenses related to administering the program, preparing planning documents and reports, and fair housing activities.  Activity Matrix: 20, 21A, 21D

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

The projects listed below align with the City's goals for PY 2025 and the five year Consolidated Plan. The City will be managing the majority of the CDBG funding directly. The projects funded for PY 2025 include housing rehabilitation for homeowners and renters, housing services for LMI households, public facility improvements at the Old Town Site and in Low/Mod Income areas, and public services for LMI and special need groups such as persons with a disability and the homeless. The City will also maintain the administration/planning of HUD funded programs. The City has proposed the following allocation of funds for each project:

Affordable Housing: \$231,842

Public Facility Improvements: \$200,000

Public Services (15%): \$105,000

Admin and Planning (20%): \$140,460

#	Project Name
1	Affordable Housing
2	Housing Services
3	Public Facility Improvements
4	Public Services
5	Administration & Planning

**Table 12 – Project Information**

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

The City of Surprise has identified four (4) priority needs that will be funded during the five-year plan. These include affordable housing, public facility improvements, public services and effective planning and administration of the CDBG program.

Affordable housing will be addressed through housing rehab activities for LMI homeowners and renters. This has been identified as a high need and low-income households may not have the financial flexibility to maintain quality housing conditions, which may lead to housing instability. Housing programs are limited to eligible activities as allowed under the CDBG program. CDBG funds will also be used to provide management of the HOME Consortium funded tenant based rental assistance program that provides direct assistance to low-income households who need help paying their rent.

Public services are a priority, however there is a grant cap of 15% allowed for funding public service

activities. Eligible persons must be LMI, and activities will focus on services for individuals and families at-risk of homelessness.

Public facility improvements are a priority as these activities will increase access to all residents to City services and programs. These improvements must target eligible special need groups or low/mod areas.

The major obstacle the City faces is the general lack of funds to address all priority needs in each annual plan. The City will continue to explore additional funding opportunities through leveraging the resources it currently has.

## AP-38 Project Summary

### Project Summary Information

<b>1</b>	<b>Project Name</b>	Affordable Housing
	<b>Target Area</b>	Citywide Low/Mod Eligible
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$260,448
	<b>Description</b>	Through subrecipients the City will complete housing acquisition and rehabilitation activities to create homeownership and rental housing opportunities for low- and moderate-income households. Activities also includes all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. This may include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing and underwriting; survey, site, and utility plans; application processing and other eligible activities.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 2 Household Housing Unit Rental units rehabilitated: 3 Household Housing Unit
	<b>Location Description</b>	Citywide, eligible households.
	<b>Planned Activities</b>	Through subrecipients the City will complete housing acquisition and rehabilitation activities to create homeownership and rental housing opportunities for low- and moderate-income households. Activities also includes all delivery costs (including staff, other direct costs, and service costs) directly related to carrying out housing rehabilitation activities. This may include appraisal, architectural, engineering, and other professional services; preparation of work specifications and work write-ups; loan processing and underwriting; survey, site, and utility plans; application processing and other eligible activities.  Activity Matrix: 14A, 14B, 14G, 14H  <i>24 CFR 570.202(a)(1), 24 CFR 570.202(b)(1) 24 CFR 570.202(b)(9) or 42 USC 5305(a)(4)</i>

<b>2</b>	<b>Project Name</b>	Housing Services
	<b>Target Area</b>	Citywide Low/Mod Eligible
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$80,000
	<b>Description</b>	The City will fund housing services, except housing counseling, under 24 CFR 5.100 in support of the HOME program. As a member of the Maricopa County HOME Consortium, HOME program activities are funded by the HOME Consortium.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Tenant-based rental assistance: 15 households
	<b>Location Description</b>	Citywide, eligible households.
	<b>Planned Activities</b>	CDBG funds will be used to provide management of the tenant based rental assistance program that provides direct assistance to low-income households who need help paying their rent. Tenant-Based Rental Assistance (TBRA) is a rental subsidy that helps make up the difference between what a renter can afford to pay and the actual rent for a home.  Activity Matrix: 14J  <i>24 CFR 570.201(k) or 42 USC 5305(a)(20)</i>
<b>3</b>	<b>Project Name</b>	Public Facility Improvements
	<b>Target Area</b>	Original Town Site Citywide Low/Mod Eligible
	<b>Goals Supported</b>	Public Facility Improvements
	<b>Needs Addressed</b>	Public Facility Improvements
	<b>Funding</b>	CDBG: \$116,394
	<b>Description</b>	The City will fund improvements to public facilities located in low- and moderate-income areas.
	<b>Target Date</b>	6/30/2026

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500Persons Assisted
	<b>Location Description</b>	Original Town Site and Citywide low/mod areas.
	<b>Planned Activities</b>	The City will provide improvements to public facilities that serve homeless or persons at risk of becoming homeless. As well as other eligible expenses under this category.  Activity Matrix: 03A, 03C, 03E, 03L <i>24 CFR 570.201(c) or 42 USC 5305(a)(2)</i>
<b>4</b>	<b>Project Name</b>	Public Services
	<b>Target Area</b>	Citywide Low/Mod Eligible
	<b>Goals Supported</b>	Public Services
	<b>Needs Addressed</b>	Public Services
	<b>Funding</b>	CDBG: \$105,000
	<b>Description</b>	The City will fund services to low- and moderate-income persons who are elderly, disabled, homeless, or at risk of becoming homeless.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted Homeless Person Overnight Shelter: 80 Persons Assisted
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Activities may include funding for crisis assistance for individuals and families, homelessness services, services for persons with disabilities, and senior services.  Activity Matrix: 05Q (Subsistence payments) - <i>24 CFR 570.207(b)(4) or 42 USC 5305(a)(8) + 24 CFR 570.482(c)(2)</i> 05A (Senior services) - <i>24 CFR 570.201(e)</i> 03T (Homeless programs) - <i>24 CFR 570.201(e)</i> 05B (Services for persons with a disability) - <i>24 CFR 570.201(e)</i>

<b>5</b>	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	Original Town Site Citywide Low/Mod Eligible
	<b>Goals Supported</b>	Planning & Administration
	<b>Needs Addressed</b>	Planning & Administration
	<b>Funding</b>	CDBG: \$140,460
	<b>Description</b>	Expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses under this category.
	<b>Target Date</b>	6/30/2026
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A. Planning and administration of HUD programs provides a benefit to all families in Surprise.
	<b>Location Description</b>	Citywide, eligible.
	<b>Planned Activities</b>	Expenses related to administering the program, preparing planning documents and reports, fair housing activities, and other eligible expenses under this category.  Activity Matrix: 20, 21A, 21D, 21H  <i>24 CFR 570.206 or 24 CFR 570.489(a)(3) + 24 CFR 570.206 or 24 CFR 570.205 + 24 CFR 570.206(i)(2) or 42 USC 5305(a)(13)</i>

## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City's will limit low mod area benefit (LMA) to public facility improvements in the Original Town Site (OTS). All of other projects such as housing rehab, housing services and public services in the 2025 Annual Action Plan will occur citywide.

The **Original Town Site (OTS)** is the historic center of Surprise. It is just over one square mile, 664 acres in area -- bounded by Bell Road on the north, Dysart Road on the west, Greenway on the south and El Mirage on the east. Grand Avenue (U.S. 60) and the Santa Fe railroad tracks angle through the area, separating the north and south portions of the neighborhood.

The OTS is remarkable in its variety. Existing conditions range from the oldest, original residences and businesses in the City to the Bell Road Corridor shops, restaurants, hotels and offices as well as public facilities, commercial development and new housing within the neighborhood. There are also vacant parcels, properties in need of rehabilitation and marginal land uses that are prime candidates for redevelopment.

See the Discussion for a description of low-income and minority concentrations in Surprise.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Original Town Site	30
Citywide Low/Mod Eligible	70

**Table 13 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

The City is actively working to improve the Original Town Site (OTS) and has identified the high priority need for public facility improvements. See the AP-35 Projects for details on the activities funded and funding allocated towards these activities.

The Original Town Site (OTS) of Surprise currently includes over 16% of undeveloped lands within its boundaries, in addition to many vacant properties. The ultimate pattern of revitalization supports design strategies and public improvements that capitalize on the cultural aspects of walkability and “front yard-living” that provide the basis for a vibrant, culturally diverse community, while providing regional connectivity and expanded services. Current planning efforts for this area include the Village 1 Plan and

the Specific Plan for the revitalization of the OTS. The OTS is also a designated Opportunity Zone.

Low/mod areas are defined by HUD as block group tracts where at least 51% of the residents are from low- to moderate-income households. However, as stated in section 105(c)(2)(A)(ii) of the Housing and Community Development Act of 1974, as amended, says that an activity shall be considered to principally benefit low and moderate income persons when "the area served by such activity is within the highest quartile of all areas within the jurisdiction of such city or county in terms of the degree of concentration of persons of low and moderate income." Surprise is an exception grantee, and the "top quartile" tracts with the lowest income population in the City are considered low/mod (47.6%). Low/mod block group tracts are eligible for activities such as public improvements to neighborhood facilities, parks, community centers, and public infrastructure like streets and sidewalks.

To determine LMI tracts the City utilizes HUD's CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has defined the eligible block group tracts within the jurisdiction. The tracts can be viewed at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>.

## **Discussion**

### *Race/Ethnic Minority Concentration*

A "racial or ethnic concentration" is any census tract where a racial or ethnic minority group makes up 10% or more of that group's citywide percentage. Data was taken from the 2018-2022 ACS 5-Year estimates. Due to the small sample size, only racial or ethnic groups making up at least 1% of the City's population were analyzed.

Black or African American, non-Hispanic: This group makes up 5.0% of the citywide population, and a census tract is considered a concentration if 15.0% of the population is part of this racial group. There are no tracts with a concentration of this race group.

Asian, non-Hispanic: Approximately 2.4% of the City population identifies as Asian. A census tract is considered a concentration if 12.4% of the population is part of this racial group. There are no tracts with a concentration of this race group.

Hispanic: Hispanics comprise 20.9% of the City's population, and a census tract is considered a concentration if 30.9% of the population is part of this ethnic group. There are three tracts with a concentration of persons identifying as Hispanic. Centrally, Census Tract 04013040540 running along West Grand Ave is 36.4% Hispanic. There are also two tracts in the south east part of Surprise with a concentration, which are Census Tract 04013060801 with 67.8% and 04013061038 with 37.5% of the ethnic group.

### *Low-Income Households Concentration*

A “low-income concentration” is any census tract where the median household income (MHI) is 80% or less than the MHI for the City of Surprise. According to the 2018-2022 ACS 5-Year Estimates, the MHI in the City is \$87,756. A tract is considered to have a low-income concentration if the MHI is \$70,204 or less. There are seven (7) tracts with a concentration of LMI households with the majority of tracts located in the south east portion of the City. Census Tract 04013040541 is partially located in the City, and the only tract located in the north west part of the City. Census Tracts 04013040526, 04013040531, 04013060801, 04013061028, and 04013617400 are all located in the south east part of Surprise. Tract 04013040507 is also found in the south west; however it is only partially located within the city limits. For a map displaying a concentration of low/mod households, see the MA-50.

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

The projects included in the 2025 Annual Action Plan were selected based on the range and quality of services and programs designed for the most vulnerable residents, as well as their alignment with the priorities outlined in the City's Consolidated Plan. These projects aim to address several planning objectives of the City of Surprise.

This section will discuss additional actions the City will take to meet the needs of its residents in Surprise. This includes addressing barriers to meeting the needs of underserved populations, promoting and maintaining safe and affordable housing, reducing the number of families living in poverty, and developing institutional structures. Furthermore, it will outline how the City plans to enhance coordination between public and private housing and social service agencies.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Surprise continues to focus on the needs of low- and moderate-income residents and to provide needed services that will help improve their lives.

### **Veterans, Disability, and Human Services Commission**

In 2018, the City Council voted to disband the Disability and Advisory Commission and expand it into a new commission, the Veterans, Disability, and Human Services Commission. The expanded commission is charged with assisting in the development and/or expansion of city programming related to veterans, people with special needs, and those in need of general human services and workforce development.

In January of 2021, the Veterans, Disability, & Human Services Commission finalized their Strategic Plan. The Strategic Plan aligns with the Community Needs Assessment and will provide recommendations to the Surprise City Council for prioritization of enhanced service delivery infrastructure with the City of Surprise. These recommendations will be based on the expertise of the Commission, as well as the data and highlighted needs outlined in the assessment.

### **Surprise Community Outreach Program**

In an effort to support and enhance the quality of life in Surprise, the Mayor and City Council offer the Surprise Community Outreach Program (SCOP). The program provides financial assistance to qualified nonprofits that provide direct services to City of Surprise residents. The Surprise City Council set aside up to \$100,000 for FY 2025. Applicants must provide direct services which improve the health and welfare of

Surprise residents.

### **Surprise Resource Center**

The City of Surprise Resource Center provides a central location for local service providers to reach out to persons experiencing homelessness. The Surprise Resource Center is a one-stop-shop for social services. Through strategic partnerships with a growing number of community-based organizations and government agencies, the Center offers Surprise residents connections to services that include everything from rent and utility assistance to employment support to food and nutrition resources. The Resource Center continues to administer the federal rental and utility assistance received from Maricopa County for Surprise and El Mirage residents.

Programs offered at the Resource Center include:

- Community Action Program (CAP) for Surprise and El Mirage, Sun City, Sun City West, Waddell, and Wittman.
- Arizona@Work Maricopa County, All Employment Assistance
- Eve's Place - mobile domestic violence advocacy services, New Life Center – DV support groups
- Adelante Healthcare – WIC Services, Benefits Eligibility Assistance (SNAP, TANF, AHCCCS, ACA,

Kidscare), Health Screenings

- Helping Families in Need (SNAP, TANF, AHCCCS, ACA, Kidscare)
- St. Mary's Food Bank (TEFAP), and Kidscafe
- Medicare and Medicaid support counseling
- LSS I-HELP – homeless services
- Phoenix Rescue Mission – Homeless Street Outreach
- Veteran Navigation
- Department of Veterans Services – Veteran Benefit Counseling
- Fresh Start Women’s Center – Case management for Women
- A New Leaf – Volunteer Income Tax Assistance
- One in Ten – Youth Support group for LGBTQ
- Southwest Behavioral Health – Counseling services for youth
- Autism Life & Learning – support and life skills for those older youth diagnosed with Autism
- Child & Family Resources – parent group for families with children ages 0-5
- Chance Shelter – Pet services
- Arizona Science Center – STEM Programming
- Southwest Human Development – Early Literacy Programming
- Team4Kids – Special Needs Playgroup
- Phoenix Zoo – STEM Programming
- First Things First – Family Resource Center, Early Childhood Programming and services

### **Actions planned to foster and maintain affordable housing**

The preservation of existing affordable housing is one of the most impactful investments the City can make to foster affordable housing. The City has partnered with a non-profit housing provider to acquire and rehabilitate existing homes, creating homeownership opportunities for low- and moderate-income households. In 2020, the City collaborated with A New Leaf to administer the Tenant-Based Rental Assistance program, helping eligible residents achieve stable and affordable housing. This partnership will continue into PY 2025 and is funded through the City’s HOME program, which receives an annual allocation from the Maricopa County HOME Consortium.

The development of new affordable rental units remains a high priority for the City. In PY 2023, the City teamed up with Native American Connections (NAC), which used funding from Maricopa County to acquire and create bridge housing for households transitioning out of homelessness while they search for permanent housing. The City will continue this partnership with NAC into PY 2025 to acquire and rehabilitate additional residential units aimed at creating affordable rental housing.

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

The health risks that lead-based paint in homes poses to young children continue to be a significant

concern for both the housing industry and public health organizations. The City is dedicated to tackling the challenges faced by young families living in homes with lead-based paint. Two programs managed by the City will take direct actions to address lead-based paint hazards.

### **Housing Rehabilitation Lead-based Paint**

The City of Surprise's lead-based paint evaluation and reduction of lead-based paints involves the following areas: notification, lead hazard evaluation, lead hazard reduction, and clearance. All projects are evaluated for applicability to the Lead-Safe Housing Rule and managed per the standards of the rule. A Housing & Community Services staff member is required to be an EPA-certified Risk Assessor to be qualified to evaluate homes for lead hazards and review third-party testing when developing projects where lead hazards are present. The City is committed to addressing the challenges faced by young families living in homes with lead-based paint.

### **TBRA Lead-based Paint**

This program is funded by HOME Consortium funds; however it is described here as it remains an integral part of the City's LBP hazard removal activities. TBRA lead-based paint requirements apply to dwelling units occupied or to be occupied by families or households that have one or more children under age six, the common areas servicing the units, exterior painted surfaces associated with such units, and other areas used by unit residents and frequented by children under age six.

Units with tenant-based rental assistance and households with no children under the age of six are exempt from the requirements, except families and households in all tenant-based rental assistance pre-1978 units, who must receive the lead hazard information pamphlet and disclosure information.

The City of Surprise TBRA activities for units with families or households that have one or more children under age six must include: notification, lead hazard evaluation, lead hazard reduction, ongoing maintenance, and responding to children with environmental intervention blood lead levels.

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

The goals in this plan work directly to reduce poverty in Surprise by addressing the priority needs identified in this plan. Public services will be provided to address basic needs of LMI residents and improve access to all City services. The City will also fund public services that directly address homelessness in Surprise. Affordable housing rehab activities will help prevent conditions that may lead to housing instability. Public facilities and infrastructure improvements will revitalize low/mod neighborhoods and make these areas accessible to all residents. Another goal of public improvements is to invite more investments into

low/mod areas.

The Surprise Resource Center will remain a vital part of the support system for families living in poverty in Surprise. It serves as a one-stop shop for social services. Through strategic partnerships with an increasing number of community-based organizations and government agencies, the Center connects residents to a variety of services, including assistance with rent and utilities, employment support, as well as food and nutrition resources.

In 2023, the Surprise Resource Center partnered with First Things First to establish a Family Resource Center. Family Resource Centers offer services to families with children from birth to age 5, focusing on building parental resilience, enhancing knowledge of parenting and child development, fostering social connections, improving the social and emotional competence of children, and providing concrete supports.

These elements are strengths that individuals, families, communities, and societies can leverage to reduce risks and encourage positive well-being and healthy development. Children who have positive and stable relationships with their parents and caregivers, along with quality childcare and preschool experiences, tend to perform better academically and in life. They are more likely to read at grade level and graduate from high school, which prepares them for college and careers. Additionally, these children generally enjoy better health and rely less on public welfare resources. Overall, these favorable outcomes for children also help save taxpayers' money. Programming & Services available to caregivers of children 0-5 at the Surprise Resource Center include:

- Information and referral
- STEM Programming
- Parenting classes
- Early Literacy Classes
- Kindergarten Readiness
- Play Groups
- Car Seat Education
- Financial Literacy
- Employment Services
- Parent Support Groups

The City of Surprise will provide short- and long-term rental and utility assistance utilizing HOME and CDBG funding to assist families who are homeless or at risk of becoming homeless to access stable, affordable housing. The City's partnership with Lutheran Social Services and HAMC will help families make the

transition and provide stable housing opportunities.

The City is dedicated to the principle that safe and stable housing is essential for achieving self-sufficiency and overcoming poverty. To support this goal, the City has partnered with A New Leaf, Maricopa County, and the State of Arizona to establish the West Valley Housing Assistance Center. This center offers non-congregate, short-term emergency housing, access to Coordinated Entry, rapid re-housing, and tenant-based rental assistance. Additionally, it provides access to other supportive services aimed at helping individuals secure stable housing within thirty to sixty days.

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

The City of Surprise's Human Services and Community Vitality (HSCV) Department, specifically the Housing and Community Services Division, is responsible for developing the Consolidated Plan, the Annual Action Plan, and the annual CAPER. The Housing and Community Services Division is adequately staffed to manage the complexities of its programs and has a succession plan in place to address staffing changes. This division will collaborate with HSCV staff, other city departments, and sub-grantees to achieve the goals and projects outlined in the Annual Action Plan. Additionally, Housing and Community Services is responsible for monitoring the performance of sub-grantees and ensuring compliance with program requirements.

HSCV and Housing & Community Services will collaborate closely with the VDHS Commission to monitor the progress of the Consolidated Plan. This will involve annual reviews of the CAPER reporting and a thorough examination of the Annual Action Plans. Adjustments will be made as necessary to address evolving needs.

The City is a member of the National Community Development Association (NCDCA) and regularly attends the NCDCA annual conference in Washington, D.C., to stay informed about program requirements and learn best practices from industry experts. When funding permits, staff will also participate in Community Planning and Development program trainings, seminars, and conferences to enhance their knowledge and capacity. Additionally, training will be provided to sub-grantees and partners to strengthen the community's service provider capacity, ensuring overall success.

The City is committed to the housing market and, in 2023, released a Housing Study aimed at enhancing the community's understanding of housing trends and needs. The study outlines a comprehensive strategy to improve housing conditions in Surprise. It was conducted in consultation with stakeholders, community leaders, housing providers, and the general public.

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

## **service agencies**

City staff actively participate in and are members of several key organizations, including the West Valley Municipal Human Services Collaborative, the Maricopa Regional Continuum of Care, and the West Valley Human Services Collective. Additionally, they regularly meet with the Housing Authority of Maricopa County. These regional stakeholders have a strong history of collaboration to achieve common community goals.

The City of Surprise Resource Center holds quarterly partner meetings to discuss available resources and coordinate their efforts. Furthermore, the Housing and Community Services department organizes quarterly meetings of the Surprise Area Homeless Collaborative to share resources and address issues related to housing and homelessness within the community.

The City is a member of the Arizona Housing Coalition and is dedicated to ensuring safe and affordable housing for all Arizonans. Our goals include effectively ending homelessness and providing an adequate supply of housing. Developing new affordable rental units remains a top priority for the City. In 2023, we completed a comprehensive housing needs assessment, which will guide us in creating new strategies to address affordable housing. We will also involve both public and private housing providers in the development of these strategies.

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

This section describes the program specific requirements of the CDBG program. The City does not anticipate receiving program income in PY 2025. The City also received HOME program funds through the Maricopa County HOME Consortium, however since the City is not a direct recipient of HOME funds it is not described here in this plan.

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

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

# 2025-2029 Consolidated Plan & Program Year 2025 Annual Action Plan

## Public Hearing

April 9, 2025



**SURPRISE**  
ARIZONA

# Introduction

- The City of Surprise is a recipient of Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funding.
- The City receives the CDBG annual allocation as a direct entitlement community.
- The City receives an annual allocation of HOME funding as a member of the Maricopa HOME Consortium.



# Introduction – Consolidated Plan

- The Consolidated Plan is a U.S Department of Housing and Urban Development (HUD) planning tool for these federal grant funds.
- It outlines the city's strategic vision for using CDBG to address housing, community development, and economic needs, with a focus on benefiting low- and moderate-income residents.
- The ConPlan lays out the priority needs and goals for the next five years and is accompanied by annual action plans.



# HUD Consolidated Plan Process

City develops  
Consolidated Plan  
(ConPlan)



- **Needs Assessment & Market Analysis**
- Priority needs Identification
- Strategic goals for funds
- Annual Action Plan (1-year funding)
- Opportunities for **Citizen Participation**

ConPlan is approved  
& submitted to HUD



HUD awards grant funds to  
the city to fund activities in  
ConPlan and AAP

## *How to Participate:*

1. *Community Meetings*
2. *Community Survey* – Posted Online
3. *Stakeholder Survey* – Posted Online
4. *30-Day Public Comment Period* – Draft ConPlan for public feedback is from March 5 – April 9, 2025



# ConPlan – Major Components & Allocation

## Five Major Components

1. Needs Assessment
2. Housing Market Analysis
3. 5-Year Strategic Plan
4. Annual Action Plan
5. Citizen Participation

## HUD 2024 Allocation

Source	Amount
CDBG	\$702,302
HOME	*\$195,685

\*Via Consortium

*(2025 HUD allocations TBD)*



# Citizen Participation – Survey Highlights

## Community Survey - Top Priority Needs:

(216 responses)

### 1. Affordable Housing

- New Construction of Affordable Housing
- HVAC Replacement or Repairs
- Down Payment Assistance

### 2. Public Improvements

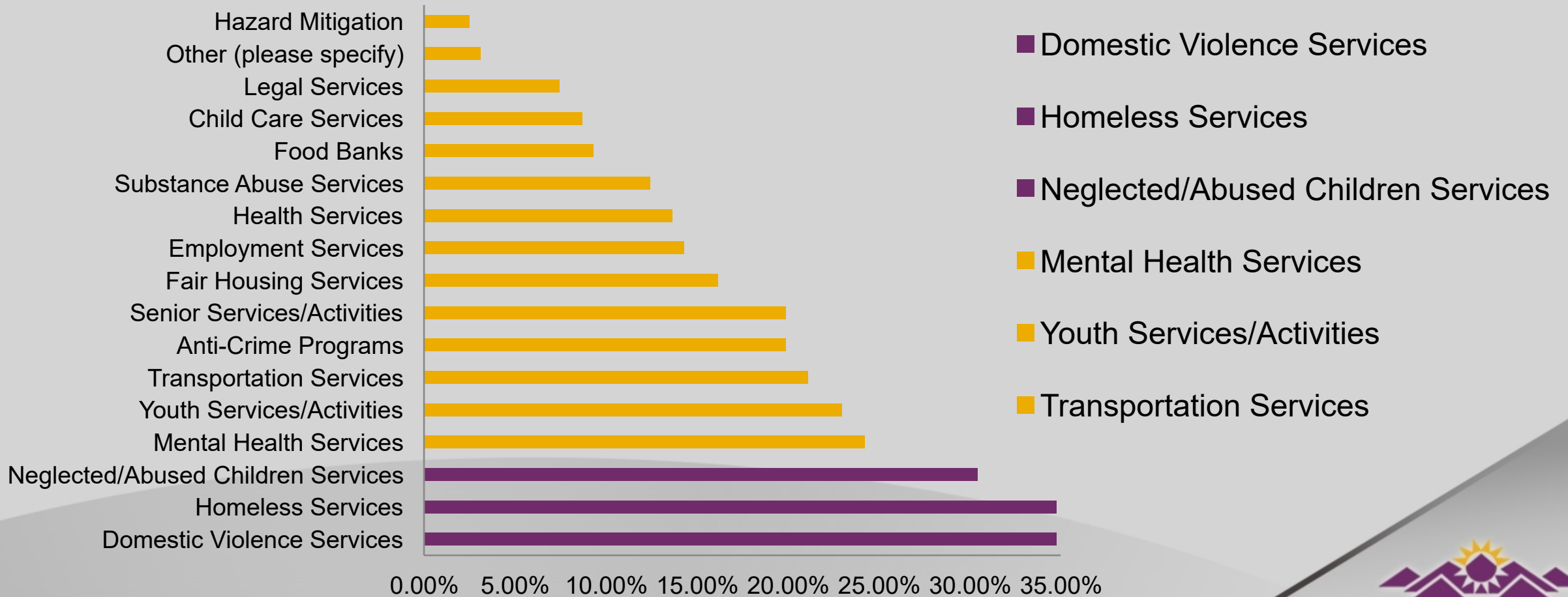
- Street Improvements
- Water Quality Improvements
- Neighborhood Cleanup

### 3. Public Facilities

- Multi-Purpose/Community Center
- Parks & Recreational Facilities
- Homeless Shelters

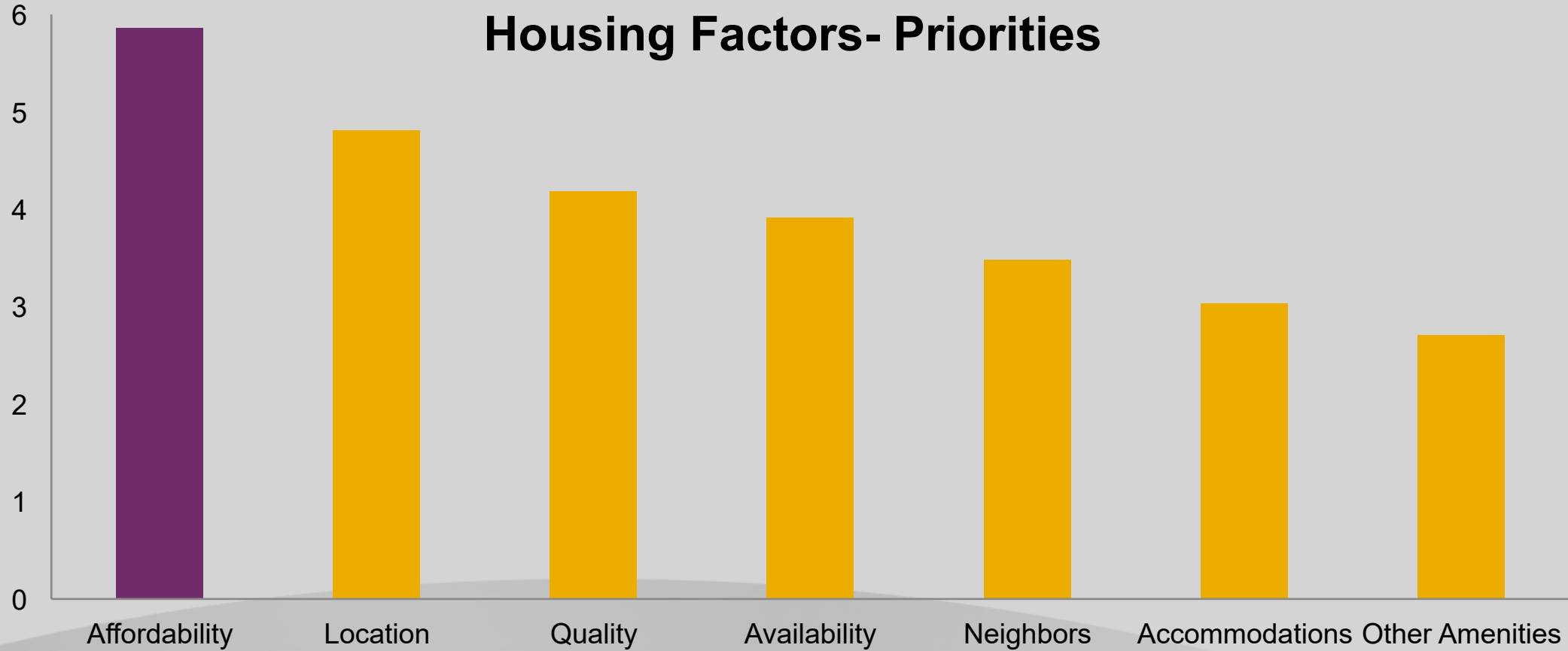
# Citizen Participation – Survey Highlights

## Public Services - Priorities



# Citizen Participation – Survey Highlights

## Housing Factors- Priorities



# 2025-2029 ConPlan - Priority Needs

Priority Needs	Goals
<b>Affordable Housing</b>	1A Affordable Housing 1B Housing Services
<b>Public Facility Improvements</b>	2A Public Facility Improvements
<b>Public Services</b>	3A Public Services
<b>Planning and Administration</b>	4A Administration & Planning

# 2025 Action Plan Projects - CDBG

Project Name	Funding
CDBG Affordable Housing & Housing Services (37%)	\$256,842
CDBG Public Facility Improvements (28%)	\$200,000
CDBG Public Services (15%)	\$105,000
CDBG Administration (20%)	\$140,460
<b>TOTAL 2025 Program Year Funds</b>	<b>\$702,302</b> <i>(Pending federal action)</i>

# 2025 Action Plan Projects - HOME

Project Name	Funding
HOME Tenant Based Rental Assistance (TBRA)	\$195,685
<b>TOTAL 2025 Program Year Funds</b>	<b>\$195,685</b> <i>(Pending federal action)</i>

# Citizen Participation

## Summary of Citizen Participation and Outreach:

- Community and Stakeholder Surveys
- Stakeholder Meetings
- Community Organization Consultation
- Subrecipient Technical Assistance
- Public Notices
- Press Releases
- Social Media
- Public Hearing on “Needs”

# Fair Housing

As a recipient of HUD funding, the City must **certify** it will comply with the Fair Housing Act (42 U.S.C. 3601-19) and will affirmatively further fair housing.

The purpose of the Fair Housing Act is to eliminate discrimination in housing based on seven (7) protected classes:

1. Race
2. Sex
3. Color
4. Religion
5. Familial Status
6. Disability
7. National Origin

**HUD has terminated the Affirmatively Furthering Fair Housing (AFFH) rule**

# Fair Housing

## What is Affirmatively Furthering Fair Housing (AFFH)?

Affirmatively furthering fair housing is defined in the Fair Housing Act as taking “meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”.

### **Analysis of Impediments**

#### Contributing Factors to Fair Housing Choice

1. Insufficient affordable housing in a range of unit sizes
2. Insufficient accessible affordable housing
3. Failure to make reasonable accommodations
4. Lack of fair housing infrastructure
5. Insufficient fair housing education

#### Fair Housing Goals

1. Increase availability of accessible housing
2. Promote housing outside of R/ECAPs
3. Review zoning codes for barriers to housing
4. Enhance community services
5. Increase community fair housing knowledge

# Fair Housing

## Who enforces Fair Housing laws?

Department of Housing & Urban Development's Office of Fair Housing and Equal Opportunity (FHEO) is responsible for investigating and determining whether a violation of the Fair Housing Act has occurred.

## What can I do if I believe I have been discriminated against?

You can file a complaint by calling HUD at 1-800-669-977 or visiting [www.hud.gov/fairhousing/fileacomplaint](http://www.hud.gov/fairhousing/fileacomplaint)

## Where can I find more information and resources?

City of Surprise Website: [surpriseaz.gov/457/Fair-Housing-Analysis-of-Impediments](http://surpriseaz.gov/457/Fair-Housing-Analysis-of-Impediments)

# Phases and Processes



**Plan submitted to HUD by  
May 15, 2025**

(TBD based on HUD allocation release dates)

# Questions or Comments?

**Adam Lane**

**Human Service & Community Vitality**

**Housing & Community Services Manager**



**SURPRISE**  
ARIZONA



**CITY OF SURPRISE**  
**Veterans, Disability and Human Services**  
**Commission**

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Council Meeting Date: April 9, 2025                      Contact Person:  
Submitting Department: Human Svcs and Comm      District: Citywide  
Vitality  
Staff Recommendations:

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Consent: No              Regular: Yes              Public Hearing: No              Report/Discussion: No

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**Agenda Wording:**

Consideration and action pertaining to the March 12, 2025, Veterans, Disability & Human Services Commission meeting minutes.

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**Motion:**

I move to approve the March 12, 2025 Veterans, Disability & Human Services Commission meeting minutes.

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**Background:**

N/A

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**Objective Analysis:**

N/A

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**Policy Compliant:**

This item is compliant with city and council policies.

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**Financial Impact:**

None

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**Budget Impact:**

None

**FTE Impact:**

None

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**ATTACHMENTS:**

1. 3.12.25 VDHS Commission Minutes - DRAFT
-

**CITY OF SURPRISE  
VETERANS, DISABILITY, AND HUMAN SERVICES COMMISSION  
REGULAR MEETING MINUTES**

**March 12, 2025 | 6:00 PM  
City Council Chambers  
16000 N. Civic Center Plaza  
Surprise, AZ 85374**

**CALL TO ORDER:**

Chair Wisniewski called the Veterans, Disability, and Human Services Commission meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on March 12, 2025.

**ROLL CALL**

In attendance were Chair Allison Wisniewski, Vice-Chair Dr. Gwen Maxfield, Commissioners Olivia Fryer, and Michael Tree. 1 vacancy.

Absences: Commissioner Julie Kent- Partridge (excused), Commissioner John Billcheck (excused).

**PLEDGE OF ALLEGIANCE**

**STAFF PRESENT:**

Community Initiatives Supervisor Danielle Osborne, Senior Services Supervisor Trisha Weston, and Administrative Specialist Victoria Simmons.

**CURRENT EVENTS REPORT**

Chair Wisniewski reported on the following:

- The Surprise Youth Council is excited to announce the opening of its 2025 recruitment process for new members! Students currently in seventh through eleventh grades are eligible to apply. For more information or to apply online, visit [surpriseaz.gov/SYC](http://surpriseaz.gov/SYC).
- The 23rd season of Spring Training is here. Join us on March 22, 2025, for Sensory Awareness Day presented by T.E.A.M. 4 Kids! This event is a day specially designed to provide a sensory friendly experience for fans of all abilities. A special ticket offer available in the designated sensory-sensitive lawn area. T.E.A.M. 4 Kids will have sensory stations. Promo code: TEAM4KIDS.
- The City of Surprise is accepting applications for its Community Outreach Program from March 17, 2025, until May 9, 2025. This City Council-led initiative provides funding assistance to organizations within the City of Surprise for programs, events and activities that enhance the overall lifestyle of the community. Attendance at this in-person meeting or the virtual meeting on Thursday, April 3, is mandatory for all new applicants and optional for return applicants. The meeting will include information about the community outreach program and application process.

## COMMISSIONER REPORTS

- Vice Chair Maxfield
  - Attended job fair in Surprise. She mentions that it was great to see all the work Melinda Greenhouse did and all the companies that were out there that day. She says there were a lot of great contacts for those looking for work.
  - Attended Mayor's Roundtable. Mayor Sartor was present and has some changes and goals in mind to make a bigger difference for veterans. She encourages the non-profits present that day to come speak and present in front of the Commission, in the future.
  - Visited and toured WHAM, a non-profit community art center in the West Valley. The facility has an art studio with a variety of art classes, for all ages. There are classes for veterans that help to provide healing through art. She mentions that they offer many options and encourages the community to check out their online website.
  - Met with veterans that represent multiple veteran organizations. She would like to put together an online list of resources for veterans that are local to the West Valley, for quicker access to services. She says anyone who would like to be a part of this, is welcome.
  - Attended the first flag raising by the Honor Guard from Luke Air Force. This took place at the Valley View food bank to celebrate their new location. She mentions that at this location there are no zip code restrictions and that they will never turn people away.
- Chair Wisniewski
  - Attended Mayor's Roundtable. She says it was a great turnout and was excited to see some new non-profit organizations present. A lot of great collaboration and networking. She mentions that Mayor Sartor is ready to do what is needed for our veterans.
  - Attended WHAM tour. Encourages everyone who has not visited, to take a tour. There is beautiful art displayed and classes for the community but also therapy art classes for veterans.
  - Attended first flag raising ceremony at the new Valley View food bank location
  - Introduced and welcomed the new Veterans, Disability, and Human Services Commissioner, Michael Tree, who is also an Air Force veteran.
- Commissioner Tree
  - Served 15 years in the Air Force, serving all around the globe. After his military service, he received a degree in Sports Management. He was eventually presented with an opportunity with the Wounded Warrior fellowship program. This program is a paid internship with a member of Congress who, at the time, was Representative Lesko. Commissioner Tree and his family have lived in Surprise for five years now. He now serves as the Director of Military and Veteran Engagement, for representative Hamadeh. He is very excited to be a part of this commission and is willing to help in any way he can.

## STAFF REPORT

Ms. Osborne discussed:

- 8<sup>th</sup> annual Bean Bag Day on Saturday, April 26<sup>th</sup> from 8 – 11 am at Freedom Traditional Academy. Women4Women will also host a project to pack feminine hygiene kits for those in need. Additionally, in partnership with Habitat for Humanity, a donation drive will take place during the event to celebrate Earth Day. To register as a volunteer for Bean Bag Day, visit [surpriseaz.gov/DOSVolunteer](http://surpriseaz.gov/DOSVolunteer).
- KIDZ Jamboree on Saturday, April 5, from 10 a.m. - 1 p.m. at the Surprise Resource Center – 12425 W. Bell Rd. For more information about KIDZ Jamboree, please call 623.222.1600.
- We are partnering with the Original Townsite Stakeholder Committee to host Founder's Day on Saturday, April 5<sup>th</sup> from 4:30 – 8 p.m. at Bicentennial Park! To learn more about the event, call Lord Garcillano at 623.222.1625.
- The City of Surprise Youth Scholarship program annually awards outstanding local students who are active in their community in an effort to help them afford further educational opportunities at an accredited college, university or trade school. To find the full details on the youth scholarship program, including application information, visit [surpriseaz.gov/YouthScholar](http://surpriseaz.gov/YouthScholar).
- The City of Surprise offers a six-week summer paid internship program for income-eligible Surprise residents between the ages of 15 - 19. Learn more at [surpriseaz.gov/SYIP](http://surpriseaz.gov/SYIP).
- Commissioner Reed has resigned from the commission. The City Clerk's office has advertised the vacancy and will be hosting interviews next week. Applications are accepted on an ongoing basis, so anyone interested may apply at any time.

### CALL TO THE PUBLIC:

None.

### CONSENT AGENDA:

None.

### REGULAR AGENDA ITEMS - PUBLIC HEARING:

None.

### REGULAR AGENDA ITEMS - NON-PUBLIC HEARING:

**Item 1 – Citywide – Consideration and action pertaining to the February 12, 2025 Veterans, Disability & Human Services Commission meeting minutes.**

Commissioner Fryer moved to approve the February 12, 2025, Veterans, Disability & Human Services Commission meeting minutes. Vice Chair Maxfield seconded the motion. The motion passed unanimously with 4 Yes votes, 2 absences (Kent-Partridge and Billcheck), and 1 vacancy.

**Item 2 – Citywide – Presentation and discussion pertaining to SEEDs for Autism.**

Executive Director and Founder, Mary Ann LaRoche, presented on services offered by SEEDs for Autism.

**Item 3 – Citywide – Presentation and discussion pertaining to Senior Services offered by the HSCV department.**

Trisha Weston presented on the Surprise Senior Center and senior services offered.

**Item 4 – Citywide – Update and discussion pertaining to Vet Fest.**

Danielle Osborne discussed updates regarding new partnerships and exhibitors planning to attend. She also discussed final details and various aspects of planning.

The Commissioners discussed final details pertaining to Vet Fest.

**OTHER BUSINESS AND FUTURE AGENDA ITEMS:**

- WHAM Community Art Center
- Rod Hage, with DAV
- Rick Kreiberg, with Veterans Affinity
- At the next Mayor’s Roundtable, Commissioners would like to invite other non-profit organizations to come present at a meeting

**ADJOURNMENT:**

Vice-Chair Maxfield moved to adjourn the meeting of the Veterans, Disability & Human Services Commission on March 12, 2025, 2024 at 7:26 p.m. Commissioner Fryer seconded the motion. The motion passed with 4 Yes votes, 2 absences (Kent-Partridge and Billcheck), and 1 vacancy.

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Danielle Osborne  
Community Initiatives Supervisor

Allison Wisniewski  
Veterans, Disability and Human Services Commission Chair

The foregoing instrument is a full, true, and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: \_\_\_\_\_  
Victoria Simmons  
Administrative Specialist

DATE: \_\_\_\_\_

DRAFT



**CITY OF SURPRISE**  
**Veterans, Disability and Human Services**  
**Commission**

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Council Meeting Date: April 9, 2025                      Contact Person:  
Submitting Department: Human Svcs and Comm      District: Citywide  
Vitality  
Staff Recommendations:

---

Consent: No              Regular: Yes              Public Hearing: No              Report/Discussion: No

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**Agenda Wording:**

Presentation and discussion pertaining to Beacon Group.

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**Motion:**

Presentation and discussion only.

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**Background:**

The Commission will receive an overview of services provided by Beacon Group.

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**Objective Analysis:**

To promote quality of life, accessibility and equity for all residents of Surprise, including those who are veterans or who experience disabilities, through cooperation with Surprise residents and any veterans, disability and human service organizations that serve the residents of Surprise.

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**Policy Compliant:**

This item is compliant with City and Council policies.

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**Financial Impact:**

None

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**Budget Impact:**

None

**FTE Impact:**

None

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**ATTACHMENTS:**

1. Beacon Overview
-

# Beacon Group, Inc.

## Rehabilitation Services Overview



# What is Beacon Group

- 501(c)3 Non-Profit Organization
- Headquarters in Tucson
- One of the largest employers of people with disabilities in AZ
- Accredited by the Commission on Accreditation of Rehabilitation Facilities (CARF) since 1981.
- Operations in Tucson, Phoenix, Rural Arizona Communities, Utah, and Texas.
- Business Development Team



# Mission, Vision, Values

## Mission

- “Creating Opportunities for People with Disabilities.”



## Vision

- Beacon Group will be a national rehabilitation service leader in a society where people with disabilities live meaningful and fulfilling lives. Our vision will be accomplished by:
  - Achieving EXCELLENCE in everything we do
  - Promoting GROWTH and INNOVATION
  - Encouraging ENGAGEMENT and employment CHOICES
  - Demonstrating ACCOUNTABILITY and SUSTAINABILITY

# Who We Serve

- Individuals with Disabilities Served:
  - Developmental Disabilities, such as autism, cerebral palsy, epilepsy and cognitive disabilities
  - Learning Disabilities
  - Mental or Behavioral Health Condition (SMI, GMHSU)
  - Substance Use Disorders
  - Physical
  - Blind and Visual Impairment
  - Deaf and Hard of Hearing
  - Traumatic Brain Injury
- Many of the individuals we serve have co-occurring diagnoses.
- We support each individual in a Person-Centered approach to reach their vocational goals.



# Referral Sources

- Division of Developmental Disabilities (DDD)
- Vocational Rehabilitation (VR)
- Community Agencies and Health Homes (AHCCCS - RBHA / ACC Plans)
- Social Security Administration (SSA) Ticket-to-Work Program
- Schools and Districts
- Private Pay

# Referral Process

## BEHAVIORAL HEALTH

- Sent in from Community Agencies and Health Homes (AHCCCS - RBHA / ACC Plans)

### Approved Referrals Include:

- \*Treatment Plan with program goal(s) listed-within last year
- \*An Assessment that has been completed within last year-signed by BHPP
- Release of Information
- Demographic Fact Sheet

Send all completed referrals to [referrals@beaongroup.org](mailto:referrals@beaongroup.org)

- Upon complete referral being received Beacon Staff reach out with in 3 business days to schedule intake meeting

## VOCATIONAL REHABILITATION

- Pre-Identified Vendor Selection-- VR selects Beacon Group as the preferred vendor
- Open Vendor Bids--VR Selects Beacon Group as vendor of selection amongst other vendor bids
- Once selected as chosen vendor Referral and Authorization are sent to Beacon Group to begin services

# Programs

- **Supported Employment:** Group Supported; Individual Supported.
- **Job Development Placement and Retention:** Services leading to and maintaining employment;
- **Vocational training:** Work Adjustment Training; Computer Skills; Educational Supports; Job and Skills Training; Customized Employment; Pre-Employment Transition Services.

# Metrics

- FY 2020
  - 295 Job Placements (\$12.60/hr.)
  - 1700 Served
- FY 2021
  - 329 Job Placements (\$14.19/hr.)
  - 1828 Served
- FY 2022
  - 402 Job Placements (15.42/hr.)
  - 2040 Served
- FY 2023
  - 451 Job Placements (\$16.52/hr.)
  - 2270 Served
- FY 2024
  - 503 Job Placements (\$16.98/hr.)
  - >2300 Served



# Questions?

- Christopher McNamara-VP of Rehabilitation  
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**CITY OF SURPRISE  
Veterans, Disability and Human Services  
Commission**

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Council Meeting Date: April 9, 2025                      Contact Person:  
Submitting Department: Human Svcs and Comm      District: Citywide  
Vitality  
Staff Recommendations:

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Consent: No              Regular: Yes              Public Hearing: No              Report/Discussion: No

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**Agenda Wording:**

Discussion and action pertaining to the Surprise Community Legend Awards.

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**Motion:**

I move to approve the 2025 Surprise Community Legend Awards program.

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**Background:**

The Veterans, Disability & Human Services Commission will have its third annual Community Legend Awards Program, an opportunity to celebrate people and organizations whose actions have made a positive impact on the Surprise Community.

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**Objective Analysis:**

To promote quality of life, accessibility and equity for all residents of Surprise, including those who are veterans or who experience disabilities, through cooperation with Surprise residents and any veterans, disability and human service organizations that serve the residents of Surprise.

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**Policy Compliant:**

This item is City and Council policy compliant.

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**Financial Impact:**

If approved, this program will incur costs from the FY2026 budget related to the awards presentation for recipients.

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**Budget Impact:**

If approved, costs incurred will be allocated from the FY2026 budget.

**FTE Impact:**

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**ATTACHMENTS:**

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Council Meeting Date: April 9, 2025                      Contact Person:  
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Vitality  
Staff Recommendations: None

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Consent: No              Regular: Yes              Public Hearing: No              Report/Discussion: No

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**Agenda Wording:**

Discussion and update pertaining to Vet Fest.

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**Motion:**

Discussion only.

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**Background:**

To provide an update on Vet Fest, and give the commission an opportunity to discuss final details and planning of the event.

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**Objective Analysis:**

To promote quality of life, accessibility and equity for all residents of Surprise, including those who are veterans or who experience disabilities, through cooperation with Surprise residents and any veterans, disability and human service organizations that serve the residents of Surprise.

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**Policy Compliant:**

This item is City and Council compliant.

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**Financial Impact:**

None

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**Budget Impact:**

None

**FTE Impact:**

None

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**ATTACHMENTS:**

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