

Housing Needs Assessment Research

Goodyear, Arizona



Prepared for:

City of Goodyear

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Prepared by:



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The following report includes research for the City of Goodyear's Housing Needs Assessment Annual Report to the Arizona Department of Housing to fulfill reporting requirements of Arizona Senate Bill 1162 Section 3 Title 9-469. Information was gathered from reliable sources to inform on the current and forecasted housing market. The appendix to this memo provides up to date tables for Goodyear regarding demographics, single family housing, and multifamily housing for reference.

1. Population Growth Projection for the Subsequent Five Years

The City of Goodyear has grown by an average of 4.7% over the past five years (2019-2024) equating to 4,800 new residents per year. Maricopa Association of Governments (MAG) forecasted 5.5% annual growth from 2024 through 2029. Population in 2024 came in under the MAG forecast by 3,600 residents. However, based on new home closing activity and apartment absorption year to date, we believe population growth in Goodyear is on pace to meet projected growth going forward. The following forecast follows the MAG forecast for population growth on a percentage basis, adjusting for lower population in 2024. **The total new population over the next five years is estimated to be 35,309 residents.**

Goodyear Population Estimates and Forecast 2018-2029											
Population Estimates							Population Forecasts				
2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
88,014	92,584	96,789	101,662	106,090	111,508	116,694	122,611	129,498	138,326	146,668	152,003
Growth	4,570	4,205	4,873	4,428	5,418	5,186	5,917	6,887	8,827	8,342	5,335
% Chg	5.2%	4.5%	5.0%	4.4%	5.1%	4.7%	5.1%	5.6%	6.8%	6.0%	3.6%
Source: AZ Office of Economic Opportunity; Maricopa Association of Governments											

2. Job Growth Projection for the Subsequent Five Years

MAG estimates that there are 62,047 jobs within the City of Goodyear as of 2023, growing to 64,921 jobs in 2024. **Over the next five years, MAG forecasts an additional 17,475 jobs.**

City of Goodyear Job Forecast 2023-2029							
	2023	2024	2025	2026	2027	2028	2029
Jobs	62,047	64,921	69,985	72,990	78,467	82,283	82,396
Growth		2,874	5,064	3,005	5,477	3,816	113
% Chg		4.6%	7.8%	4.3%	7.5%	4.9%	0.1%
Source: Maricopa Association of Governments							

Lightcast, a national workforce data provider, forecasts only a fraction of the job growth compared to the MAG forecast, as well as just over half of the current estimate of jobs (33,860 versus 62,047). The Lightcast



estimate is also less than the U.S. Census estimate but more closely in line (37,012 jobs as of 2022). Lightcast projects only 2,561 new jobs between 2024 and 2029. According to Lightcast, the majority of job growth is expected in transportation and warehousing, health care and social assistance, accommodation and food services, retail trade, and construction.

City of Goodyear Job Growth by Industry					
NAICS Description		2024 Jobs	2029 Jobs	Growth 2024-2029	% Growth
11	Agriculture, Forestry, Fishing and Hunting	94	89	-4	0%
21	Mining, Quarrying, and Oil and Gas Extraction	<10	<10	0	0%
22	Utilities	<10	<10	1	0%
23	Construction	1,695	1,867	172	7%
31	Manufacturing	2,657	2,768	111	4%
42	Wholesale Trade	776	787	11	0%
44	Retail Trade	5,659	5,874	215	8%
48	Transportation and Warehousing	8,733	9,581	847	33%
51	Information	103	102	-1	0%
52	Finance and Insurance	584	586	2	0%
53	Real Estate and Rental and Leasing	407	432	26	1%
54	Professional, Scientific, and Technical Services	703	733	29	1%
55	Management of Companies and Enterprises	311	372	61	2%
56	Administrative, Support, Waste Management and Remediation Services	763	768	5	0%
61	Educational Services	616	670	54	2%
62	Health Care and Social Assistance	4,462	5,048	586	23%
71	Arts, Entertainment, and Recreation	548	598	50	2%
72	Accommodation and Food Services	4,532	4,881	349	14%
81	Other Services (except Public Administration)	984	1,021	37	1%
90	Government	1,079	1,085	6	0%
99	Unclassified Industry	<10	<10	4	0%
TOTAL		34,719	37,280	2,561	

Source: Lightcast.io

According to the City of Goodyear's Economic Development Department, an estimated 50 new businesses opened within the city in 2023 creating 2,096 new jobs. Year to date through November, 40 new businesses opened in Goodyear totaling 1,393 new jobs. The city also reports an additional 49 businesses either under construction or planned.

3. Current Housing Deficiencies

To determine any potential deficiencies in the current housing market in Goodyear, our analysis considers single family detached homes and apartments separately.

Single Family Homes

Our determination of deficiency in single family homes calculates the number of inventory homes in active new home subdivisions and the available supply of resale homes reported on the Arizona Regional

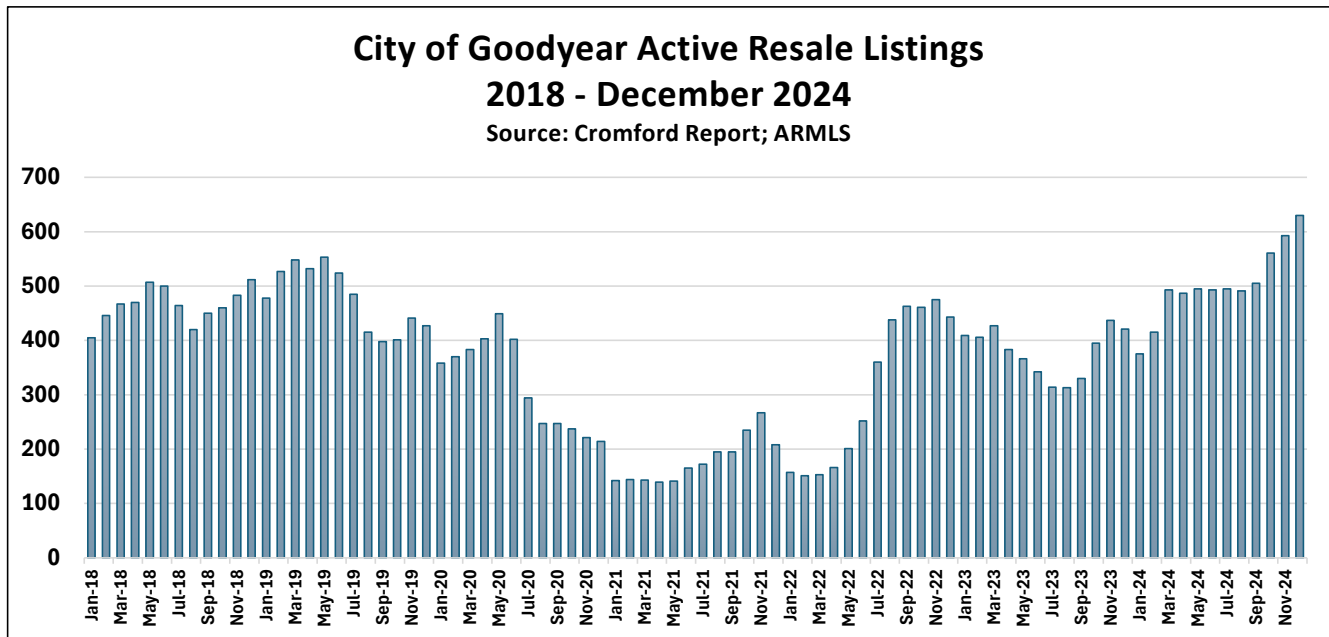


Multiple Listings Service (ARMLS). A healthy market is considered to have a four to six month supply of available homes for sale. Below a four month supply would be considered supply constrained (deficient) and over six months would be considered to have an excess supply. In addition, there are single family lot communities currently only available for rent but could be converted to ownership units. These communities will apply the multifamily calculation of 7% vacant to determine deficiency.

According to RL Brown, the City of Goodyear currently has 42 active subdivisions (a subdivision with at least one new home closing or a permit pulled within the previous 12 months). Within active subdivisions, there are a reported 122 inventory homes (homes built speculatively by the builder and available for sale). There are also 2,648 available lots for new home construction.

New Home Active Subdivisions City of Goodyear	
Active Subdivisions	42
Total Lots	13,759
Remaining Lots	2,648
Inventory Homes	122
Permits Issued Last 12 Months	1,590
Closings Last 12 Months	1,071
Source: RLBrownReports.com	

According to Cromford Report, utilizing ARMLS data, the City of Goodyear currently has 604 single family detached homes actively listed for sale as of December 5, 2024. Active listings have grown substantially, starting 2024 with 376 listings. The previous low in active listings occurred in early 2021 and early 2022 with approximately 150 active listings.



Expressed as a function of demand, current active listings of resale homes in Goodyear equate to a 4.4 month supply of homes. Including the supply of new inventory homes, Goodyear has an estimated 5.3 month supply of single family homes. This indicates no deficiency in traditional single family homes for sale.

There are two existing single lot communities for rent totaling 354 units. The current vacancy within these two communities is reported at 30.2% vacant (107 vacant units). Excess vacancy equates to 82 units.

Taking single family for sale and single family for rent together, the City of Goodyear currently has no deficiency with an excess supply of 82 single family units.

Multifamily Homes

Our determination of deficiency in multifamily homes (apartments, townhome communities for rent, and single family attached communities for rent) calculates the number of vacant multifamily within the city. A healthy market is considered to have a 7% vacancy rate. Below a 7% vacancy would be considered supply constrained (deficient). Above 7% would be considered to have an excess supply.

According to RealData, Inc. there are currently 34 multifamily communities within the City of Goodyear totaling 8,428 units. There are an additional 4,210 multifamily units under construction. The current vacancy within existing multifamily communities is 17.5% (1,471 vacant units). Therefore, the City of Goodyear currently has no deficiency in multifamily homes with an excess supply of 881 multifamily units.

Deficiency Conclusion

There are currently no deficiencies in housing the existing population and no deficiencies in housing the existing workforce with an excess supply of 963 units (82 single family units and 881 multifamily units).

4. Additional Residential Housing Need

Population forecasts from Section 1 were utilized to generate future housing needs by type of housing over the next five years. Due to the fact that population projections exceed job projections, it is assumed that the projected new employees who wish to reside in Goodyear will be a subset of new resident population.

According to the U.S. Census Bureau 2023 American Community Survey, City of Goodyear has a combined average household size of 2.76 persons per household. The forecasted growth of 35,309 residents equates to 12,793 households. Adding a buffer inventory of an additional 2% for single family homes and 7% for multifamily homes, five-year housing unit need is 13,343 units. **Subtracting the excess supply of single family and multifamily units, net demand for housing over the next five years is estimated to be 12,380 units.**



Based on the previous five years of development activity, Goodyear has been developing 54% single family homes and 46% multifamily homes. Utilizing this ratio, there will be demand for an additional 7,046 single family homes over the next five years. There is currently an excess of 82 units, **meaning the net demand for single family homes is 6,964 units.** There are 100 single lot rental units under construction, leaving 6,864 units needed to satisfy demand over the next five years. There are 2,648 available lots in actively developing subdivisions, 3,501 lots that have been platted in future subdivisions, and 361 single lot rental units entitled. An additional 354 single family units will be required, equating to approximately 101 acres.

Utilizing the multifamily ratio, there will be 6,297 multifamily units needed over the next five years. There is currently an excess of 881 units, **meaning the net demand for multifamily units is 5,416 units.** There are currently 4,210 units under construction, leaving 1,206 units needed to satisfy demand over the next five years. According to the City of Goodyear, there are 9,556 multifamily units not under construction in the development pipeline. Of those units, 3,450 have received site plan approval, 818 are pending site plan approval, 4,676 have received zoning approval, and 612 have requested appropriate rezoning.

City of Goodyear 5-Year Additional Housing Need	
5-Year Household Growth	12,793
Single Family	
Single Family Demand	7,046
<i>less: Excess Single Family Vacancy</i>	<i>82</i>
Net Single Family Demand	6,964
Single Lot Rental Units Under Construction	100
Additional Supply Needed	6,864
Available Lots - Active Subdivisions	2,648
Available Lots - Future Subdivisions	3,501
Single Lot Rental Units Entitled	361
Additional Single Family Zoned Acres Needed	101
Multifamily	
Multifamily Demand	6,297
<i>less: Excess MF Vacancy</i>	<i>881</i>
Net Multifamily Demand	5,416
Multifamily Under Construction	4,210
Additional Supply Needed	1,206
Multifamily Units Entitled	9,556
Additional Multifamily Zoned Acres Needed	0
TOTAL NET DEMAND	12,380
Source: AZ OEO; RealData, Inc.; RLBrownReports.com; City of Goodyear; Elliott D. Pollack & Company	



Assuming that new population to City of Goodyear has similar income characteristics of the existing population, the following table outlines the future housing need by income category.

Future Need by Income Distribution City of Goodyear		
Income Bracket	Housing Need	% Total
<= 30% HAMFI	628	5%
> 30% HAMFI to <= 50% HAMFI	1,074	9%
> 50% HAMFI to <= 80% HAMFI	1,553	13%
> 80% HAMFI to <= 100% HAMFI	1,236	10%
> 100% HAMFI	7,889	64%
TOTAL	12,380	
Source: HUD CHAS 2017-2021; Elliott D. Pollack & Company		

Incomes at 80% AMI and above can reasonably be accommodated with various market rate housing (rental and ownership). These categories represent 74% of the future housing need (9,125 units). Below 80% AMI will require some form of housing assistance. For instance, there are two Low Income Housing Tax Credit (LIHTC) apartment communities under construction in Goodyear totaling 658 units targeted to families and seniors at 60% AMI. This will satisfy 42% of the 5-year demand at 50% to 80% AMI.

5. Residential Zoned Land

According to the City of Goodyear, there is a total of 103,598 acres zoned for residential development. The following table illustrates residential zoned land by sub-type.

Residential Acreage by Zoning City of Goodyear		
Zoning District	Acreage	Lot Size/ Density
Agriculture	40,692	10 acres
Agriculture/Urban	16,668	1 acre
R1-10	0	10,000 sf
R1-7	225	7,000 sf
R1-6	741	5,500 sf
R1-4	939	4,500 sf
R1-C	0	3,200 sf
R1-A	23	2,800 sf
R2	38	7,200 sf
MF-12	77	12 du/ac
MF-18	51	18 du/ac
MF-24	184	24 du/ac
PAD-Residential	43,960	varies
TOTAL	103,598	
Source: City of Goodyear		



ADDENDUM – Demographic & Housing Data

Demographics

Population by Age						
	City of Goodyear		Maricopa County		Arizona	
	Estimate	%	Estimate	%	Estimate	%
Total	111,807		4,585,871		7,431,344	
Under 5 years	7,800	7.0%	252,941	5.5%	391,142	5.3%
5 to 9 years	5,174	4.6%	276,933	6.0%	435,723	5.9%
10 to 14 years	8,653	7.7%	292,495	6.4%	454,506	6.1%
15 to 19 years	8,417	7.5%	312,163	6.8%	501,122	6.7%
20 to 24 years	4,201	3.8%	306,338	6.7%	498,597	6.7%
25 to 29 years	5,998	5.4%	334,014	7.3%	506,283	6.8%
30 to 34 years	7,697	6.9%	338,054	7.4%	520,705	7.0%
35 to 39 years	8,989	8.0%	313,340	6.8%	475,102	6.4%
40 to 44 years	8,607	7.7%	301,080	6.6%	467,226	6.3%
45 to 49 years	7,134	6.4%	275,915	6.0%	424,460	5.7%
50 to 54 years	6,146	5.5%	285,406	6.2%	438,405	5.9%
55 to 59 years	7,126	6.4%	260,113	5.7%	412,511	5.6%
60 to 64 years	5,951	5.3%	274,166	6.0%	467,831	6.3%
65 to 69 years	5,683	5.1%	222,856	4.9%	423,759	5.7%
70 to 74 years	5,453	4.9%	206,975	4.5%	384,473	5.2%
75 to 79 years	4,685	4.2%	157,812	3.4%	305,244	4.1%
80 to 84 years	2,113	1.9%	97,778	2.1%	185,157	2.5%
85 years and over	1,980	1.8%	77,492	1.7%	139,098	1.9%
Under 20 years	30,044	26.9%	1,134,532	24.7%	1,782,493	24.0%
65 years+	19,914	17.8%	762,913	16.6%	1,437,731	19.3%

Source: ACS 2023 1-year estimate

Average Household Size			
	City of Goodyear	Maricopa County	Arizona
Median Age	39.2	37.8	39.3
Average household size	2.76	2.57	2.50
Owner-occupied unit	2.77	2.66	2.57
Renter-occupied unit	2.71	2.40	2.34

Source: ACS 2023 1-year estimate



Households By Income						
	City of Goodyear		Maricopa County		Arizona	
	Estimate	%	Estimate	%	Estimate	%
Occupied Units	38,956		1,753,589		2,907,014	
Less than \$10,000	740	1.9%	84,172	4.8%	159,886	5.5%
\$10,000 to \$14,999	390	1.0%	40,333	2.3%	84,303	2.9%
\$15,000 to \$24,999	857	2.2%	80,665	4.6%	171,514	5.9%
\$25,000 to \$34,999	2,026	5.2%	96,447	5.5%	194,770	6.7%
\$35,000 to \$49,999	3,818	9.8%	178,866	10.2%	313,958	10.8%
\$50,000 to \$74,999	6,077	15.6%	277,067	15.8%	485,471	16.7%
\$75,000 to \$99,999	4,519	11.6%	238,488	13.6%	392,447	13.5%
\$100,000 to \$149,999	10,090	25.9%	336,689	19.2%	523,263	18.0%
\$150,000 to \$199,999	5,649	14.5%	184,127	10.5%	267,445	9.2%
\$200,000 or more	4,831	12.4%	238,488	13.6%	313,958	10.8%
Mean income (dollars)	\$117,086		\$116,757		\$104,620	
Median income (dollars)	\$105,160		\$87,048		\$77,315	
Homeowner Median	\$115,192		\$104,070		\$90,601	
Renter Median	\$61,013		\$61,806		\$55,554	

Source: ACS 2023 1-year estimate

Household Income 2018 - 2023			
	City of Goodyear	Maricopa County	Arizona
Median Income			
2018	\$89,959	\$65,252	\$56,213
2019	\$85,147	\$68,649	\$58,945
2020	\$85,217	\$67,799	\$61,529
2021	\$90,577	\$76,247	\$65,913
2022	\$96,522	\$83,747	\$65,913
2023	\$105,160	\$87,048	\$77,315
2018-2023			
% Change	16.9%	33.4%	37.5%
Average Income			
2018	\$106,051	\$89,077	\$77,221
2019	\$98,908	\$92,992	\$80,779
2020	\$103,909	\$93,108	\$84,380
2021	\$103,387	\$103,382	\$89,693
2022	\$118,445	\$111,774	\$101,316
2023	\$117,086	\$116,757	\$104,620
2018-2023			
% Change	10.4%	31.1%	35.5%

Source: ACS 1-year estimate when available; ACS 5-year estimate



Educational Attainment						
	City of Goodyear		Maricopa County		Arizona	
	Estimate	%	Estimate	%	Estimate	%
Population 25 years and over	77,562		3,145,001		5,150,254	
Less than 9th grade	1,734	2.2%	149,761	4.8%	238,234	4.6%
9th to 12th grade, no diploma	2,066	2.7%	168,106	5.3%	308,931	6.0%
High school graduate (includes equivalency)	15,884	20.5%	690,863	22.0%	1,202,651	23.4%
Some college, no degree	14,916	19.2%	687,695	21.9%	1,203,684	23.4%
Associate's degree	10,889	14.0%	286,356	9.1%	470,638	9.1%
Bachelor's degree	18,570	23.9%	710,721	22.6%	1,051,136	20.4%
Graduate or professional degree	13,503	17.4%	451,499	14.4%	674,980	13.1%
High school graduate or higher	73,762	95.1%	2,827,134	89.9%	4,603,089	89.4%
Bachelor's degree or higher	32,073	41.4%	1,162,220	37.0%	1,726,116	33.5%

Source: ACS 2023 1-year estimate

Economy

Location Quotient City of Goodyear					
Industry Cluster	City of Goodyear		Arizona		Location Quotient
	Employees	% of Total	Employees	% of Total	
Business Services	2,400	6.2%	296,100	11.0%	0.6
Construction	1,270	3.3%	187,800	7.0%	0.5
Consumer Goods Manufacturing	1,670	4.3%	34,910	1.3%	3.3
Consumer Services	4,520	11.6%	289,470	10.7%	1.1
Education	1,850	4.7%	225,290	8.3%	0.6
Finance, Insurance, & Real Estate (FIRE)	1,190	3.1%	195,100	7.2%	0.4
Government, Social, & Advocacy Services	2,440	6.3%	279,200	10.3%	0.6
Health Care	4,060	10.4%	334,610	12.4%	0.8
High Tech Manufacturing & Development	210	0.5%	109,020	4.0%	0.1
Hospitality, Tourism, & Recreation	1,240	3.2%	111,900	4.1%	0.8
Media, Publishing, & Entertainment	240	0.6%	22,160	0.8%	0.7
Metal Inputs & Transportation-Related Manufacturing	290	0.7%	32,070	1.2%	0.6
Non-Metallic Manufacturing	150	0.4%	27,820	1.0%	0.4
Resource-Dependent Activities	860	2.2%	45,180	1.7%	1.3
Retail	8,900	22.8%	309,730	11.5%	2.0
Telecommunications	120	0.3%	26,040	1.0%	0.3
Transportation & Distribution	7,570	19.4%	172,770	6.4%	3.0
Total	38,980	100.0%	2,699,150	100.0%	1.0

Note: Includes businesses with 5 or more employees

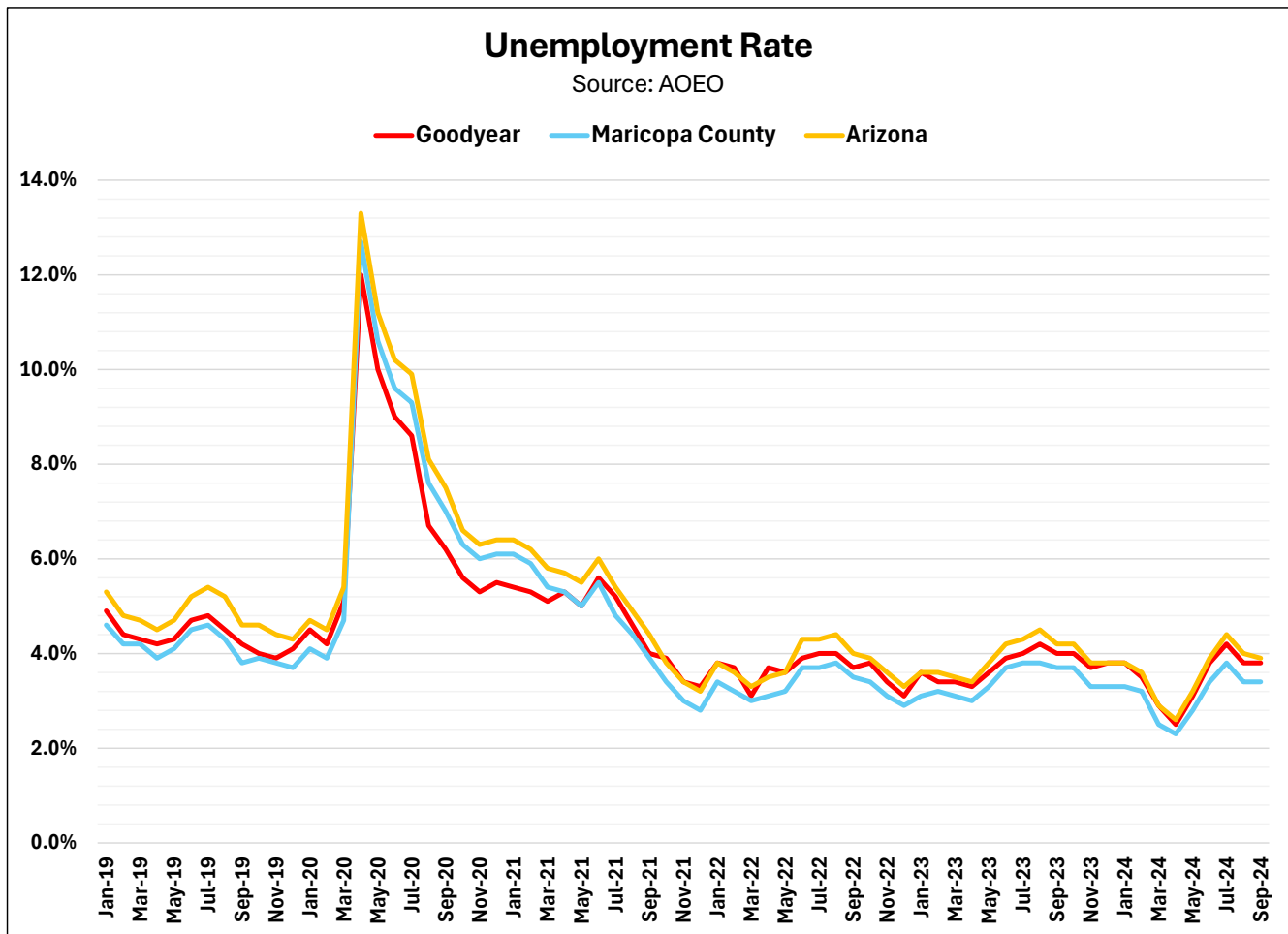
Source: MAG



Major Employers		
Employer	Employees	Industry
Amazon	4,900	Retail
United Parcel Service	2,260	Business Services
Chewy	1,580	Transportation & Distribution
Macys	1,470	Transportation & Distribution
Abrazo Healthcare	1,150	Health Care
City of Goodyear	740	Government, Social, & Advocacy Services
State of Arizona	690	Government, Social, & Advocacy Services
Subzero Freezer Co	660	Consumer Goods Manufacturing
City of Hope	510	Health Care
Contracted Driver Services Inc	500	Business Services
Walmart	480	Retail
Duncan Family Farms	350	Resource-Dependent Activities
Safeway	350	Retail
Recreational Equipment Inc	330	Transportation & Distribution
Target	330	Retail
Agua Fria Union High School District 216	320	Education
Mclane Sunwest	320	Transportation & Distribution
Abercrombie Fitch Stores Inc	300	Retail
Quetico	300	Business Services
Litchfield Elementary School District 79	290	Education
CornellCookson	280	Construction
Aersale	270	Consumer Services
Frys Food Stores	270	Retail
Dicks Sporting Goods	260	Transportation & Distribution
Healthcare Arizona LLC	240	Consumer Goods Manufacturing
Snyderslance Campbells	240	Transportation & Distribution
McDonalds	230	Consumer Services
Ball Corporation	210	Consumer Goods Manufacturing
Gxo Logistics Inc	200	Transportation & Distribution
Kehe Distributors LLC	200	Transportation & Distribution
Life Time Fitness	200	Hospitality, Tourism, & Recreation

Source: MAG





Labor Force Participation 2023			
	City of Goodyear	Maricopa County	Arizona
Population 16 year and over	88,453	3,698,830	6,049,109
Civilian Labor Force	51,387	2,406,294	3,648,728
Employment	50,007	2,317,644	3,493,543
Unemployment	1,380	88,650	155,185
Labor Force Participation Rate	58.1%	65.1%	60.3%

Source: ACS 2023 1-year estimate



Housing

Units in Structure						
	City of Goodyear		Maricopa County		Arizona	
	Estimate	%	Estimate	%	Estimate	%
Total:	38,956		1,753,589		2,907,014	
Owner occupied	29,907	76.8%	1,147,475	65.4%	1,967,704	67.7%
Renter occupied	9,049	23.2%	606,114	34.6%	939,310	32.3%

Source: ACS 2023 1-year estimate

Homeownership			
	City of Goodyear	Maricopa County	Arizona
2000	84.7%	67.5%	68.0%
2010	76.2%	64.5%	66.0%
2011	60.6%	61.6%	66.6%
2012	71.6%	60.4%	65.5%
2013	73.1%	60.3%	64.4%
2014	65.0%	58.9%	61.1%
2015	77.5%	59.2%	61.9%
2016	73.3%	60.5%	63.2%
2017	76.9%	62.7%	64.7%
2018	78.6%	62.6%	64.8%
2019	75.2%	63.2%	65.3%
2020	77.3%	63.0%	65.3%
2021	77.6%	65.8%	67.6%
2022	73.8%	65.2%	67.4%
2023	76.8%	65.4%	67.7%

Source: Decennial Census 2000, 2010, & 2020; ACS 1-year



City of Goodyear Apartment Inventory								
Prop. Name	Prop. Street Address	Units	Yr. Const.	Avg. Rent	Avg. Sq. Ft	Avg. Rent	Vacancy R	Type
Park Shadows	620 N Litchfield Rd	237	1944	\$1,594	852	1.87	5.0%	Market
Greenwood	1323 N La Jolla Blvd	69	1964	\$1,301	790	1.65	0.0%	Market
Country Aire	1701 N Palo Verde Dr	60	1982	\$1,195	756	1.58	0.0%	Market
Villas at Palm Valley	1891 N Litchfield Rd	264	1997	\$1,598	894	1.79	7.0%	Market
Desert Sage	1737 N Central Ave	208	2002	\$1,500	972	1.54	7.0%	Market
Adiamo Palm Valley	2100 N 145th Ave	302	2005	\$1,499	960	1.56	5.0%	Market
Paseo by Picerne	4220 N Pebble Creek Pky	260	2007	\$1,652	982	1.68	8.0%	Market
Serafina	15400 W Goodyear Blvd N	268	2008	\$1,800	951	1.89	6.0%	Market
Lunaire	949 S Goodyear Blvd E	240	2008	\$1,563	961	1.63	4.0%	Market
Aldea at Estrella Falls	2400 N Bullard Ave	328	2008	\$1,684	979	1.72	6.0%	Market
Encantada Canyon Trails	16450 W Van Buren St	226	2008	\$1,664	969	1.72	4.0%	Market
Palm Valley Villas	4200 N Falcon Dr	125	2015	\$1,873	984	1.9	8.0%	Market
Maxx 159, The	1711 N 159th Ave	132	2017	\$1,659	936	1.77	5.0%	Market
Avilla Centerra Crossings	15390 W Centerra Dr	184	2018	\$1,871	966	1.94	9.0%	Market
Evolution at Estrella Falls	15361 W Virginia Ave	326	2018	\$1,595	879	1.81	10.0%	Market
Farmhouse on Estrella	15545 W Hudson Way	183	2020	\$1,940	1008	1.92	8.0%	Market
CTC at Estrella Commons	15385 W Fillmore St	286	2020	\$1,898	881	2.15	8.0%	Market
Amiya Palm Valley	1830 N 145th Ave	188	2020	\$1,647	1036	1.59	5.0%	Market
Village at Harvard Crossing	15550 W Harvard St	184	2020	\$1,759	899	1.96	2.0%	Market
Acero Estrella Commons	15380 W Fillmore St	352	2020	\$1,730	993	1.74	9.0%	Market
Soleil at Canyon Trails	195 N 173rd Ave	263	2021	\$1,829	850	2.15	11.0%	Market
Grayson Place	1499 N 159th Ave	296	2021	\$1,626	958	1.7	8.0%	Market
Hillstone at Canyon Trails	1050 S 173rd Ave	240	2021	\$1,925	989	1.95	29.0%	Market
Cyrene at Estrella	15447 W Baden St	64	2021	\$2,565	1423	1.8	3.0%	Market
Cabana Bullard	14780 W Van Buren St	334	2022	\$1,385	606	2.29	17.0%	Market
Aviva Goodyear	4175 N Falcon Dr	288	2022	\$1,811	1004	1.8	4.0%	Market
Sunset View	2323 N 150th Dr	286	2022	\$1,362	603	2.26	12.0%	Market
Mera Goodyear	1375 N 145th Ave	188	2022	\$1,861	859	2.17	8.0%	Market
Prose at Ballpark Village	2999 Estrella Pky	360	2023	\$1,459	901	1.62	51.0%	Market
Village at Paseo de Luces	9802 W Van Buren St	272	2023	\$1,728	926	1.87	71.0%	Market
Springs at Stadium Village	16945 N Stadium Way	204	2023	\$1,797	1085	1.66	49.0%	Market
TerraLane-Canyon Trails South	25 N 173rd Ave	297	2023	\$1,639	857	1.91	52.0%	Market
Solace at Ballpark Village	2445 S Estrella Pky	211	2023	\$1,788	1007	1.78	93.0%	Market
District at Civic Square	15400 W Monte Vista Rd	352	2023	\$1,718	938	1.83	37.0%	Market
BB Living at Civic Square	15125 W Oak St	290	2023	\$2,611	1885	1.39	48.0%	Market
FirstStreet Ballpark Village	2755 S Estrella Prkwy	251	2024	\$1,982	1008	1.97	79.0%	Market
Bungalows on Cotton Lane	7315 N Cotton Ln	336	2024	\$2,099	1066	1.97	100.0%	Market

Source: RealData Inc.



FY 2024 Multifamily Tax Subsidy Project Income Limits Phoenix-Mesa-Chandler, AZ MSA								
Area Median Family Income \$101,300								
% of Median Income	Persons in Family							
	1	2	3	4	5	6	7	8
80%	\$57,600	\$65,760	\$74,080	\$82,240	\$88,880	\$95,440	\$102,000	\$108,560
70%	\$50,400	\$57,540	\$64,820	\$71,960	\$77,770	\$83,510	\$89,250	\$94,990
60%	\$43,200	\$49,320	\$55,560	\$61,680	\$66,660	\$76,500	\$76,500	\$81,420
50%	\$36,000	\$41,100	\$46,300	\$51,400	\$55,550	\$63,750	\$63,750	\$67,850
40%	\$28,800	\$32,880	\$37,040	\$41,120	\$44,440	\$51,000	\$51,000	\$54,280
30%	\$21,600	\$24,660	\$27,780	\$30,840	\$33,300	\$38,250	\$38,250	\$40,710
20%	\$14,400	\$16,440	\$18,520	\$20,560	\$22,220	\$25,500	\$25,500	\$27,140
FY2024, the HERA Special limit is exceeded by the FY2024 Section 8 Income Limits and as a result, projects placed into service prior to December, 31, 2008 in Phoenix-Mesa-Scottsdale, AZ MSA do not require the calculation of a special income limit.								

Source: Department of Housing & Urban Development

City of Goodyear Apartment Pipeline - Under Construction							
Name	Total Units	Address	Developer	1st Permit	Const Start	Estimated Open	
Market Rate							
Alta Goodyear	342	14965 W Encanto Boulevard	Wood Partners	10/2022	11/2022	December 2024	
Canyon Trails Towne Center	284	477 S Cotton Lane	Embrey Partners	02/2023	04/2023	December 2024	
Bungalows at Lakin Park	231	17675 W MC-85	Cavan Companies	10/2023	12/2023	December 2024	
The Douglas	307	14935 W Van Buren Street	Hancock Communities	08/2023	12/2023	December 2024	
Senna at Canyon Trails	284	575 S Cotton Lane	Embrey Partners	12/2022	05/2023	March 2025	
Cleveland, The	100	1003 N Sarival Avenue	Porter Kyle	10/2023	10/2023	May 2025	
Arrebol Villas	230	17000 W Elwood Street	Isola Homes	10/2021	01/2022	January 2025	
Villas Goodyear	151	898 S Sarival Avenue	Family Development	08/2023	10/2023	July 2025	
Artesian Casitas (East)	187	SWC Lower Buckeye & 173rd Ave	SJ Acquisitions	11/2023	02/2024	November 2025	
Artesian (West)	400	SWC Lower Buckeye & 173rd Ave	SJ Acquisitions	12/2023	02/2024	January 2026	
TOTAL	2,516						
Low Income/Tax Credit							
Estrella Springs	396	16965 W Van Buren Street	Dominium Apartments	08/2023	12/2023	October 2025	
Low Income/Tax Credit Senior							
Suncrest Vista at Canyon Trails	262	16985 W Van Buren Street	Dominium Apartments	09/2023	11/2023	October 2025	
Grand Total	3,174						
Source: RealData Inc., 2024 Q3							



Active New Home Subdivisions								
SUBDIVISION	LOCATION	MASTPLAN	LOTSIZE	PLATTED LOTS	AVAIL LOTS	SPECS	PMTS 12MO	COE 12MO
ESTRELLA PARCEL 9.43/HARMONY AT MONTECITO	SW 184TH LN/CALISTOGA	ESTRELLA MTN RCH	70X145	73	24	1	14	10
ESTRELLA MTN RANCH MONTECITO VILL PARCEL 9.4/TRANQUILITY	SW GALVESTON/CALISTOGA	ESTRELLA MTN RCH	75X130	47	0	0	0	5
EL CIDRO PHASE 2 PARCEL 1A/GROVE	SW LOWER BUCKEYE RD/CITRUS RD	EL CIDRO RANCH	55X115	79	52	6	27	5
ESTRELLA PARCEL 9.30/9.28/BEACON	NW MOUNTAIN VISTA/WILLIS RD	ESTRELLA MTN RCH	50X115	129	31	8	18	13
ESTRELLA PARCEL 11.B/11.H/LUCERO	SW HILLSIDE/ESTRELLA PKWY	ESTRELLA MTN RCH	47X116	161	29	0	33	16
PALM VALLEY/PEBBLECREEK	LITCHFIELD & INDIAN SCH RD	PEBBLECREEK	VAR	6081	380	6	69	82
ESTRELLA MTN RCH/CANTA MIA PHASE 1/2/3/32-34/42/	SW WILLIS RD/ESTRELLA PKWY	CANTAMIA @ ESTRELLA MTN R	VAR	1882	427	0	87	71
ESTRELLA PARCEL 12.23/12.23-2/12.24/ACACIA FOOTHILLS II	SE SAN MIGUELDR/ESTRELLA PKWY	ESTRELLA MTN RCH	47X115	178	33	2	46	43
PRADERA PHASE ONE/SEASONS	NW LOWER BUCKEYE/CITRUS	NOT CLASSIFIED	60X120	160	1	0	0	23
PRADERA PHASE 3-E	NW LOWER BUCKEYE/CITRUS	NOT CLASSIFIED	65X130	90	75	0	15	0
BENNETT MEADOWS/MIRADA CROSSING	SW VAN BUREN ST/SARIVAL AVE	NOT CLASSIFIED	60X120	90	17	8	39	36
PRADERA PHASE 3D/F	NW LOWER BUCKEYE/CITRUS	NOT CLASSIFIED	55X120	163	137	0	26	0
PRADERA PHASE 2B/SEASONS II	NW LOWER BUCKEYE/CITRUS	NOT CLASSIFIED	50X115	60	0	0	1	11
HUDSON COMMONS/II/SEASONS	SW VAN BUREN/ESTRELLA PKWY	NOT CLASSIFIED	50X115	194	0	0	1	12
HUDSON COMMONS II	SW VAN BUREN/ESTRELLA PKWY	NOT CLASSIFIED	60X120	57	1	0	0	22
CANYON TRAILS 4 WEST PAR E/PRESERVE	NE YUMA/CITRUS	CANYON TRAILS	80X125	53	10	0	2	29
EL CIDRO PHASE 2 PARCEL 1F	SW LOWER BUCKEYE/COTTON	EL CIDRO RANCH	50X115	162	38	18	106	45
CENTERRA TRACT D	NE YUMA/ESTRELLA PKWY	CENTERRA	43X102	254	1	2	0	13
EL CIDRO PHASE 1/2 PARCEL 1B	SW LOWER BUCKEYE/COTTON	EL CIDRO RANCH	60X120	158	37	6	51	73
SARIVAL GARDENS (MC)	163 AVE & DURANGO	NOT CLASSIFIED	148X297	112	14	0	2	0
ESTRELLA 8	ESTRELLA MTN RANCH	ESTRELLA MTN RCH	190X250	9		0	1	0
ESTRELLA	ESTRELLA MTN RANCH	ESTRELLA MTN RCH	160X255	90		0	3	0
SILVA TRAILS/FARMS/RESERVE	SE VAN BUREN ST/CITRUS RD	NOT CLASSIFIED	50X122	86	19	10	66	25
SILVA TRAILS/FARMS/ESTATE	SE VAN BUREN ST/CITRUS RD	NOT CLASSIFIED	45X125	300	207	6	92	31
SILVA TRAILS/FARMS/CLASSIC	SE VAN BUREN ST/CITRUS RD	NOT CLASSIFIED	55X95	232	144	4	86	33
SEDELLA PARCEL 2A/2B/ALICANTE-RESERVE	SW CAMELBACK/CITRUS	SEDELLA	75X136	70	3	0	0	1
EL CIDRO PHASE 2 PARCEL 1A	SW LOWER BUCKEYE RD/CITRUS RD	EL CIDRO RANCH	55X115	84	45	0	39	0
ABEL RANCH	SE CAMELBACK RD/CITRUS RD	NOT CLASSIFIED	VAR	263	111	19	156	45
LAS VENTANAS/PARCEL 2	SE YUMA RD/PERRYVILLE RD	NOT CLASSIFIED	65X120	503	466	0	37	0
AZURE CANYON PARCEL 2/4/3	NE CAMELBACK/PERRYVILLE RD	NOT CLASSIFIED	VAR	333	0	0	0	54
SEDELLA 2C/PRESERVE	NE INDIAN SCHOOL/PERRYVILLE	SEDELLA	90X140	75	0	0	0	10
EL CIDRO PHASE/2 PARCEL 1D/PHS 1 PAR 1E	SW LOWER BUCKEYE/COTTON	EL CIDRO RANCH	60X120	101	34	4	67	10
AVION AT BALLPARK VILLAGE 1B	NW MC 85/ESTRELLA PKWY	NOT CLASSIFIED	50X115	120	43	5	67	12
AVION AT BALLPARK VILLAGE 1A	NW MC 85/ESTRELLA PKWY	NOT CLASSIFIED	45X115	207	65	6	92	85
ESTRELLA PARCEL 9.29/SOLVIDA	NW WILLIS RD/ESTRELLA PKWY	ESTRELLA MOUNTAIN RANCH	35X86	65	7	6	38	29
ESTRELLA PARCEL 9.1/VIDRIO	NW WILLIS/ESTRELLA PKWY	ESTRELLA MTN RCH	52X104	92	0	0	0	8
EL CIDRO PHASE 1/2 PARCEL 1B/PEAK	SW LOWER BUCKEYE/COTTON	EL CIDRO RANCH	60X120	8	0	0	0	7
ESTRELLA COMMONS PHASE 1/2 CALISTOGA NORTH/SOUTH	SE I-10/ESTRELLA PKWY	NOT CLASSIFIED	50X115	301	0	0	0	6
EL CIDRO PHASE 1 PARCEL 1E/VALLEY	SW LOWER BUCKEYE/COTTON	EL CIDRO RANCH	50X115	100	17	5	71	40
CITRUS PARK PHASE 1	SW LOWER BUCKEYE RD/CITRUS RD	NOT CLASSIFIED	VAR	244	61	0	117	73
PASEO PLACE 1/2/VENTANA DE ESTRELLAS/TRADITIONS	SW YUMA RD/CITRUS RD	NOT CLASSIFIED	45X130	177	33	0	90	87
PASEO PLACE 1/2/VENTANA DE ESTRELLAS/ENCLAVE	SW YUMA RD/CITRUS RD	NOT CLASSIFIED	50X125	116	86	0	31	6
				13,759	2,648	122	1,590	1,071

Source: RL Brown



Goodyear Future Subdivisions						
BUILDER	PLATNUM	DATE	SUBDIVISN	LOCATION	LOTSIZE	LOT NUM
LANDSEA HOMES	1649-3	12/12/2022	CITRUS PARK PHASE 2	SW LOWER BUCKEYE RD/CITRUS RD	45X115	69
AXYS AMARANTH HOLDINGS LLC/ETAL	998-31	2/1/2012	AMARANTH PCL 8	NE 75 AVE/SR 238	35X80	186
AXYS AMARANTH HOLDINGS LLC/ETAL	998-21	2/1/2012	AMARANTH PCL 7	NE 75 AVE/SR 238	45X115	82
AXYS AMARANTH HOLDINGS LLC/ETAL	998-36	2/1/2012	AMARANTH PCL 5	NE 75 AVE/SR 238	45X117	22
SCHNEIDER REAL ESTATE INVESTMENT	799-45	10/17/2012	CANYON TRAILS 4 WEST PAR D2	NW YUMA/COTTON	75X120	42
AXYS AMARANTH HOLDINGS LLC/ETAL	998-35	2/1/2012	AMARANTH	NE 75 AVE/SR 238	VAR	191
AXYS AMARANTH HOLDINGS LLC/ETAL	998-30	2/1/2012	AMARANTH PCL 11	NE 75 AVE/SR 238	VAR	177
AXYS AMARANTH HOLDINGS LLC/ETAL	998-38	2/1/2012	AMARANTH PCL 2	NE 75 AVE/SR 238	VAR	163
AXYS AMARANTH HOLDINGS LLC/ETAL	998-32	2/1/2012	AMARANTH PCL 3	NE 75 AVE/SR 238	65X122	171
AXYS AMARANTH HOLDINGS LLC/ETAL	998-19	2/1/2012	AMARANTH	NE 75 AVE/SR 238	65X127	40
AXYS AMARANTH HOLDINGS LLC/ETAL	998-22	2/1/2012	AMARANTH PCL 13	NE 75 AVE/SR 238	VAR	82
EL CIDRO RANCH	1331-48	6/29/2017	EL CIDRO PHASE 1 PARCEL 3	SW LOWER BUCKEYE/COTTON	45X110	0
EL CIDRO RANCH	1331-47	6/29/2017	EL CIDRO PHASE 1 PARCEL 2	SW LOWER BUCKEYE/COTTON	45X110	0
JEN ARIZONA	1392-46	6/8/2018	ESTRELLA PARCEL 11.C	NE ESTRELLA/COTTON	52X120	91
NNP III - ESTRELLA MOUNTAIN RANCH LLC	1392-47	6/8/2018	ESTRELLA PARCEL 11.F2	NE ESTRELLA/COTTON	47X93	49
CURVE DEVELOPMENT		3/10/2021	CURVE AT ESTRELLA COMMONS	SE ROOSEVELT/ESTRELLA PKWY	PODS	64
RICHMOND AMERICAN		3/12/2020	HUDSON COMMONS II	SW VAN BUREN/ESTRELLA PKWY	60X120	57
KB HOME	1612-30	8/13/2021	PASEO PLACE 1/2/VENTANA DE ESTRELLAS/TRADITIONS	SW YUMA RD/CITRUS RD	45X130	177
LANDSEA HOMES	1649-3	2/17/2022	CITRUS PARK PHASE 1	SW LOWER BUCKEYE RD/CITRUS RD	VAR	244
RICHMOND AMERICAN	1685-49	7/28/2022	ESTRELLA PARCEL 11.E	SW HILLSIDE DR/ESTRELLA PKWY	52X120	92
BRIGHTLAND HOMES	1686-6	7/28/2022	ESTRELLA PARCEL 11.F1	SW HILLSIDE DR/ESTRELLA PKWY	60X120	58
KB HOME	1612-30	8/13/2021	PASEO PLACE 1/2/VENTANA DE ESTRELLAS/ENCLAVE	SW YUMA RD/CITRUS RD	50X125	116
LANDSEA HOMES	1756-34	9/7/2023	CITRUS PARK PHASE 2B	SW LOWER BUCKEYE RD/CITRUS RD	VAR	155
TRI POINTE HOMES	1774-31	12/18/2023	ABLE RANCH PHASE 2	NE INDIAN SCHOOL RD/CITRUS RD	VAR	175
RICHMOND AMERICAN	1685-48	7/28/2022	ESTRELLA PARCEL 11.I1/11.I2	NE HILLSIDE DR/SENDERO DR	47X93	61
EDWARD HOMES	1802-14	5/21/2024	THRIVE AT AVISION GOODYEAR	NE VAN BUREN ST/CENTRAL AVE	33X80	47
CENTURY COMMUNITIES	1815-11	8/5/2024	LA JOLLA VISTA PHASE 1	NE LOWER BUCKEYE RD/CITRUS RD	50X120	148
RICHMOND AMERICAN	1815-11	8/5/2024	LA JOLLA VISTA PHASE 1	NE LOWER BUCKEYE RD/CITRUS RD	VAR	239
RICHMOND AMERICAN	1821-23	9/17/2024	ESTRELLA MTN RANCH/MONTECITO PARCEL 9.41	NW MOUNTAIN VISTA RD/WILLIS RD	60X120	52
RICHMOND AMERICAN	1822-46	9/25/2024	ESTRELLA MTN RANCH/MONTECITO PARCEL 9.39/9.40	NW MOUNTAIN VISTA RD/WILLIS RD	65X120	92
LENNAR HOMES	1822-33	9/24/2024	ESTRELLA PARCEL 9.7	SW 187TH AVE/CALISTOGA DR	50X120	95
LENNAR HOMES	1822-34	9/24/2024	ESTRELLA PARCEL 9.18	SW MOUNTAIN VISTA RD/WILLIS RD	46X120	51
LENNAR HOMES	1822-35	9/24/2024	ESTRELLA MTN RANCH/MONTECITO PARCEL 9.42	NW MOUNTAIN VISTA RD/WILLIS RD	47X120	121
LENNAR HOMES	1821-27	9/17/2024	ESTRELLA PARCEL 9.21	SW MOUNTAIN VISTA RD/WILLIS RD	47X120	92

3,501

