



HUD PY26-29 Consolidated Plan





Executive Summary

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

1. Introduction

The Consolidated Plan is required by the US Department of Housing and Urban Development (HUD) for the Community Development Block Grant (CDBG) program. The primary purpose of the CDBG program is to develop viable communities by promoting integrated approaches that provide decent housing, a suitable living environment, and expanded economic opportunities for low-and moderate (LMI) people, households and neighborhoods.

The Consolidated Plan may cover a period of 3, 4 or 5 years. The city of Goodyear anticipates joining the Maricopa HOME Consortium during the term of this Consolidated Plan. By joining the Maricopa HOME Consortium, the city of Goodyear will also be eligible to receive HOME funds from Maricopa County. To coordinate future Consolidated Plans with the Maricopa HOME Consortium, this Consolidated Plan is for a 4-year period beginning July 1, 2026 and ending June 30, 2030.

The Consolidated Plan establishes overarching priorities for the investment of CDBG funds by the city of Goodyear and is designed to guide HUD-funded housing, homelessness and community development policies and programs for the period beginning July 1, 2026 and ending June 30, 2030. City of Goodyear goals and objectives for the use of HOME funds will be included in the Maricopa HOME Consortium Consolidated Plan and Annual Action Plan.

In developing the Consolidated Plan, the city established four-year goals related to the use of CDBG funds, and strategies to improve the housing and homelessness delivery system, address lead-based paint hazards, reduce the incidence of poverty, and address barriers to affordable housing development. These goals and strategies are based on data and input from residents and stakeholders. Data in the Consolidated Plan are generated by HUD through its Comprehensive Housing Affordability Strategy (CHAS) data system and from the US Census Bureau American Community Survey.



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

Based on data and public and stakeholder input, the city identified priority needs and established activity goals in five (5) areas for the four years beginning July 1, 2026:

1. Community Facilities and Improvements
2. Public Services
3. Attainable and Sustainable Housing
4. Economic Development
5. Program Administration

3. Evaluation of past performance

The city of Goodyear began receiving CDBG funds in July of 2021 and has annually invested CDBG funds in community facilities and improvements and program planning and administration. Program planning and administration, and community facilities and improvements activities funded during the first three years of the Goodyear program have been completed. These activities include North Subdivisions streetlight improvements, Palmateer Park improvements, and improvements to the New Life Center child development center facilities. Completed planning activities include all three phases of the Community and Neighborhood Services Master Plan (Phase I: Human Services, Phase II: Neighborhoods, Phase III: Housing).

The city is continuing to work towards completing the CDBG-funded Litchfield Road streetlights improvements and improvements to the Southwest Valley YMCA early learning center facilities.

4. Summary of citizen participation process and consultation process

The city held two public hearings - one during development of the Consolidated Plan to secure input into priority needs and potential activities, and a second to discuss identified priorities and suggested activities. A 30-day public comment period was provided to receive additional input from interested residents and stakeholders. In addition to public hearings and the public comment period, city departments participated in conversations to identify priority needs and potential activities, including those representing broadband interests and disaster preparedness. Over 40 agencies participating in the Faith and Community Roundtable were consulted regarding priority needs and potential activities.



Summary of public comments

A broad range of needs and priorities were brought forth in the meetings and consultations. Across all forms of outreach, the following long-term high-priority needs emerged:

1. Community facilities and infrastructure improvements.
2. Housing rehabilitation.
3. Public services, including housing services.
4. Demolition and clearance.
5. Region-serving emergency shelter for individuals experiencing homelessness.

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

All comments and views were accepted.

7. Summary

Citizen and stakeholder input, the needs assessment and housing market analysis, and input received at public hearings were collated to identify priorities, goals and objectives for the Consolidated Plan.



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 city of Goodyear City Manager's Office is responsible for preparing the Consolidated Plan and for administering Community Development Block Grant (CDBG) funds received from the US Department of Housing and Urban Development. Maricopa County is the lead agency for HOME funds received by the Maricopa HOME Consortium.

Consolidated Plan Public Contact Information

Questions regarding the Consolidated Plan, Annual Action Plan or the use of CDBG funds may be directed to:

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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 Goodyear engages with community and faith organizations and the Maricopa Regional Continuum of Care for homelessness to collaborate resources and efforts.

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 Goodyear Faith & Community Roundtable began in 2009 as a forum for cooperation, trust and respect within the community to nurture goodwill and offer services. It was originally called the Goodyear Faith Community Roundtable and was renamed in 2017 in order to recognize and embrace the participation of laypersons representing both the faith sector and nonprofit partners. The Roundtable meets monthly at least ten times each year for the purpose of collaborating resources to make a difference for those in need in the southwest valley.

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

The city of Goodyear takes part in the regional Point in Time count. On November 17, 2025, Goodyear Vice Mayor Wally Campbell’s application to fill the West Valley Elected Official seat on the Continuum of Care board was approved.

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 city of Goodyear is not an ESG grantee.

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

The city of Goodyear consulted with more than forty individuals representing housing, social service and other entities during a Faith and Community Roundtable meeting. City departments were invited to discuss potential activities and contributions, including Broadband and Hazard Mitigation needs, to round out HUD’s Consolidated Planning consultation requirements.



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

The city of Goodyear provided multiple opportunities for agencies to participate in the development of the Consolidated Plan and Annual Action Plan. The city consulted with more than forty individuals representing housing, social service and other entities during a Faith and Community Roundtable meeting. City departments were invited to discuss potential activities and contributions, including Broadband and Hazard Mitigation needs, to round out HUD's Consolidated Planning consultation requirements.

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?
Goodyear Community and Neighborhood Services Master Plan	City of Goodyear	Describes public services needs and priorities, resident engagement opportunities, and housing needs.
Point-in time count and housing (beds) inventory count	Maricopa Regional Continuum of Care	Shared goals for assisting individuals and families experiencing or at risk of homelessness.
City of Goodyear General Plan 2035	City of Goodyear	Goals to provide housing, services and economic opportunity for Goodyear's residents.
City of Goodyear FY26-29 Strategic Plan	City of Goodyear	Establishes the city's vision, mission, guiding principles, and identifies five priority focus areas with associated action items for the next three years.

Table 1 – 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(l))

The city works with various departments and neighboring jurisdictions to coordinate resource delivery to eligible households and neighborhoods. The city also works with Maricopa County to plan for HOME funds and with the Maricopa Association of Governments Continuum of Care to advocate for resources and services for vulnerable individuals and families at risk of or experiencing homelessness.



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 Goodyear conducted two public hearings to solicit input into Consolidated Plan needs, priorities and planned activities, and discussed needs and priorities with the Faith and Community Roundtable.

The first public hearing was held on January 14, 2026, to solicit public and stakeholder input into needs. The purpose of the hearing was to share information about past uses of CDBG funds and solicit input regarding housing and community development needs and priorities over the next four years. A notice announcing the hearing and soliciting comments was published in the Arizona Business Gazette Republic Edition on December 26, 2025, on the city website and emailed to neighborhood services news subscribers.

The second public hearing was held on April 27, 2026 by the city council. The purpose of the hearing was to discuss and receive input on identified priorities and PY2026 activities. A notice announcing the hearing and 30-day public comment period and soliciting comments was published in the Arizona Business Gazette Republic Edition on March 11, 2026, on the city website and emailed to neighborhood services news subscribers.

The city of Goodyear consulted with more than forty individuals representing housing, social service and other entities during a Faith and Community Roundtable meeting. In addition, consultations were conducted with city department stakeholders to round out HUD's Consolidated Planning consultation requirements.

The results of the public and stakeholder meetings and consultations were combined with available data to identify priorities and set goals for the use of CDBG and HOME funds.



Needs Assessment

NA-05 Overview

Needs Assessment Overview

Goodyear is located 20 miles west of Phoenix in the Maricopa County area known as the Southwest Valley. Many natural features dot the Goodyear landscape. The Gila River runs through Goodyear along with other significant washes. The Sierra Estrella Mountains are located just south of the Gila River in Goodyear, and the southern part of the city borders the Sonoran Desert National Monument. Goodyear is a fast-growing community with a rich past and a promising future. Goodyear residents enjoy a high quality of life with distinctive neighborhoods, tremendous community spirit, scenic views, and unique natural resources.

The city was originally founded as an agricultural community in 1917 by Paul Litchfield of the Goodyear Tire and Rubber Company. The Egyptian cotton grown in Goodyear was used in the manufacturing of Goodyear tires. Goodyear later became a location of military operations when blimps were manufactured in Goodyear during World War II. Goodyear was incorporated as a town in 1946 and became a charter city in 1985.

The city of Goodyear encompasses 191 square miles and had an estimated population of 95,294 people in 27,016 households in 2020, a 46% increase from 2010. The Maricopa Association of Governments estimates the Goodyear population will increase to 240,000 by 2055. Based on the 2024 average household size of 2.65 people, there will be 90,566 households in Goodyear by 2055.

Population and household growth projections indicate a need for approximately 2,000 additional housing units annually between 2025 and 2055. Many of these units will need to address the housing needs of Goodyear's growing workforce.



NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The following tables introduce demographic and housing needs information generated by HUD. HUD provides data regarding housing problems by tenure (renter or owner) for the following family types:

- Small related – 2 to 4 related family members in one household;
- Large related – 5 or more related family members in one household;
- Elderly – at least one family member in a household is age 62 or older;
- Other – nonfamily households, including single-person households and groups of unrelated people living together.

HUD uses the following definitions to define housing problems. Data is not available regarding the number of overcrowded households with children:

- Substandard housing - lacking complete plumbing or kitchen facilities;
- Severely overcrowded - 1.51 or more people per room;
- Overcrowded - 1.01 to 1.5 people per room;
- Severe housing cost burden – paying more than 50% of gross household income for housing costs.
- Housing cost burden – paying more than 30% of gross household income for housing costs; and
- Zero/negative income – having no income and none of the above housing problems.

Demographics	Base Year: 2020	Most Recent Year: 2023	% Change
Population	83,519	102,891	23.2%
Households	27,106	35,839	32.2%
Median Income	\$85,217	\$101,814	19.5%

Table 2 - Housing Needs Assessment Demographics

Data Source: 2016-2020 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

HUD estimated there were 8,845 low-moderate income (LMI) households in Goodyear in 2022, including 5,370 owner households and 3,475 renter households. Of the HUD-estimated 33,220 households in Goodyear in 2022, 27% were considered LMI. Renters (47%) were 2.3 times more likely than owners (21%) to be LMI.



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Number of Households Table

The following table describes households by family type and HUD Area Median Family Income (HAMFI). According to HUD Comprehensive Housing Affordability Strategy (CHAS) data, households with one or more children age 6 or younger are most likely to be LMI (39%), followed by households with at least one person age 75 or over (35%), and families with five or more people (33%).

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	950	1,480	2,940	2,620	17,845
Small Family Households	795	1,305	2,295	2,270	14,865
Large Family Households	180	355	875	525	2,355
Household contains at least one person 62-74 years of age	420	735	1,145	1,445	5,535
Household contains at least one person age 75 or older	250	445	890	885	2,035
Households with one or more children 6 years old or younger	220	670	1,150	683	2,499

Table 3 - Total Households Table

Data 2018-2022 CHAS
Source:



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Housing Needs Summary Tables

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 - Lacking complete plumbing or kitchen	25	4	20	20	69	0	25	10	0	35
Severely Overcrowded - >1.51 people per room	0	15	0	0	15	0	0	0	0	0
Overcrowded - 1.01-1.5 people per room	40	30	80	0	150	0	0	10	0	10
Housing cost burden greater than 50% of income	285	365	100	4	754	595	565	525	95	1,780
Housing cost burden greater than 30% of income	0	290	615	195	1,100	94	280	770	660	1,804
Zero/negative Income (and no housing problems)	89	0	0	0	89	160	0	0	0	160

Table 4 – Housing Problems Table

Data 2016-2020 CHAS
Source:



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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	480	920	1,320	550	3,265	695	955	1,720	895	4,265
Having none of four housing problems	185	220	360	525	1,290	255	520	1,220	1,725	3,720
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 5 – Housing Problems 2

Data 2018-2022 CHAS
Source:

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	0	160	320	480	5	105	310	420
Large Related	0	105	215	320	40	45	325	410
Elderly	0	35	170	205	50	170	345	565
Other	0	90	390	480	0	5	10	15
Total need by income	0	390	1,095	1,485	95	325	990	1,410

Table 6 – Cost Burden > 30%

Data 2018-2022 CHAS
Source:



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4. 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	190	300	5	495	215	85	305	605
Large Related	20	50	0	70	45	95	60	200
Elderly	130	125	40	295	290	185	300	775
Other	135	55	120	310	45	245	50	340
Total need by income	475	530	165	1,170	595	610	715	1,920

Table 7 – Cost Burden > 50%

Data 2018-2022 CHAS
Source:

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	35	45	80	0	160	0	0	10	0	10
Multiple, unrelated family households	4	0	0	0	4	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	39	45	80	0	164	0	0	10	0	10

Table 8 – Crowding Information – 1/2

Data 2016-2020 CHAS
Source:



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

There were an estimated 11,748 single-person households in Goodyear in 2023, including 5,593 elderly and 6,155 non-elderly. Two-thirds (67%) of elderly single-person households own their home, as do 41% of non-elderly single-person households. Overlaying HUD CHAS data with US Census data reveals an estimated 350 LMI elderly owners and 340 LMI elderly renters experience housing cost burden and would benefit from housing assistance. Among non-elderly single-person households, an estimated 445 LMI owners and 926 LMI renters experience housing cost burden and would benefit from housing assistance.

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.

People with Disabilities. There are an estimated 5,830 Goodyear owner households that include a person with a disability. Of owner households that include a person with a disability, an estimated 2,362 (41%) experience housing problems, including 1,245 low-moderate income owners, and 1,116 middle-higher income owners. Renter households that include a person with a disability are 2.4 times more likely than owner households to experience housing problems. There are an estimated 1,700 renter households that include a person with a disability. Of renter households that include a person with a disability, an estimated 1,675 (99%) experience housing problems, including 1,212 low-moderate income renters and 463 middle-higher income renters.

Domestic violence, dating violence, sexual assault and stalking. Based on the most recent point-in-time count by the Maricopa Association of Governments Continuum of Care, countywide there were 414 individuals housed in emergency shelter and 260 in transitional shelter serving victims of domestic violence. An additional 131 victims of domestic violence were unsheltered. There is no data regarding the number of people in need of housing assistance who are victims of dating violence, sexual assault and stalking. All victims of domestic violence are in need of shelter and housing assistance to attain housing stability and economic self-sufficiency.

What are the most common housing problems?

The most common housing problems are:

1. Severe housing cost burden (paying 50% or of income for housing); and
2. Housing cost burden (paying more than 30% but less than 50% of income for housing).



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

Severe housing cost burden is more likely to disproportionately impact large families (44%) with income less than 30% AMI. In addition, 28% of elderly households with income less than 80% AMI experience severe housing cost burden.

Housing cost burden disproportionately impacts large families, with 69% of households with income less than 30% AMI and 77% of households with income less than 50% AMI experiencing cost burden. In addition, 46% of small families with income less than 30% AMI and 46% of elderly households with income less than 30% AMI experience housing cost burden.

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

Extremely low-income households (income < 30% AMI) that spend over 50% of their income on rent, including utilities, are especially vulnerable to sudden financial or personal crises that can result in homelessness. Among extremely low-income households, single-parent households are at the greatest risk. Along with formerly homeless families and individuals nearing the termination of rapid rehousing assistance, households at risk of homelessness need assistance finding housing coupled with supportive services, such as financial education, job training, and affordable childcare.

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:

The jurisdiction does not provide estimates of the at-risk populations.

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

Rent increases that have outpaced income increases are the primary characteristic linked with instability and increased risk of homelessness. Lack of financial resources, doubling up with other families to afford housing, life events such as divorce or the death of a family member, medical expenses, or unexpected emergency expenses often lead to housing instability among households with lower or fixed incomes. Domestic violence, abandonment by a partner, mental illness, and substance abuse also contribute to the local risk of homelessness.



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

HUD considers a need to be disproportionately greater if the percentage of individuals in a specific income category exceeds the overall category by at least 10 percentage points. In this section, the tables show the prevalence of standard Housing Problems. A Housing Problem is defined as one or more of four things:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one occupant per room, and
4. 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	1,035	349	0
White	695	214	0
Black / African American	30	0	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	265	95	0

Table 9 - Disproportionally Greater Need 0 - 30% AMI

Data 2016-2020 CHAS
Source:



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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	1,570	514	0
White	770	305	0
Black / African American	65	70	0
Asian	30	24	0
American Indian, Alaska Native	79	0	0
Pacific Islander	0	0	0
Hispanic	350	58	0

Table 10 - Disproportionally Greater Need 30 - 50% AMI

Data 2016-2020 CHAS
Source:

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	2,135	1,670	0
White	1,060	1,120	0
Black / African American	299	80	0
Asian	8	30	0
American Indian, Alaska Native	15	0	0
Pacific Islander	0	0	0
Hispanic	734	410	0

Table 11 - Disproportionally Greater Need 50 - 80% AMI

Data 2016-2020 CHAS
Source:



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	985	1,865	0
White	730	1,100	0
Black / African American	145	84	0
Asian	4	115	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	55	0
Hispanic	100	499	0

Table 12 - Disproportionally Greater Need 80 - 100% AMI

Data 2016-2020 CHAS
Source:

Discussion

CHAS housing problems data by race and ethnicity show that housing problems are disproportionately high among:

1. Black/African American (30 households), and Asian (10) households with income < 30% AMI;
2. Native American households (79 households), and Hispanic (350) households with income 30-50% AMI;
3. Black/African American (299 households), and Native American (15) households with income 50-80% AMI; and
4. Black/African American (145 households), and Native American (4) households with income 80-100% AMI.



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

HUD considers a severe need to be disproportionately greater if the percentage of individuals in a specific income category exceeds the overall category by at least 10 percentage points. In this section, the tables show the prevalence of standard Housing Problems. A Housing Problem is defined as one or more of four things:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than 1.5 occupants per room, and
4. Cost burden greater than 50%.

0%-30% 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	945	444	0
White	655	254	0
Black / African American	30	0	0
Asian	10	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	205	150	0

Table 13 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS



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30%-50% 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	1,010	1,084	0
White	405	670	0
Black / African American	65	70	0
Asian	15	39	0
American Indian, Alaska Native	15	64	0
Pacific Islander	0	0	0
Hispanic	225	184	0

Table 14 – Severe Housing Problems 30 - 50% AMI

Data 2016-2020 CHAS
Source:

50%-80% 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	750	3,055	0
White	390	1,790	0
Black / African American	195	184	0
Asian	4	34	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	144	995	0

Table 15 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS
Source:



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	119	2,720	0
White	84	1,735	0
Black / African American	4	219	0
Asian	0	115	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	55	0
Hispanic	30	569	0

Table 16 – Severe Housing Problems 80 - 100% AMI

Data 2016-2020 CHAS
Source:

Discussion

CHAS housing problems data by race and ethnicity show that housing problems are disproportionately high among Black/African American (30 households) with income < 30% AMI, and 50-80% AMI (195 households).



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:

HUD considers cost burden to be disproportionately greater if the percentage of individuals in a specific income category exceeds the overall category by at least 10 percentage points.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	20,190	3,884	2,705	240
White	13,635	2,370	1,510	209
Black / African American	1,054	315	300	0
Asian	795	40	29	0
American Indian, Alaska Native	70	93	0	0
Pacific Islander	85	0	0	0
Hispanic	3,795	1,065	520	40

Table 17 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

CHAS housing cost burden data indicates 34.4% of Goodyear households experience housing cost burden. Housing cost burden data by race and ethnicity show that housing cost burden is disproportionately high among:

1. Black/African American households – 36.8%; and
2. Native American households – 57.1%.



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?

CHAS housing problems data by race and ethnicity show the racial or ethnic groups with disproportionately greater need than the income category as a whole are:

1. Black/African American and Asian households with income < 30% AMI;
2. Native American and Hispanic households with income 30-50% AMI;
3. Black/African American and Native American households with income 50-80% AMI; and
4. Black/African American and Native American households with income 80-100% AMI.

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

The housing needs of racial and ethnic minorities are identified above.

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

There are 13 Census Block Groups with a disproportionate number of Hispanic persons than in Goodyear as a whole. There are no specific areas or neighborhoods with disproportionate numbers of racial groups relative to Goodyear as a whole.

NA-35 Public Housing – 91.205(b)

Introduction

The city of Goodyear does not own or operate public housing or Section 8 Housing Choice Voucher programs. The city is served by the Housing Authority of Maricopa County, which owns no public housing in Goodyear.



NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Maricopa Regional Continuum of Care (CoC) works throughout Maricopa County, including the city of Goodyear, to coordinate homeless planning across municipalities and agencies. The city may use CDBG resources to support or expand facilities and services for people experiencing homelessness in cooperation with other west valley communities and the CoC.

Individuals and families experiencing homelessness in Goodyear reflect the diversity, complex characteristics, and special needs of people experiencing homelessness throughout the United States. Some people experiencing homelessness require limited assistance to regain permanent housing and self-sufficiency. Others, especially people with disabilities and those who are experiencing long-time and repeat homelessness, require supportive housing and extensive and long-term support. In addition to people who are already experiencing homelessness, individuals and families with limited or fixed incomes may be in imminent danger of becoming homeless.

The Phoenix Rescue Mission works with the Goodyear Police Department Homeless Outreach Team to continuously engage people experiencing chronic homelessness in Goodyear to build trust and rapport. Angels on Patrol also provides supports to Goodyear's Police Officers to connect people in crisis with solutions and services. Many individuals they engage are struggling with addiction and mental health issues and are in need of support to acquire stable housing and social security benefits as they are unable to maintain steady employment.

The Interfaith Homeless Emergency Lodging Program (I-HELP) is a network of southwest valley faith organizations that provide overnight emergency shelter and case management to assist people experiencing homelessness move from crisis to stability.

The Maricopa Regional Continuum of Care, coordinates the region's response to homelessness, including conducting the annual Point-In-Time (PIT) Count. The PIT Count is conducted annually in late January to get a snapshot of sheltered and unsheltered homelessness in the county. The data in this section comes from the 2024 PIT Count, conducted by the CoC, and estimates from the local Homeless Management Information System (HMIS). The data provided in this section are for the entirety of Maricopa County.



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 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 the MAG CoC region, 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.

Economic hardship, domestic violence, and housing that is not affordable are the most common contributors to homelessness among families with children. Homelessness among families with children disrupts access to education and health care and can have long-term effects on overall well-being. In the MAG CoC region, 1,867 individuals in families with children are sheltered, while 222 are unsheltered. Each year, 5,300 individuals within families with children become homeless, while 3,342 exit homelessness.

Veterans experiencing homelessness may face greater risk of chronic homelessness due to service-related physical disabilities or mental health conditions. Veterans may require specialized healthcare and housing assistance. In the MAG CoC region, 346 veterans are sheltered, and 93 are unsheltered. Annually, 1,417 veterans experience homelessness, and 795 exit homelessness.

Unaccompanied youth (under age 24) most often experience homelessness due to family rejection, aging out of foster care, or abusive environments. Youth are particularly vulnerable to exploitation, mental health issues, and face barriers to education and employment. In the MAG CoC region, 21 unaccompanied youth are in shelters, and 17 are unsheltered. Each year, 64 unaccompanied youth become homeless, while 14 exit homelessness.

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

Using data from the Homelessness Management Information System (HMIS), 5,460 persons in households with adults and children experience homelessness in Maricopa County 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 or assistance. Additionally, HMIS estimates 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.

Individuals surveyed during the 2024 Point-in-Time Count who provided an answer to the race and ethnicity with which they identified included: 61% White, 29% Black or African American, 6% Native American, 3% multi-racial, and 1% all other races. Ethnically, 27% identified as Hispanic, while 73% identified as non-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:

The increasing population has created an imbalance between housing demand and housing supply. This imbalance has resulted in significant rent and price increases and a corresponding increase in homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

For purposes of the Consolidated Plan, the city of Goodyear defines special populations as:

1. People who are Elderly or Frail Elderly
2. People with Severe Mental Illness
3. People with Mental, Physical and/or Developmental Disabilities
4. People with Alcohol/Other Drug Addictions
5. Persons with HIV/AIDS & their families
6. Domestic Violence Survivors

The CDBG program expressly permits CDBG funding without income qualification for specific categories of people with special needs – referred to as “presumed benefit” populations. These populations include abused children, elderly persons, victims of domestic violence, severely disabled adults, illiterate adults, persons living with AIDS, and migrant farm workers.



Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly. According to the 2023 American Community Survey, there are an estimated 10,407 Goodyear households that are headed by a person 65 or older, including 4,030 age 75 and older. Nine of ten elderly and frail elderly households are homeowners. Of elderly Goodyear residents (age 65 and over), 3.8% or 403 have income below the poverty level. Among residents age 75 and older, 5.2% or 363 have income below the poverty level. The poverty level is highest among single females age 75 and older at 7.7%.

People with Severe Mental Illness. According to the Arizona Health Care Cost Containment System (AHCCCS) Behavioral Health Services Annual Report for Fiscal Year 2024, 59,428 Arizona residents received services as a serious mentally ill AHCCCS enrollee. Specific data is not available for Goodyear. AHCCCS indicates about 1/3 of SMI individuals enrolled in the public health care system also have substance abuse issues. The majority of enrolled SMI individuals receive case management, rehabilitation, and medical and pharmacy services. About 1/3 of enrolled SMI individuals receive supported employment and living skills training.

People with Physical and Developmental Disabilities. According to the 2023 ACS, there are 7,530 Goodyear households that include a person with one or more disabilities. Of these households, 5,830 (77%) are owner households and 1,700 are renter households. Of owner households that include a person with a disability, an estimated 2,362 (41%) experience housing problems, including 1,245 low-moderate income owners, and 1,116 middle-higher income owners. Of renter households that include a person with a disability, an estimated 1,675 (99%) experience housing problems, including 1,212 low-moderate income renters and 463 middle-higher income renters.

People with Alcohol/Other Drug Addictions. In June 2024, the Maricopa County Public Health Department published a Coordinated Community Health Needs Assessment (CCHNA), which includes data on drug and alcohol-related hospitalizations and deaths. Specific data for Goodyear is not available. Approximately one in five adults aged 18 or older reported using illegal or illicit substances. For Maricopa County residents under 18, marijuana use was reported at lower rates than the state average, but the use of inhalants and unauthorized pain medications was notably higher. Among this age group, drug overdoses ranked as the fifth leading cause of death. Maricopa County is grappling with a growing opioid crisis. Both accidental drug poisonings and opioid overdoses, along with overall drug-related deaths, rose between 2017 and 2021. Maricopa County's alcohol-related death rate during 2017–2021 was 30 per 100,000, exceeding both state and national averages.

Domestic Violence, Sexual Assault and Stalking Survivors. In 2025, the Goodyear Police Department took 1,587 calls for domestic violence, 245 calls for sexual assault, and 75 calls for stalking. Victim Advocates provided services to reduce the trauma of interpersonal violence to 1,036 Goodyear residents.



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

Elderly and Frail Elderly. Elderly homeowners are most in need of assistance to maintain their homes and installation of accessibility improvements to retain homeownership if desired. Elderly renters are in need of more affordable rental housing in close proximity to transportation and services. Housing connected to community services, including health care and transportation, and that promotes a healthy and active lifestyle is important to seniors maintaining the ability to live independently.

People with Severe Mental Illness. Individuals with serious mental illness are particularly vulnerable to homelessness and in need of permanent supportive housing to attain housing and mental health stability.

People with Physical and Developmental Disabilities. People with physical and developmental disabilities have highly-variable housing and supportive service needs. Support with home maintenance and repairs for owners and supportive housing for renters are critical to meeting the housing and social needs of people with disabilities. Transportation services and employment opportunities for people with disabilities would be particularly beneficial to providing needed economic and social supports.

People with Alcohol/Other Drug Addictions. Individuals struggling with substance abuse require strong support systems to sustain sobriety and overall health. Their housing needs include safe environments that encourage sobriety in close proximity to family friends and support networks. Their supportive services needs include access to employment assistance, and mental health and health care facilities.

Domestic Violence, Sexual Assault and Stalking Survivors. The most immediate needs of domestic violence, sexual assault and stalking survivors are a safe place to live, meals, basic toiletries, legal advocacy, case management, financial coaching, employment assistance, and life skills development. While many are capable of moving to permanent housing without supports, others are in need of transitional housing with supportive services or with mortgage or rent assistance to maintain their housing after family breakup. There is also a need for free or low-cost specialty counseling services to address trauma.

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

According to the Maricopa County HOME Consortium, in 2021 the county's HIV prevalence rate stood at 296.4 per 100,000 residents. Between 2016 and 2021, Maricopa County consistently reported a higher HIV prevalence rate than the state average, though it remained below the national rate. Arizona's HIV-related mortality rates were also lower than the national average during this period. For AIDS, Arizona's prevalence rate was 132.3 per 100,000, with both prevalence and mortality rates staying below national levels. Despite a steady increase in HIV cases in Maricopa County, Arizona and the county continued to maintain comparatively lower AIDS prevalence and mortality rates, as reported by the CDC and ADHS.



The Greater Phoenix Ryan White HIV Services Planning Council provides vital programs and services for individuals affected by HIV/AIDS in Maricopa County. In 2023, a community survey of 359 HIV-positive individuals identified key priorities, including Black/African American men, Women of Color, and Young Adults (ages 18-34), with 37 surveys completed in Spanish. The top needs included the AIDS Drug Assistance Program (ADAP), access to medical care, and health insurance premium assistance. In support services, assistance with food, housing, and utility costs ranked as the most urgent needs.

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))

According to the Maricopa HOME Consortium, TBRA assistance may be provided through the HOME Consortium member cities. Each member has income eligibility criteria; however, in general there are no preferences for households with a specific category of disability.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

A broad range of public facilities are eligible for CDBG funding including those that serve LMI neighborhoods such as parks or recreational facilities and neighborhood centers, or a specific population such as seniors, persons with disabilities, people experiencing homelessness, youth, or abused and neglected children.

In addition to other public facilities that are or may become eligible for CDBG funding, the city of Goodyear Capital Improvement Plan identified potential park improvements in LMI neighborhoods.

How were these needs determined?

Needs were determined by reviewing the Capital Improvement Program (CIP), and needs and priorities identified by participants in the citizen participation and stakeholder consultation process.

The Capital Improvement Plan (CIP) is designed to ensure that improvements will be made when and where they are needed and that the city will have the funds to pay for and maintain them. The CIP outlines project costs, funding sources and estimated future operating costs associated with each project. Nine city department projects are included in the CIP – development services, economic development, engineering, facilities, fire department, parks and recreation, police department, public works, and water services.

The CIP is updated annually to ensure that it addresses new and changing priorities within the city. The CIP is a *plan*. As such, projects are subject to change based on new or shifting service needs, special financing opportunities, emergency needs, or other directives established by the Mayor and Council.



Residents and stakeholders participating in needs and priorities discussions, identified the following public facility needs:

1. Public facilities / community centers in LMI neighborhoods.
2. Youth and senior facilities.
3. Regional low-barrier shelter for individuals experiencing homelessness.

Describe the jurisdiction's need for Public Improvements:

Public improvements eligible for CDBG funding are those that benefit LMI neighborhoods such as improvements to solid waste disposal, flood drainage, water and sewer, streets, sidewalks, street lighting, and other public improvements for special populations such as the removal of architectural barriers.

In addition to other public improvements that are or may become eligible for CDBG funding, the city of Goodyear Capital Improvement Plan identified street and sidewalk improvements in LMI neighborhoods as potential CDBG-funded public improvements activities.

How were these needs determined?

Public improvement needs were determined in the same manner as public facility needs - by reviewing the city Capital Improvement Plan and needs and priorities identified by participants in the citizen participation and stakeholder consultation process.

The Capital Improvement Plan (CIP) is designed to ensure that improvements will be made when and where they are needed and that the city will have the funds to pay for and maintain them. The CIP outlines project costs, funding sources and estimated future operating costs associated with each project. Nine city department projects are included in the CIP – development services, economic development, engineering, facilities, fire department, parks and recreation, police department, public works, and water services.

The CIP is updated annually to ensure that it addresses new and changing priorities within the city. The CIP is a *plan*. As such, projects are subject to change based on new or shifting service needs, special financing opportunities, emergency needs, or other directives established by the Mayor and Council.

Residents and stakeholders participating in needs and priorities discussions, identified the following public improvements needs:

1. Street and sidewalk improvements.
2. Drainage improvements.
3. Water infrastructure.



Describe the jurisdiction's need for Public Services:

Public services eligible for CDBG funding are those that serve LMI neighborhoods and residents, such as services for seniors, persons with disabilities, people experiencing homelessness, youth, abused and neglected children, and domestic violence survivors. Other CDBG-eligible services include employment training, crime awareness/prevention, fair housing, tenant/landlord counseling, health and mental health services, eviction or foreclosure prevention, and other services that promote housing and economic opportunity or stability.

Phase I of the city's Community and Neighborhood Services Master Plan focused on human and public services, and identified the following priority service needs:

1. Basic needs, including food, clothing, shelter, and personal safety.
2. Mental health services that align with individual and family needs.
3. Sustainable income through increased opportunities for economic self-sufficiency and prosperity.
4. Transportation, focused on access to flexible and affordable transportation options for vulnerable residents and workforce members.

How were these needs determined?

Phase I of the city's Community and Neighborhood Services Master Plan was developed with multiple opportunities for resident and stakeholder input, information from other city plans, and available data. To gather input regarding the city's most vulnerable residents and their human service needs, outreach was conducted from July through September 2021. Outreach included five focus groups attended by twenty-seven (27) individuals, nineteen (19) stakeholder and key informant interviews, a school district representatives roundtable, a discussion with the Goodyear Youth Commission, and two Goodyear Faith and Community Roundtable discussions. Focus groups were organized for seniors, people experiencing homelessness, and beneficiaries of programs currently providing services in Goodyear. Outreach was coordinated through service providers and organizations representing Goodyear residents, as well as social media. Phase I also incorporated information from existing planning efforts, including the city of Goodyear Strategic Plan, the 2019 Community Assessment of resident health and well-being, the city of Goodyear Economic Development Action Plan, and regional transit studies.



Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The housing market consists of homeowners and renters and the units they occupy. In addition to tenure and occupancy, the three primary elements of the housing market that impact supply and demand are:

1. Variety - the types of housing that are available.
2. Quality - most often defined by age, unit value and whether the unit has complete plumbing or kitchen facilities.
3. Affordability - defined by the percentage of household income that must be spent for housing costs and whether that percentage consumes more than 30% of gross household income.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

A variety of housing types are necessary to meet the diverse housing needs and desires of both owners and renters. Housing variety is driven by many factors - primarily demand for certain types of housing and amenities. Other factors that influence housing variety include public policy such as zoning and building requirements, the availability and cost of infrastructure, and the cost of development (land, construction, fees).

In 2023, 85% of Goodyear housing units were single-family detached structures, compared to 90.1% in 2018. Of Goodyear housing units, 76% consisted of three or more bedrooms. Units with three or more bedrooms were 1.7 times more likely to be owner occupied, while units with two or fewer bedrooms were 3.1 times more likely to be renter occupied.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	33,585	85%
1-unit, attached structure	962	2%
2-4 units	900	2%
5-19 units	1,288	3%
20 or more units	2,347	6%
Mobile Home, boat, RV, van, etc	359	1%
Total	39,441	100%

Table 18 – Residential Properties by Unit Number

Data Source: 2019-2023 ACS



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Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	52	0.2%	1,011	13%
1 bedroom	127	0.5%	1,153	15%
2 bedrooms	4,385	16%	1,872	24%
3 or more bedrooms	23,375	84%	3,864	49%
Total	27,939	100%	7,900	100%

Table 19 – Unit Size by Tenure

Data Source: 2019-2023 ACS

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

Two projects assisted with federal, state, and local funds were completed for occupancy in 2026.

Goodyear Table A – Units Assisted with Federal, State and Local Programs							
Property Name	Program Type	Number of Units					Targeting
		0 br	1 br	2 br	3+br	Total	
Estrella Springs at Canyon Trails	4% LIHTC	0	12	192	192	396	Family
Suncrest Vista at Canyon Trails	4% LIHTC	0	76	153	32	261	Senior

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

There are no units expected to be lost from the affordable housing inventory during the period covered by this Consolidated Plan.

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

There is a general oversupply of units with 3 or more bedrooms – six of ten Goodyear households consist of one or two people, while 76% of housing units contain 3 or more bedrooms. People may choose to live in a unit that is larger than needed for their household size. The limited supply of multi-family and 1- and 2- bedroom units constrain choices for households who may wish to live in a smaller unit. The available single-family choices are more expensive than what a typical LMI household can afford.



Describe the need for specific types of housing:

There is a need for homes with fewer bedrooms to accommodate both younger families and older families that may wish to downsize. Phase III of the city of Goodyear Community and Neighborhood Services Master Plan identified a need for homes for the workforce, including homeownership homes priced between \$270,000 and \$330,000 for multi-earner households, and rental homes priced from \$1,030 for single people to \$2,245 for families. The Phase III analysis identified a need for 3,115 income-aligned rental homes in general, include 1,208 for households headed by a person under age 35, 1,471 for households headed by a person age 35 to 64, and 435 for households headed by a person age 65 and over.

Discussion

Encouraging a range of housing choices for people at all income levels can be achieved through addressing the need for affordable housing for those with lower incomes, developing new opportunities for first-time homebuyers to enter the homeownership market, and promoting market-rate and executive housing for professionals and upwardly-mobile households.

Encouraging housing variety also provides an opportunity for people of different incomes, ages, races and ethnicities to create a strong community and when a variety of housing types are integrated into a neighborhood, to live in the same neighborhood as their housing needs change through life.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Housing that is not affordable has costs to families and the community. It can lead to homelessness, place increased demands on community services, result in deferred maintenance that impacts entire neighborhoods, and negatively impact local businesses as households make fewer discretionary purchases. Households that pay too much for housing must often make difficult decisions about how to pay for other nondiscretionary costs such as food, childcare, and transportation. Homeowners that pay too much for housing often struggle with necessary maintenance and repairs, and renters that pay too much for housing are often unable to save the funds necessary to move into homeownership.

Housing is considered affordable when a household pays not more than 30% of household income for housing costs. Households that spend more than the 30% threshold are considered housing cost burdened. Households that spend more than 50% for housing costs are considered severely cost burdened.

Both owners and renters may choose to occupy housing that is disproportionately costly for any number of reasons. Location, availability, public transportation and access to services or employment, anticipated income increases, and housing quality are just some of the complex factors that impact housing choice and affordability. Yet choice is much more limited for households with the lowest incomes.



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Homeowners who are housing cost burdened may require assistance with unplanned home repairs. The lowest income homeowners may be challenged to maintain their homes. In 2023, 5,297 Goodyear households experienced housing problems, including 2,182 owners and 3,115 renters. Single person and nonfamily renter households are the most likely to experience housing problems. Phase III of the Goodyear Community and Neighborhood Services Master Plan projects the number of households with housing problems will increase by 2,977 to 8,274 households by 2035. The projected increase includes 1,439 owners and 1,538 renters.

Cost of Housing

	Base Year: 2020	Most Recent Year: 2023	% Change
Median Home Value	310,500	441,900	42%
Median Contract Rent	1,169	1,644	41%

Table 20 – Cost of Housing

Data Source: 2016-2020 ACS (Base Year), 2019-2023 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	31	0.3%
\$500-999	318	3.4%
\$1,000-1,499	1,284	13.8%
\$1,500-1,999	3,015	32.4%
\$2,000 or more	4,656	50.0%
Total	9,304	100%

Table 21 - Rent Paid

Data Source: 2019-2023 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	734	-
50% HAMFI	373	1,644
80% HAMFI	2,965	3,264
100% HAMFI	3,310	7,268
Total	7,382	12,176

Table 22 – Housing Affordability

Data Source: 2018-2022 CHAS



Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Area median rent					
Fair Market Rent	1,344	1,467	1,740	2,386	2,716
High HOME Rent	1,044	1,119	1,346	1,546	1,705
Low HOME Rent	818	876	1,052	1,215	1,356

Table 23 – Monthly Rent

Data Source: 2023 HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is insufficient housing for households with income less than 100% AMI.

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

Both home values and rents rose over 40% between 2020 and 2023, significantly decreasing housing affordability for both owners and renters. Phase III of the Goodyear Community and Neighborhood Services Master Plan indicated that about one of three properties transferred ownership during the 2019 to 2024 period. Given the high number of property transfers coupled with increased home values and rents, the likelihood of affordability improving is very low, absent a significant economic downturn or increased investments in housing affordability.

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 general HOME rents are lower than area median rent, while Fair Market Rent is higher. As HOME rents are lower, they are used in HOME projects. Lower HOME rents suggest a significant investment in rental units is necessary to increase affordability for low-income renters, particularly those with income less than 50% AMI. The most significant gaps in rental affordability and area median rents are efficiency and 4-bedroom units, suggesting that rental affordability is most needed among single people and large families.

Discussion

Housing affordability continues to decline as the population increases and supply cannot keep pace with demand. LMI households are challenged to find decent, safe housing that is affordable. Housing affordability impacts both renters and homeowners.



Between 2020 and 2023, median home values increased 41%, median rents increased 42%, while median income increased 20%. Both median home values and median rents increased at more than twice the rate of median income.

Rehabilitated or new units targeted for very low-income renters would have positive impacts on the availability of cost-attainable housing.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Housing quality encompasses a range of issues that are central to quality of life including housing safety, design and appearance, maintenance and energy efficiency, and community safety and livability. The quality of the existing housing stock reflects economic prosperity and pride of community.

The age of the housing stock is one indicator of housing quality. While many older housing units have been well-maintained, other older housing units may have been built to outdated building codes using materials and construction techniques that are no longer considered safe or sustainable. Older housing units may be less energy efficient, resulting in higher utility costs for occupants. In addition, some materials, such as lead (in units built prior to 1978) and asbestos may be health hazards to unit occupants.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

A substandard housing unit is defined by HUD as lacking complete plumbing or kitchen facilities. HUD also requires the city to define 1) substandard condition and 2) substandard condition and suitable for rehabilitation. These definitions are used in determining the eligibility of a housing unit for rehabilitation, except for emergency/minor repairs using CDBG funds.

- *Substandard Dwelling Unit.* A residential property that does not meet HUD Housing Quality Standards (HQS), or local building code.
- *Substandard Dwelling Unit Suitable for Rehabilitation.* A dwelling unit that does not meet HUD Housing Quality Standards (HQS) or local building code, where 1) improvements to bring the unit to local building codes or HUD HQS are economically and physically feasible, and 2) the cost of rehabilitation will not exceed 100% of the replacement cost of the dwelling.
- *Emergency/minor repairs* may be made using CDBG funds without the entire unit meeting local code as long as the repairs meet local code. Emergency/minor repairs include but are not limited to: disability accessibility improvements, lead-based paint remediation, repair of one major system (e.g., foundation, wall, electrical, roof, plumbing, HVAC), and window/door or energy efficiency improvements.



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Condition of Units

	Owner		Renter	
	Number	%	Number	%
With one selected Condition	5,589	20%	4,235	54%
With two selected Conditions	18	0%	470	6%
With three selected Conditions	29	0%	3	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	22,303	80%	3,192	40%
Total	27,939	100%	7,900	100%

Table 24 - Condition of Units

Data Source: 2019-2023 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	22,869	82%	5,204	66%
1980-1999	4,237	15%	2,058	26%
1950-1979	755	3%	360	5%
Before 1950	78	0.3%	278	4%
Total	27,939	100%	7,900	100%

Table 25 – Year Unit Built

Data Source: 2019-2023 ACS

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	833	3.0%	638	8.1%
Housing Units built before 1980 with children present	54	6.3%	153	27.6%

Table 26 – Risk of Lead-Based Paint

Data Source: 2019-2023 ACS (Total Units) 2018-2022 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			5,927
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 27 - Vacant Units



Need for Owner and Rental Rehabilitation

Housing units that are 40 years old or older are more likely than newer housing stock to require rehabilitation or replacement, lead-based paint remediation, and energy efficiency improvements. Over three quarters (78%) of Goodyear's housing stock has been built since the year 2000. There are 1,471 units that were built before 1980 and are 40 years old or older, representing 4.1% of Goodyear housing units.

HUD's housing condition data includes four housing conditions: 1) lacks complete kitchen facilities, 2) lacks complete plumbing facilities, 3) more than one person per room, and 4) cost burden greater than 30%. Conditions 3 and 4 are not directly relevant to the physical condition of the unit, although overcrowding and cost burden can lead to substandard housing. US Census data provide information on complete plumbing and kitchen facilities. Complete kitchen facilities include a) cooking facilities, b) refrigerator, and c) a sink with piped water. Complete plumbing facilities include a) hot and cold piped water, b) a flush toilet, and c) a bathtub or shower. US Census data indicates there are 83 units in Goodyear that lack complete plumbing facilities and 124 that lack complete kitchen facilities.

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

There are an estimated 150 Goodyear housing units with Lead-based Paint (LBP) hazards occupied by low-moderate income families with children under age 6, including 50 owner-occupied units and 100 renter-occupied units. Low-moderate income families with young children comprise 92% of owner households and 65% of renter households occupying housing units with LBP hazards.

Childhood lead poisoning is a serious pediatric health problem and children aged six years and younger are particularly susceptible to lead poisoning. Research indicates that even a low level of lead in a child's blood can have harmful effects on physical and developmental health. The most common source of exposure is deteriorating lead-based paint and lead-contaminated dust found in the home, but other sources include pottery, jewelry, candy, and makeup.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The city of Goodyear does not own or operate public housing or Section 8 Housing Choice Voucher programs. The city is served by the Housing Authority of Maricopa County, which does not own or operate public housing in the city of Goodyear



MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The following section describes the facilities and services available in the Maricopa Regional Continuum of Care (CoC). The data in the following table comes from the 2024 Maricopa Regional CoC Housing Inventory Chart (HIC). It is important to note that the HIC includes beds for the entire CoC region, which includes unincorporated Maricopa County and all municipalities within Maricopa County.

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)	1,808	0	513	1,321	0
Households with Only Adults	3,044	25	728	4,843	0
Chronically Homeless Households	0	0	0	1,687	0
Veterans	0	0	196	1,413	0
Unaccompanied Youth	115	0	118	0	0

Table 28 - 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

Mainstream services available in Maricopa County complement homeless-targeted services by addressing key health, mental health, and employment needs, ensuring a holistic approach to stability.

Health services include:

- *Circle the city* operates mobile health units and respite centers providing accessible medical care for homeless individuals. They focus on primary care, chronic condition management, and post-hospitalization recovery.
- *Mission of Mercy* offers free primary medical care and prescription medications to the uninsured, many of who have chronic conditions like high blood pressure and type 2 diabetes, and choose to make MOM their medical home.
- *Native American Community Service Center* offers culturally specific healthcare, including mental health and substance abuse services tailored to Native American individuals.
- *Phoenix Rescue Mission* includes wellness programs addressing nutrition, disease prevention, and recovery from addiction.

Employment services include:

- *A New Leaf* conducts job readiness workshops, offering support for resume building, interview preparation, and job placement. They also provide financial literacy training for maintaining financial independence.
- *West Valley Housing Assistance Center (WVHAC)* provides coordinated entry in the West Valley. In addition to emergency housing for families experiencing homelessness, WVHAC staff help individuals find secure work, and ultimately save for a long-term home or apartment. They provide free pick up/drop off for intake and other related appointments.
- *Gervonni Cares* provides assistance and resources that address food insecurity, housing stability, financial literacy, and workforce development. The Stuck In the Middle (SIM) program empowers individuals to rise above life's hurdles, fostering stability and growth for those striving to improve their circumstances.
- *Arizona @ Work* is a statewide workforce development network providing job search assistance, career counseling, and access to training programs for industries with workforce shortages. This resource is easily accessed through a dedicated workforce development coordinator physically located in Goodyear and funded through a city-county partnership.

Mental Health services include:

- *Arizona Behavioral Health Corporation* provides crisis intervention, mental health counseling, and long-term care for individuals with severe mental illness.



- *Community Bridges* combines behavioral health services with substance abuse treatment and peer support programs, offering a continuum of care model.
- *Maggie's Place* provides trauma-informed counseling and mental health support for pregnant women and new mothers experiencing homelessness, addressing their unique emotional and psychological challenges.

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.

A comprehensive array of services and facilities designed to address the needs of diverse homeless populations, including chronically homeless individuals, families, veterans, and youth are available throughout Maricopa County.

For individuals experiencing chronic homelessness:

- UMOM New Day Centers and Human Services Campus offer comprehensive support, including permanent supportive housing, healthcare services, and employment assistance to address chronic homelessness.
- Community Bridges offers integrated behavioral health services, including mental health and substance abuse treatment, tailored to individuals experiencing chronic homelessness. Their programs also include crisis stabilization services to address immediate needs.
- Native American Community Service Center focuses on providing culturally appropriate services for Native American individuals, including access to healthcare, housing, and mental health resources to address chronic homelessness.
- Arizona Behavioral Health Corporation specializes in mental health services for individuals with severe mental illnesses, a key factor in chronic homelessness. Their programs include housing assistance and supportive case management to help individuals achieve stability.

For families with children:

- Save the Family Foundation of Arizona provides transitional housing, parenting classes, and employment services to stabilize families and help them achieve self-sufficiency.
- Child Crisis Arizona offers emergency shelter, counseling, and family reunification services to ensure children and families are supported in a safe and nurturing environment.
- New Life Center serves families experiencing domestic violence and homelessness by providing emergency shelter, legal advocacy, and childcare services.
- Maggie's Place offers transitional housing and support for pregnant women and new mothers, including parenting education, trauma-informed counseling, and childcare support.

For veterans:



- US Vets operates transitional and permanent housing programs for veterans and their families, offering job training, mental health services, and counseling.

For unaccompanied youth:

- Homeless Youth Connection offers housing and case management for youth ages 18-24, focusing on education, employment, and independent living skills.
- one-n-ten supports LGBTQ+ youth by providing safe housing, mentorship, and community-building programs, addressing challenges specific to this group.
- Florence Crittenton Services of Arizona specializes in serving at-risk and homeless girls, providing shelter, behavioral health services, and education programs aimed at building self-esteem, life skills, and independence. They also offer therapeutic counseling to address trauma and promote healing.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are a variety of regional services available to assist vulnerable populations, including at-risk youth, seniors, and persons with disabilities, people with serious mental illness, alcohol and/or substance use disorders, and HIV/AIDS. Within the Maricopa County HOME Consortium, four primary groups have been identified: the elderly and frail elderly, individuals affected by HIV/AIDS and their families, those experiencing alcohol and/or drug addiction, and people with mental or physical disabilities.

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

Supportive housing needs include but are not limited to: rent and utility assistance, financial management, food and clothing assistance, health and mental health care, employment services, and life skills training or assistance with daily living. The following detail provides information on the Maricopa HOME Consortium supportive housing focus for specific populations.

Supportive housing needs for elderly individuals are based on their health and mobility levels. Typically, elderly residents require a living environment that provides multiple forms of assistance or convenience. Access to healthcare services is essential, as health issues tend to become more common with age. Assistance with daily tasks (such as shopping, cooking, and housekeeping) becomes increasingly important with aging. Accessible transportation options, especially public transit, are crucial to enable elderly individuals to maintain independence for as long as possible. Safety is a top priority, as older residents may be more vulnerable to crime or exploitation. Finally, climate and weather play a role, as



they can impact mobility and health. Supportive housing should offer healthcare access and adaptable housing modifications to support continued independence.

People with disabilities have diverse needs depending on their capabilities and may face challenges similar to the general population, alongside unique needs. Many live on limited incomes with restricted housing options. While those with greater independence may benefit from subsidized housing, individuals requiring specialized care have fewer options. Many adults with disabilities continue living with family members, creating potential financial strain. Accessible housing features, such as ramps, wider doorways, and adapted bathroom facilities, are crucial for those with physical disabilities. Additionally, for those with mental or developmental disabilities, access to case management and social services can improve quality of life and help individuals achieve greater self-sufficiency.

Those recovering from addiction need housing options that provide a safe, supportive environment conducive to sobriety. A reliable support network is key to maintaining recovery. Access to healthcare, support groups, employment services, and family or friends is essential. Detox services are particularly important during the early stages of recovery. Beyond detox, access to transitional or permanent supportive housing can provide a stable environment that reduces the risk of relapse. Additionally, life skills training and counseling can further aid in reintegrating individuals into the community, fostering independence, and reducing the stigma associated with addiction.

Individuals living with HIV/AIDS require medical and social support tailored to their needs. Although medical advancements have improved HIV/AIDS treatment, specialized care and support remain essential. It is important for these individuals to have access to informed family and friends for social support, as well as nearby medical facilities for ongoing care. Stable housing is crucial, as it has been shown to improve health outcomes for people with HIV/AIDS by reducing stress and providing a foundation for consistent medical care. Additionally, supportive housing should include access to mental health services to address the emotional and psychological challenges often associated with managing a chronic illness.

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

Several programs and initiatives in Maricopa County are designed to ensure that individuals returning from mental and physical health institutions receive the supportive housing and care they need. Collectively, these programs aim to reduce recidivism, improve health outcomes, and provide a stable foundation for individuals as they reintegrate into the community after time in institutional settings:

1. **Transitional Housing Programs:** Transitional housing options, such as Hope Lives - Vive La Esperanza, provide short-term housing with supportive services to help individuals stabilize during their transition out of institutional settings. These programs offer assistance with daily activities, case management, and access to essential mental and physical health services, all aimed at supporting residents as they adjust to independent living.



2. **Permanent Supportive Housing (PSH):** Various permanent supportive housing programs operate within Maricopa County, facilitated by organizations such as HOM, Inc., in partnership with the Arizona Department of Housing (ADOH) and behavioral health providers. These programs offer long-term housing assistance along with supportive services tailored to individuals with chronic mental or physical health needs. Services include case management, access to healthcare, substance use counseling, and assistance with daily living skills, helping residents maintain stability and independence.
3. **AHCCCS Housing Programs (AHP):** The AHCCCS Housing Programs (AHP), administered by the Arizona Health Care Cost Containment System (AHCCCS) in partnership with the Arizona Behavioral Health Corporation (ABC), offer housing assistance specifically for individuals with behavioral health needs, including those returning from mental health institutions. AHP provides a range of housing solutions, from short-term rental assistance to long-term supportive housing, focused on promoting stability and recovery. By prioritizing individuals with serious mental illness and other behavioral health challenges, AHP ensures access to safe, affordable housing and essential supportive services, such as case management, counseling, and health care coordination. This holistic approach addresses both housing and health needs, significantly reducing homelessness and improving health outcomes for vulnerable populations in Maricopa County.
4. **Mobile Crisis and Outreach Services:** Programs like Terros Health's Mobile Outreach Program offer support to individuals who may be at risk of re-entering an institution or experiencing a crisis after transitioning to housing. These mobile crisis teams respond to mental health emergencies, provide on-site counseling, and work to prevent housing loss by addressing immediate needs in a timely manner.

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)

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))

The city grants resources through its Community Funding Program to nonprofit organizations that address the housing and supportive services needs of vulnerable individuals and families. Some examples of areas the Community Funding Program has traditionally funded include individual and family assistance to attain and maintain housing stability, gain self-sufficiency, access healthy foods, provide transportation services, and assistance enrolling in means-based programs.



MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

HUD defines a regulatory barrier as "a public regulatory requirement, payment, or process that significantly impedes the development or availability of affordable housing without providing a commensurate health and/or safety benefit."

The city has a variety of planning documents and resources, many of which include a housing element, such as the 2035 Goodyear General Plan, the December 2024 Housing Needs Assessment Research report and a December 2025 Zoning Assessment. The city also recently prepared Phase III of the Goodyear Community and Neighborhood Services Master Plan (CANS Phase III), which focused on housing. The 2024 housing needs assessment was prepared in accordance with Arizona law and estimated current and anticipated demand by household income level. CANS Phase III further projected household tenure and the potential number of households that will experience or be at risk of experiencing housing problems in 2035. Together these documents provide a strong baseline by which to target investments and potential incentives.

The city is currently undergoing a rewrite of the Zoning Ordinance, with proposed City Council adoption in summer 2026. A model housing ordinance is under consideration; absent the ordinance, the city works with developers to accommodate requests for regulatory relief when practical, particularly through the entitlement and rezoning process in the form of a Planned Area Development (PAD).

Parcels that are not yet constructed are required to provide water and wastewater line extension, half-street improvements, traffic signals, and any other unbuilt infrastructure identified through studies for grading, drainage, sewer, or traffic. While these requirements may impede the development of affordable housing, they are essential to community health and safety. CDBG funds could help to offset costs to improve the likelihood projects will move forward.



MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The city of Goodyear is committed to economic vitality and will maintain its unique character while seeking diverse and high-quality development that supports the community's economic sustainability. To this end, the city will foster economic development strategies that invest in public amenities and infrastructure to enhance the community.

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	324	318	1	1	0
Arts, Entertainment, Accommodations	3,718	4,829	12	22	10
Construction	1,930	660	6	3	-3
Education and Health Care Services	5,519	4,222	18	19	1
Finance, Insurance, and Real Estate	2,506	561	8	3	-6
Information	492	121	2	1	-1
Manufacturing	1,962	2,140	7	10	3
Other Services	862	860	3	4	1
Professional, Scientific, Management Services	2,002	787	7	4	-3
Public Administration	0	0	0	0	0
Retail Trade	4,095	4,467	14	20	7
Transportation and Warehousing	2,141	1,727	7	8	1
Wholesale Trade	1,507	590	5	3	-2
Total	27,058	21,282	--	--	--

Table 29 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	48,962
Civilian Employed Population 16 years and over	46,117
Unemployment Rate	
Unemployment Rate for Ages 16-24	10.30%
Unemployment Rate for Ages 25-65	3.50%

Table 30 - Labor Force

Data Source: 2019-2023 ACS



City of Goodyear Arizona HUD PY2026-2029 Four-Year Consolidated Plan

Occupations by Sector	Number of People
Management, business and financial	9,481
Farming, fisheries and forestry occupations	253
Service	7,304
Sales and office	10,165
Construction, extraction, maintenance and repair	3,350
Production, transportation and material moving	5,454

Table 31 – Occupations by Sector

Data Source: 2019-2023 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	15,184	47%
30-59 Minutes	13,728	42%
60 or More Minutes	3,639	11%
Total	32,551	100%

Table 32 - Travel Time

Data Source: 2019-2023 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	2,145	100	1,921
High school graduate (includes equivalency)	7,423	183	3,042
Some college or Associate's degree	14,792	818	5,007
Bachelor's degree or higher	14,101	620	3,155

Table 33 - Educational Attainment by Employment Status

Data Source: 2019-2023 ACS



City of Goodyear Arizona HUD PY2026-2029 Four-Year Consolidated Plan

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	164	128	198	730	693
9th to 12th grade, no diploma	1,134	1,059	867	1,184	524
High school graduate, GED, or alternative	2,958	2,933	2,789	5,027	3,567
Some college, no degree	2,565	2,854	3,752	6,176	3,991
Associate's degree	507	1,343	2,197	4,362	2,211
Bachelor's degree	420	2,680	3,251	6,105	4,004
Graduate or professional degree	3	851	1,732	3,411	3,585

Table 34 - Educational Attainment by Age

Data Source: 2019-2023 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$ 37,057
High school graduate (includes equivalency)	\$ 43,787
Some college or Associate's degree	\$ 51,584
Bachelor's degree	\$ 72,958
Graduate or professional degree	\$ 81,867

Table 35 – Median Earnings in the Past 12 Months

Data Source: 2019-2023 ACS

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

Based on the Business Activity table above, the major employment sectors (employing more than 2,000 workers) within the city of Goodyear are:

1. Arts, entertainment, accommodations.
2. Retail trade.
3. Education and health care services.
4. Manufacturing.



City of Goodyear Arizona HUD PY2026-2029 Four-Year Consolidated Plan

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	324	318	1	1	0
Arts, Entertainment, Accommodations	3,718	4,829	12	22	10
Construction	1,930	660	6	3	-3
Education and Health Care Services	5,519	4,222	18	19	1
Finance, Insurance, and Real Estate	2,506	561	8	3	-6
Information	492	121	2	1	-1
Manufacturing	1,962	2,140	7	10	3
Other Services	862	860	3	4	1
Professional, Scientific, Management Services	2,002	787	7	4	-3
Public Administration	0	0	0	0	0
Retail Trade	4,095	4,467	14	20	7
Transportation and Warehousing	2,141	1,727	7	8	1
Wholesale Trade	1,507	590	5	3	-2
Total	27,058	21,282	--	--	--

The Business Activity table above illustrates the distribution of workers and jobs by sector in the city of Goodyear. There are 5,776 more workers than jobs in the overall economy, with the greatest discrepancies in the Finance, Insurance, and Real Estate (1,945), Construction (1,270), and Professional, Scientific, and Management Services (1,215) sectors. This discrepancy highlights the attractiveness of Goodyear as a place to live among employees in generally higher-paying employment sectors.

While there is an overall surplus of workers, the arts, entertainment and accommodations (-1,111), and retail trade (-378) sectors indicate a shortage of workers relative to job availability. Jobs in these sectors are often part-time, with variable, less predictable schedules, and lower wages. The shortage of workers in these sectors can lead to high turnover and resulting challenges for employers. Addressing these sector-specific imbalances is important to supporting long-term tourism and livability goals.



Describe the workforce and infrastructure needs of the business community:

The Western Maricopa Coalition (WESTMARC) is a public-private partnership representing 15 communities, the business sector, and educational institutions across the West Valley of Greater Phoenix. Established in 1990, WESTMARC serves as a unifying force, driving strategic collaboration to advance the region's economic vitality and quality of life. The *West Valley Pipeline 2.0 2024-2028* is the West Valley Regional Workforce Development Strategic Plan. Workforce and infrastructure needs of the business community include reduced commute times, barriers around access to transportation, childcare and housing that is affordable, and limited pathways for businesses to engage with K-12 and post-secondary schools.

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.

Over the next several years, the city of Goodyear has planned multiple initiatives that may affect job and business growth opportunities:

1. Development of the Goodyear Ballpark on city-owned land.
2. Development of options for future collaboration, partnership, or ownership of the Phoenix-Goodyear Airport.
3. Preservation of wildlife corridors connecting Goodyear with the Estrella Mountain Regional Park.

All of these initiatives are infrastructure intensive, requiring significant financial investment from the city or project partners and collaborators. Initially, workforce development needs will focus on construction trades, while long-term workforce development needs will be highly variable.

In terms of infrastructure, these initiatives will require continued investment in transportation, digital connectivity, and utilities. To ensure Goodyear remains an attractive location for businesses, enhancing public transit, expanding broadband access, and upgrading energy infrastructure will be critical.

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

Although the number of available jobs is comparable to the number of workers, there is a misalignment in skills across various sectors, with many workers lacking the training required for the available positions. This mismatch is evident from the disparities in available jobs and the actual sectors in which



City of Goodyear Arizona HUD PY2026-2029 Four-Year Consolidated Plan

Goodyear residents are employed. Implementing targeted training programs and educational initiatives is crucial to better align workforce skills with industry 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.

ARIZONA@WORK is a statewide workforce development network that connects job seekers with employers. The network offers job search assistance, resume building, career counseling, and training programs to enhance employment opportunities. Conversely, employers can access recruitment resources and labor market information to better align workforce skills with the specific demands of their industries. Together, these dual efforts help to support both workforce readiness and economic growth.

The Maricopa County West Valley ARIZONA@WORK One- Stop Center provides career services to residents of Maricopa County living outside of the city of Phoenix. ARIZONA@WORK serves job seekers of all backgrounds, all skill levels, and all ages and partners with employers to meet their workforce needs. Job seekers are provided with career guidance and assessments, customized training, education and skills development, and assistance connecting with employers and supportive services, if needed. Specialized services are available for veterans, people with disabilities, and people with criminal justice challenges or backgrounds. Supportive services to enable successful completion of training may include assistance with costs of housing, utilities, transportation, childcare, clothing/uniform, or tools necessary for employment. This resource is easily accessed through a dedicated workforce development coordinator physically located in Goodyear and funded through a city-county partnership.

Estrella Mountain Community College is located near Goodyear and offers Associate's Degrees and Certificates in Accounting, Justice, Law Enforcement and Corrections, Information Technology, Organizational Leadership, Retail and Small Business Management, and Speech Pathology.

In addition to business recruitment, a focus on stimulating entrepreneurship and growing small and local business will also have a positive impact on the economy by helping to create jobs and by increasing the volume and velocity of income to generate wealth. The Goodyear Innovation Hub fulfills this role by providing resources for entrepreneurs and small business owners.

These efforts will support the Consolidated Plan by providing services for youth and adults seeking career and employment opportunities, and by providing assistance to small businesses and entrepreneurs.

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.

The city of Goodyear Economic Vitality strategy is designed to maintain the city's unique character while seeking diverse and high-quality development that supports the community's economic sustainability and is organized around six guiding principles:

1. Ensure city services are continually streamlined, efficient, customer focused and responsive to support residential and business growth, and the long-term success of existing local businesses and residents.
2. Continually update and refine long-range plans that incorporate resident and stakeholder input to provide a road map for community design, strategic economic development, and infrastructure investments.
3. Focus on strategic and targeted economic development pursuits that increase high quality employment and amenities, encourage tourism, and generate additional revenues.
4. Nurture and support existing businesses and entrepreneurial efforts in the city.
5. Foster business investment through streamlined processes, innovation, and ongoing partnerships.
6. Employ balanced housing strategies that target a wide variety of options (e.g., types, price ranges, sizes, ownership/rental, and styles) through strategic partnerships and enhanced ordinances/policies.



MA-50 Needs and Market Analysis Discussion

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

There are no areas in Goodyear where households with multiple housing problems are concentrated.

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

An area of low-income concentration is defined by HUD as an area where at least 51% of the population has income below 80% of the area median income. In 2024, HUD identified eleven census block groups that met this criterion. These areas are concentrated in the areas of Goodyear with the oldest housing stock – Historic Goodyear, North Subdivisions, the Wildflower subdivision, and more rural areas in south Goodyear.

Because Goodyear has relatively few census block groups that meet this criterion, HUD provides a program year (PY) exception to the 51% low-moderate income criterion. This annual exception was 45.5% in PY2024 and 45.8% in PY2023, adding several additional census block groups to the low-income concentration areas.

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

Some areas of low-income concentration are urban in nature while others are more rural in nature. Many are located near transportation and current or planned employment corridors and opportunities. Housing prices continue to increase throughout Goodyear, and low-income concentration areas are no exception.

Are there any community assets in these areas/neighborhoods?

Assets in many of these areas include a higher number of working-age adults, multi-cultural roots and traditions, and proximity to current or planned transportation and employment corridors.

Are there other strategic opportunities in any of these areas?

There are aging facilities and infrastructure that would benefit from improvement to better serve area residents.



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.

The Arizona Broadband Navigator is a powerful tool provided by the Arizona Commerce Authority that allows residents, government representatives, internet service providers, and others to visualize and understand broadband coverage across the state. The map also provides a representation of broadband availability for each home, business, and other serviceable locations in Arizona. It classifies locations into three categories:

- Served: Addresses with broadband service that meets or exceeds 100 Mbps download speed and 20 Mbps upload speed – 93.55% of Goodyear locations are served.
- Underserved: Addresses with broadband service below 100 Mbps download speed and 20 Mbps upload speed but higher than 25 Mbps download speed and 3 Mbps upload speed – 3.48% of Goodyear locations are underserved.
- Unserved: Addresses with broadband service below 25 Mbps download speed and 3 Mbps upload speed – 2.98% of Goodyear locations are unserved – these areas are primarily in the rural areas of Goodyear to the south of the urbanized city.

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

Multiple broadband Internet service providers already serve the city of Goodyear.



MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

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

The Maricopa County Multi-Jurisdictional Hazard Mitigation Plan 2021 identified the likely effects of climate change as increased heat, drought, and insect outbreaks that result in more wildfires, declining water supplies, subsidence, reduced agricultural yields, health impacts in cities due to heat, and flooding and erosion. The plan was prepared in compliance with US Department of Homeland Security Federal Insurance and Mitigation Administration Requirements.

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

The Maricopa County Multi-Jurisdictional Hazard Mitigation Plan 2021 calculated the number of Goodyear residential addresses vulnerable to increased natural hazard risks associated with climate change. Using the 2024 LMI total calculation of 30.8%, the following LMI households are considered vulnerable to natural hazard risks:

- Flooding due to spillway inundation – 2,118 LMI households
- Flooding due to dam failure – 1,463 LMI households
- Flooding due to location in a high hazard flood zone – 173 LMI households
- Subsidence – 6,755 LMI households
- Wildfire – 35 LMI households



Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Four-Year HUD Consolidated Plan aligns with the city's Strategic Plan, which includes five focus areas: 1) *Fiscal and Resource Management* that demonstrates fiscal responsibility through established financial policies, budgeting practices and financial standards that meet the requirements and benchmarks for financial reporting established by the Governmental Finance Officer Association (GFOA) and the Government Accounting Standards Board (GASB); 2) *Economic Vitality*, focused on maintaining its unique character while seeking diverse and high-quality development that supports the community's economic sustainability. The city will foster economic development strategies that invest in public amenities and infrastructure to enhance the community; 3) *Safe and Vibrant Community* that provides programs, gathering places and events where the community can come together to participate in opportunities for an engaged, healthy, safe, and active lifestyle; 4) *Innovative and High Performing Organization* that strives to be a preferred employer by fostering an inclusive culture and a safe working environment that attracts and retains a highly performing and engaged workforce. The city is committed to providing outstanding service to the community at an exceptional value; and 5) *Infrastructure* - strategically plan, implement and maintain current and future infrastructure and facilities to support the community's quality of life, economic viability and protection of the environment.

As a young and fast-growing city, Goodyear has focused CDBG funding on creating a sense of community that includes safe neighborhoods, decent and economically-sustainable housing, adequate infrastructure, and accessible public facilities.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

The city of Goodyear has not identified target or geographic priority areas.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The city of Goodyear will invest CDBG funds in activities throughout the city that directly benefit LMI households, areas, and people with special needs.



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Public and stakeholder input, the Consolidated Plan needs assessment and market analysis, the Community and Neighborhood Services Master Plan, the city's General Plan, Capital Improvements Plan, and Strategic Plan are used to determine the relative priority of activities and the populations that will be served.

HUD allows two priority designations – high and low. Assignment of priority does not reflect a lack of need for any particular population or activity; it merely identifies those conditions that are most likely to be addressed with limited CDBG funding. All priority needs, regardless of priority designation of high or low, are considered consistent with the Goodyear Consolidated Plan for the purpose of issuing consistency letters to third parties.

- High priority activities are likely to be funded with CDBG and/or HOME resources during the next four years. HOME funds are included in the Maricopa HOME consortium Consolidated Plan and information is provided in the Goodyear Consolidated Plan for information purposes only.
- Low priority activities may be funded as opportunities arise.

High-Priority Activities

1. Attainable and Sustainable Housing
2. Community Facilities and Infrastructure
3. Program Administration
4. Public Services

Low-Priority Activities

1. Economic Development



SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	• 1,170 LMI renters are severely housing cost burdened. • Median contract rent increased 41% between 2020 and 2023, while median income increased 20%. • 50% of rental units rent for \$2,000/month or more. • 1,107 units affordable to renters with income less than 50% AMI.
TBRA for Non-Homeless Special Needs	• Renter households that include a person with a disability are 2.4 times more likely than owners to experience housing problems. • 1,212 low-moderate income renters with disabilities experience housing problems.
New Unit Production	• 2,000 additional housing units are estimated to be needed annually. • Homeownership opportunities are needed for first-time homebuyers. • 1,170 LMI renters and 1,920 LMI owners are severely housing cost burdened.
Rehabilitation	• 20% of owner units and 54% of renter units have one selected condition (incomplete kitchen or bathroom, overcrowding, or housing cost burden). • 100 renters and 50 owners with children under age 6 occupy pre-1980 housing. • 1,471 Goodyear housing units were built before 1980. • The US Census estimates there are 83 units that lack complete plumbing and 124 units that lack complete kitchens. • 130 applications for owner-occupied housing rehabilitation were received from 2022 to 2025.
Acquisition, including preservation	• 1,170 LMI renters and 1,920 LMI owners are severely housing cost burdened. • Acquisition of existing homes for placement into the affordable housing inventory could benefit housing cost burdened homeowners or renters.

Table 36 – Influence of Market Conditions



SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The Community Development Block Grant program is funded through the US Department of Housing and Urban Development (HUD) Office of Community Planning and Development. Due to its size and composition, the city of Goodyear is classified as an entitlement community. This means that Goodyear does not apply for the CDBG program, but is awarded CDBG funds at a level based on a HUD formula involving population and demographics. In order to receive CDBG funds, the city must complete a Consolidated Plan every three-to-five years and an Annual Action Plan that details the uses of funds. Congress' primary objective for CDBG is to improve communities, principally for LMI persons by:

1. Providing Decent Housing,
2. Providing a Suitable Living Environment, and
3. Expanding Economic Opportunities.

The amount of CDBG funding received by the city varies from year-to-year based on the Federal Budget. The city expects to receive \$1,929,144 over the next four years, based on the \$482,286 PY2026 allocation.

The city of Goodyear anticipates becoming a member of the Maricopa HOME consortium for the fiscal year beginning July 1, 2027. When Goodyear becomes a HOME consortium member, the city will be eligible to receive HOME funds from Maricopa County through the consortium. The city expects to receive approximately \$100,000 annually.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HOME program has matching fund requirements that will be met through cash contributions from private entities, below-market interest rate loans, general obligation bonds, the forbearance of fees, donated property, on- and off-site infrastructure documented as necessary for a HOME-assisted project, multifamily or single-family bond financing, donated labor, supportive services, or homebuyer counseling. The CDBG program does not have matching fund requirements.

CDBG funds will leverage the city's Community Funding Program. The Community Funding Program provides grants to nonprofit organizations that provide human or social services to benefit Goodyear residents. Applications are generally taken in spring of each year for activities that will address a priority identified in Community Funding Policy for Grant Awards to nonprofit organizations. These priorities are to:



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1. Meet basic needs by providing access to nutritious food, clothing, shelter, and emergency financial assistance for Goodyear residents in crisis or facing instability.
2. Create community spaces that foster social and cultural cohesion.
3. Improve service delivery through strengthened case management, expanded digital access and technology, integrated peer support, and trauma-informed care.
4. Expanded mental health services for individuals and families.
5. Advance regional solutions through collaborative initiatives that create broader community impact.
6. Promote economic stability by helping individuals achieve sustainable income and financial security through targeted programs.
7. Improve transportation access to ensure equitable access to essential services.

At least one priority population must be served. Priority populations are older adults and individuals with disabilities who live on low, fixed incomes; low-income individuals and families; individuals with mental health concerns; individuals experiencing or at risk of homelessness; individuals with limited financial literacy; and young people who are disconnected from education or employment opportunities.

CDBG funds may also leverage Goodyear's partnership with the city of Avondale to provide support for the regional community action program and senior center. In addition, CDBG funds may leverage federal resources available to the city including funds available from the Departments of Transportation, Health and Human Services, and the Economic Development Administration.

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

The city of Goodyear does not presently have publicly-owned land or property that may be used to address the needs identified in the plan.



SP-40 Institutional Delivery Structure – 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.

The City Manager's Office is responsible for the administration of CDBG funds received from the US Department of Housing and Urban Development.

The city's Neighborhood Services Division is part of the Parks and Recreation Department and was created to support and nurture Goodyear's neighborhoods, acting as a bridge between citizens and their government. The vision of the Division is to be a dynamic, committed partner in building strong relationships so that citizens, organizations, businesses, and the city can solve problems and accomplish community goals together. The Division will carry out the Consolidated Plan and work towards its vision by:

1. Assisting with the organization of associations or alliances to give neighborhoods a sense of identity;
2. Delivering homeowners association education;
3. Facilitating the Goodyear Leadership Enrichment and Development (LEAD) program. The LEAD program provides in-depth information about how local government works, develops skills to strengthen participants' leadership capability, and informs individual interest. The program builds relationships with emerging community leaders to prepare individuals for non-elected or elected leadership roles, foster community-based problem solving, and support neighborhood self-reliance through civic engagement;
4. Facilitating the Goodyear Faith & Community Roundtable to collaborate resources to make a difference for those in need in the Southwest Valley; and
5. Implementing specific activities that may be funded with CDBG resources.



Assess of Strengths and Gaps in the Institutional Delivery System

The city of Goodyear continues to expand its capacity to deliver public services and housing and community development programs. There are few providers physically located in Goodyear; regional providers serve Goodyear's LMI and vulnerable residents.

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

Table 37 - 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)

The city of Goodyear is committed to addressing the needs of persons experiencing and at risk of homelessness. The city of Goodyear participates in the regional Continuum of Care plan in collaboration with all other jurisdictions in Maricopa County. The Maricopa Association of Governments (MAG) is the lead agency for the Maricopa Regional Continuum of Care (CoC) and plans and administers the CoC. The CoC meets at least quarterly to review progress and implementation strategies; it convenes nonprofit organizations, business, faith and community groups to problem-solve housing, treatment or shelter needs. Agencies address housing concurrently with substance abuse, mental health and other health care needs.

A network of regional providers makes available Homelessness Prevention Services, including Crisis Response Network; Crisis, Preparation, and Recovery, Community Legal Services, Avondale Community Action Program, Maricopa County Human Services Department, Lutheran Social Services, and The Salvation Army. Most human services targeted to people at risk of or experiencing homelessness are provided by the Human Services Campus located in Phoenix; Street Outreach Services are conducted by the Goodyear Police Department Community Action Team, Mission of Mercy, Mercy Maricopa Integrated Care, and Phoenix Rescue Mission.

Supportive services are largely available in the community, with the exception of low-cost child care and education services. The community may access supportive services through Recovery Innovations, Community Bridges, Inc., Arizona @ Work, and Goodwill. Health services are provided by Abrazo West Hospital, Adelante, Dignity Health, Mission of Mercy, and Mountain Park Health Center. The Phoenix Rescue Mission, Human Services Campus and the Health Care for Homeless Veterans Program provide services targeted to people at risk of or experiencing homelessness. The Area Agency on Aging, through HIV Care Directions, provides supportive services to people living with HIV/AIDS.

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 Maricopa Regional Continuum of Care regularly consults nonprofit organizations, which are the primary providers of services for special needs populations and persons experiencing homelessness. Health agencies, and agencies that provide supportive housing and social services to individuals living with HIV/AIDS are also active participants in the CoC.

The main gaps and challenges in the delivery system for people with special needs and persons experiencing homelessness are due to insufficient funding to meet the growing need. Limited income increases for households at the lowest-income levels and living on fixed incomes are placing more



households at risk of homelessness. Additionally, as the population ages the demand for senior services continues to increase.

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

The city will continue to facilitate the Goodyear Faith and Community Roundtable to coordinate resources and identify strategic partnerships to address priority needs. During the next four years, Goodyear will continue to invest in nonprofit organizations that address priority needs and populations and will expand efforts to address substandard housing conditions and promote homeownership.



SP-45 Goals Summary – 91.215(a)(4)

The following goals are established to allow for a range of activities during the next four years. Goal outcomes are estimated based on available funding and the number of LMI people and households in Goodyear. The city must annually report progress towards meeting four-year goals. There is no penalty for not meeting a goal. Goals for the use of HOME funds are included for informational purposes and incorporated into the Maricopa HOME Consortium Consolidated Plan.

Four-year Consolidated Plan Goals for CDBG Funding	
Activity	Four-Year Goal
High Priority: Community Facilities and Improvements	
Community Facilities & Improvements	4,000 people
High Priority: Public Services	
Services to Meet Basic Needs	500 people
High Priority: Attainable and Sustainable Housing	
Owner-occupied Housing Unit Rehabilitation and Emergency Repairs	10 housing units
Low Priority: Economic Development	
Create or Retain Jobs	1 business

Four-year Consolidated Plan Goals for HOME Funding (for information purposes only; to be included in Maricopa HOME Consortium Consolidated Plan)	
Activity	Four-Year Goal
High Priority: Attainable and Sustainable Housing	
Direct Assistance to 1 st -time Homebuyers	5 households
Rental Housing Units	4 housing units
Homeownership Housing Units	4 housing units
Tenant-based Rental Assistance	5 households

Goal Descriptions



City of Goodyear Arizona HUD PY2026-2029 Four-Year Consolidated Plan

1	Goal Name	Community Facilities and Improvements
	Goal Description	CDBG funds for: development of or improvements to facilities for seniors, youth, persons with disabilities, abused and neglected children, neighborhood facilities, parks/ recreation facilities, child care centers, fire stations/equipment, health facilities, nonprofit facilities, bus shelters, including energy efficiency and disability accessibility improvements; development of or improvements to flood drainage, water/sewer systems, streets, and sidewalks in LMI areas, or for economic or housing development, including infrastructure improvements; broadband and disability accessibility improvements; clearance and demolition or movement of buildings to other sites; acquisition of real property that will be developed for a public purpose; and cleanup of contaminated sites.
2	Goal Name	Public Services
	Goal Description	CDBG-funded services to LMI individuals, including persons experiencing or at risk of homelessness, seniors, persons with disabilities, youth, domestic violence survivors, people with serious mental illness, people with alcohol/ substance use disorders, abused/neglected children, domestic violence survivors, improvements to or operating support for emergency/transitional shelter.
3	Goal Name	Attainable and Sustainable Housing
	Goal Description	CDBG funded infrastructure for or rehabilitation of housing for LMI owners or renters, including energy-efficiency, disability accessibility improvements, temporary or permanent relocation; first-time homebuyer assistance, including down payment and closing cost assistance and interest rate buydowns; and acquisition/rehabilitation/resale of homeownership housing. HOME (through the Maricopa HOME consortium) funded rehabilitation of housing for LMI owners or renters; new construction of homebuyer or renter housing; homebuyer assistance, including down payment and closing cost assistance and interest rate buydowns; acquisition/rehabilitation/resale of homeownership housing; and tenant-based rental assistance.
4	Goal Name	Economic Development
	Goal Description	CDBG-funded financial and technical assistance to commercial enterprises with five or fewer employees, one or more of whom own the enterprise. Infrastructure in support of economic development may be undertaken as part of community facilities and improvements activities.
5	Goal Name	Program Administration
	Goal Description	General program administration; planning; indirect costs; and fair housing activities.



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 it will provide affordable housing to 2 extremely low-income families, 4 low-income families and 4 moderate-income families. CDBG resources will be focused on community improvements. Goodyear residents will continue to be assisted through referrals to the housing resources described above as the city evaluates conditions and assesses the need for additional housing services.



SP-50 Public Housing Accessibility and Involvement – 91.215(c)

The city of Goodyear does not own or operate public housing or Section 8 Housing Choice Voucher programs. The city is served by the Housing Authority of Maricopa County, which owns no public housing in Goodyear.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

HUD defines a regulatory barrier as "a public regulatory requirement, payment, or process that significantly impedes the development or availability of affordable housing without providing a commensurate health and/or safety benefit."

The city has a variety of planning documents and resources, many of which include a housing element, such as the 2035 Goodyear General Plan, the December 2024 Housing Needs Assessment Research report and a December 2025 Zoning Assessment. The city also recently prepared Phase III of the Goodyear Community and Neighborhood Services Master Plan (CANS Phase III), which focused on housing. The 2024 housing needs assessment was prepared in accordance with Arizona law and estimated current and anticipated demand by household income level. CANS Phase III further projected household tenure and the potential number of households that will experience or be at risk of experiencing housing problems in 2035. Together these documents provide a strong baseline by which to target investments and potential incentives.

The city is currently undergoing a rewrite of the Zoning Ordinance, with proposed City Council adoption in summer 2026. A model housing ordinance is under consideration; absent the ordinance, the city works with developers to accommodate requests for regulatory relief when practical, particularly through the entitlement and rezoning process in the form of a Planned Area Development (PAD).

Parcels that are not yet constructed are required to provide water and wastewater line extension, half-street improvements, traffic signals, and any other unbuilt infrastructure identified through studies for grading, drainage, sewer, or traffic. While these requirements may impede the development of affordable housing, they are essential to community health and safety. CDBG funds could help to offset costs to improve the likelihood projects will move forward.



Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The city of Goodyear will take four steps to mitigate barriers to affordable housing, including a combination of strategic planning, legal and financial actions:

1. Implement the Community and Neighborhood Services Master Plan to guide investments in housing programs and projects that are coordinated with human services and neighborhood connections.
2. Focus community education on increased understanding of housing affordability challenges. Continued conversations regarding housing affordability will take place to foster support for investment in programs and projects that can increase affordability. These conversations will help to change perceptions about the benefits of housing affordability.
3. Encourage Accessory Dwelling Unit and Missing Middle housing development in accordance with Arizona Revised Statutes.
4. Build relationships to attract additional funding and incentives, such as with financial institutions and private foundations.



SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Goodyear Police Department, through the Community Action Team (CAT) and Hand-in-Hand contract, will continue its proactive approach to establishing trusting community relationships and providing referrals to local and regional resources and shelter options to address specific needs. Individual needs are assessed by providers of homelessness services upon referral.

Addressing the emergency and transitional housing needs of homeless persons

Outreach is conducted throughout the year by the Goodyear Police Department and Phoenix Rescue Mission. Phoenix Rescue Mission may provide shelter and services or refer individuals and families to the Human Services Campus (HSC) in Phoenix. The HSC is the lead agency for single adult coordinated entry in the Valley and conducts intakes and assessments. The HSC connects individuals to a wide array of services guided by HSC Navigators. The HSC provides matches to housing, helps connect people with family or friends, provides additional hospitality resources including post office services and bag storage, and leads and fosters collaboration among partner agencies to end homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Goodyear Police Department will continue its proactive approach to establishing trusting community relationships and providing referrals to regional resources and shelter options to address specific needs. Individuals and families are able to access regional homelessness prevention resources across a continuum based on the immediacy of their risk, current housing situation, and family resources. Increased aftercare and follow-up activities are being piloted by multiple State-funded projects serving families with the aim of quickly identifying and addressing issues that could result in repeat homelessness. These efforts will help to shorten the time that individuals and families experience homelessness; however, the shortage of supportive and affordable housing will continue to limit the ability of the Continuum of Care to quickly house people.



Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Individuals and families will have access to regional homelessness prevention resources across a continuum based on the immediacy of their risk, current housing situation, and family resources. The type of services varies by funding source, and ranges from mortgage, rent and utility assistance only to prevention assistance (transportation, vehicle repair, daycare, etc.) designed to promote housing stability. People being discharged from a publicly-funded institution of care also have access to these resources along with specialized coordination of services through nonprofit agencies that address the risk of homelessness among the re-entry population. Families may also receive assistance from their child(ren)'s school through McKinney-Vento funds that provide transportation, school supplies, free breakfast and lunch, case management/advocacy, and other services.

SP-65 Lead based paint Hazards – 91.215(i)

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

Any structure built before 1978 that is proposed for rehabilitation under federal programs will be tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint will be provided to program participants and contractors. Should the city elect to implement housing rehabilitation assistance programs, it will provide families with a copy of Renovate Right or other EPA approved documents and require testing or presume the presence of lead-based paint. If testing indicates surfaces contain lead-based paint, safe work practices will be implemented during rehabilitation work. After completion of rehabilitation, the city will require a clearance examination of the worksite(s).

How are the actions listed above related to the extent of lead poisoning and hazards?

The city has a very small stock of pre-1978 housing units – an estimated 640 housing units - and will take action to educate and inform the public regarding lead hazards by distributing lead poisoning and lead hazard information to participants in federally-funded housing programs and to any interested resident.

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

The city will follow a multi-pronged approach to reduce lead hazards, integrating the following actions into housing policies and procedures:

1. Rehabilitation Projects. The city will follow strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances and require compliance from its contractors and subcontractors. Any structure built before 1978 that is proposed for rehabilitation under



federal programs will be tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint will be provided to program participants and contractors.

2. Public Education. Lead hazard information will be distributed to participants in homeownership and rental programs.

SP-70 Anti-Poverty Strategy – 91.215(j)

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

The US Census calculates poverty using income from earnings and other sources for adult household members, but not public assistance such as housing subsidy or food stamps. For this and other reasons it is important to note that while poverty may measure what a family needs, it is used primarily as a statistical yardstick.

The American Community Survey 2023 5-year estimates indicate that 4.5% of Goodyear families live in poverty, with the highest rate of poverty – 49.2% - among single-female headed families with children under 5 years. The same data indicates that the householder worked full-time in 2.3% of families living in poverty. As many Goodyear residents commute to their jobs across the valley, housing and transportation costs may consume nearly all of a household budget.

The root causes of poverty include: lack of higher-wage jobs; insufficient education; insufficient childcare and childcare assistance; and the high cost of housing and basic goods and services. The city of Goodyear works to increase economic activity, promote jobs-based education, and provide services to help households attain higher-wage employment. The city will invest in community improvements and provide local funding to support critical services to poverty-level families to reduce poverty by 10% from 4.5% to 4.05% over the next four years. This goal will be heavily influenced by factors beyond the control of the city, including the worldwide economy.

While the focus of the anti-poverty strategy is to reduce the incidence of poverty, the city will invest in stabilization of people in crisis as a forerunner to their movement out of poverty. Consequently, the anti-poverty strategy focuses on creating stable family and community environments. Public services for LMI individuals and families, people experiencing homelessness, people with disabilities, and other particularly vulnerable populations are critical.

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

Many poverty-level households consist of households with a single earner and/or people with special needs who live on fixed incomes. By investing in public services, the city will support family and community stability. By investing in community improvements and decent economically-sustainable housing, the city will provide the infrastructure, facilities, and services that support economic and education opportunity for people living in poverty.



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 purpose of monitoring is to ensure all projects remain compliant with the regulations set forth by HUD, including timely expenditure of funds. The city of Goodyear will accomplish the majority of its goals through collaboration among city departments and in cooperation with regional organizations. These collaborations will be monitored for progress through quarterly reports, receipt of payment requests that are compared to quarterly reports for consistency, and ongoing communication. Regular communication ensures that city departments or any subrecipients facing challenges are provided the necessary support. If reports and payment requests are not received regularly, the CDBG administrator will contact the city department or subrecipient to encourage payment request submittal and therefore timely expenditure of funds. Along with quarterly reports, payment requests are examined to quantify progress.

Each activity will receive on-site monitoring to identify areas for improvement, assist in overcoming challenges impeding accomplishments, and ensure compliance with regulations and policies. The city will monitor each activity to ensure the administrative requirements of 2 CFR 200 are followed.

Timely expenditure of funds will be ensured through inter-departmental or subrecipient agreements. The process of selecting activities will include ability to utilize CDBG funds in an efficient and expedient manner. Activities will be tracked for performance and compliance through institutional processes including accounting, performance and time tracking, grant management, and legal review. Measured accomplishments are provided through the Integrated Disbursement and Information System (IDIS), and in the Consolidated Annual Performance Evaluation Report.



Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The Community Development Block Grant program is funded through the US Department of Housing and Urban Development (HUD) Office of Community Planning and Development. Due to its size and composition, the city of Goodyear is classified as an entitlement community. This means that Goodyear does not apply for the CDBG program, but is awarded CDBG funds at a level based on a HUD formula involving population and demographics. In order to receive CDBG funds, the city must complete a Consolidated Plan every three-to-five years and an Annual Action Plan that details the uses of funds. Congress' primary objective for CDBG is to improve communities, principally for LMI persons by:

1. Providing Decent Housing,
2. Providing a Suitable Living Environment, and
3. Expanding Economic Opportunities.

The amount of CDBG funding received by the city varies from year-to-year based on the Federal Budget. The city expects to receive \$1,929,144 over the next four years, based on the \$482,286 PY2026 allocation.

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funds will leverage the city's Community Funding Program. The Community Funding Program provides grants to nonprofit organizations that provide human or social services to benefit Goodyear residents. Applications are generally taken in spring of each year for activities that will address a priority identified in Community Funding Policy for Grant Awards to nonprofit organizations. These priorities are to:

1. Meet basic needs by providing access to nutritious food, clothing, shelter, and emergency financial assistance for Goodyear residents in crisis or facing instability.
2. Create community spaces that foster social and cultural cohesion.
3. Improve service delivery through strengthened case management, expanded digital access and technology, integrated peer support, and trauma-informed care.
4. Expanded mental health services for individuals and families.



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5. Advance regional solutions through collaborative initiatives that create broader community impact.
6. Promote economic stability by helping individuals achieve sustainable income and financial security through targeted programs.
7. Improve transportation access to ensure equitable access to essential services.

At least one priority population must be served. Priority populations are older adults and individuals with disabilities who live on low, fixed incomes; low-income individuals and families; individuals with mental health concerns; individuals experiencing or at risk of homelessness; individuals with limited financial literacy; and young people who are disconnected from education or employment opportunities.

CDBG funds may also leverage Goodyear's partnership with the city of Avondale to provide support for the regional community action program and senior center. In addition, CDBG funds may leverage federal resources available to the city including funds available from the Departments of Transportation, Health and Human Services, and the Economic Development Administration.

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

The city of Goodyear does not presently have parcels of city-owned land or property that may be used to address the needs identified in this plan.



Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Annual Goals for CDBG Funding		
Activity	Annual Funding	Annual Goal
High Priority: Public Services		
Services to Meet Basic Needs	\$62,268	280 people
High Priority: Decent Income-aligned Housing		
Owner-occupied Housing Unit Rehabilitation and Emergency Repairs	\$323,561	10 housing units
High Priority: Program Administration		
Administer CDBG funds in compliance with program regulations	\$96,457	n/a



City of Goodyear Arizona HUD PY2026 Annual Action Plan

Goal Descriptions

1	Goal Name	Community Facilities and Improvements
	Goal Description	CDBG funds for: development of or improvements to facilities for seniors, youth, persons with disabilities, abused and neglected children, neighborhood facilities, parks/ recreation facilities, child care centers, fire stations/equipment, health facilities, nonprofit facilities, bus shelters, including energy efficiency and disability accessibility improvements; development of or improvements to flood drainage, water/sewer systems, streets, and sidewalks in LMI areas, or for economic or housing development, including broadband and disability accessibility improvements; clearance and demolition or movement of buildings to other sites; acquisition of real property that will be developed for a public purpose; and cleanup of contaminated sites.
2	Goal Name	Public Services
	Goal Description	CDBG-funded services to LMI individuals, including persons experiencing or at risk of homelessness, seniors, persons with disabilities, youth, domestic violence survivors, people with serious mental illness, people with alcohol/ substance use disorders, abused/neglected children, domestic violence survivors, improvements to or operating support for emergency/transitional shelter.
3	Goal Name	Decent Income-aligned Housing
	Goal Description	CDBG funded infrastructure for or rehabilitation of housing for LMI owners or renters, including energy-efficiency, disability accessibility improvements, temporary or permanent relocation; first-time homebuyer assistance, including down payment and closing cost assistance and interest rate buydowns; and acquisition/rehabilitation/resale of homeownership housing. HOME (through the Maricopa HOME consortium) funded development (new construction, acquisition and/or rehabilitation of housing for LMI owners or renters; homebuyer assistance, including down payment and closing cost assistance and interest rate buydowns; acquisition/rehabilitation/resale of homeownership housing; and tenant-based rental assistance.
4	Goal Name	Economic Development
	Goal Description	CDBG-funded financial and technical assistance to commercial enterprises with five or fewer employees, one or more of whom own the enterprise. Infrastructure in support of economic development may be undertaken as part of community facilities and improvements activities.



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5	Goal Name	Program Administration
	Goal Description	General program administration; planning; indirect costs; and fair housing activities.

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 it will provide affordable housing to 2 extremely low-income families, 4 low-income families and 4 moderate-income families.



Projects

AP-35 Projects – 91.220(d)

Introduction

The city of Goodyear will direct PY2026 CDBG funding to three activities:

1. Owner-occupied housing rehabilitation (CDBG matrix code 14A). \$323,561.
2. Legal services for renters facing unlawful eviction (CDBG matrix code 05C). \$62,268.
3. Program administration (CDBG matrix code 21A). \$96,457.

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

At least 70% of CDBG funds must serve LMI people and not more than 15% may be used for public services. Up to 20% may be used to cover administrative costs. The largest obstacle to addressing underserved needs is insufficient funding to support large projects.

AP-50 Geographic Distribution – 91.220(f)

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

CDBG assistance will be directed throughout Goodyear to benefit LMI residents, households, and neighborhoods.

Rationale for the priorities for allocating investments geographically

Allocating funds throughout Goodyear provides flexibility to address the greatest needs of LMI residents, households and neighborhoods.



Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	6
Special-Needs	4
Total	10

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	10

Discussion

The city will utilize CDBG funds to rehabilitate housing units and make emergency repairs for eligible homeowners. Approximately 40% of eligible homeowners are anticipated to be elderly and/or have disabilities (special needs).

AP-60 Public Housing – 91.220(h)

Introduction

The city of Goodyear does not have a public housing authority. Residents may receive assistance through the Housing Authority of Maricopa County, which does not own or operate public housing in Goodyear.



AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Maricopa Regional Continuum of Care (CoC) is managed by the Maricopa Association of Governments and works throughout Maricopa County, including the city of Goodyear, to coordinate homeless planning across municipalities and agencies. The city may use CDBG resources to support or expand facilities and services for homeless people in cooperation with other west valley communities and the CoC.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Goodyear Police Department, through the Community Action Team (CAT), will continue its proactive approach to establishing trusting community relationships and providing referrals to local and regional resources and shelter options to address specific needs. Individual needs are assessed by providers of homelessness services upon referral.

Addressing the emergency and transitional housing needs of homeless persons

Outreach is conducted throughout the year by the Goodyear Police Department and Phoenix Rescue Mission. Phoenix Rescue Mission may provide shelter and services or refer individuals and families to the Human Services Campus (HSC) in Phoenix. The HSC is the lead agency for single adult coordinated entry in the Valley and conducts intakes and assessments. The HSC connects individuals to a wide array of services guided by HSC Navigators. The HSC provides matches to housing, helps connect people with family or friends, provides additional hospitality resources including post office services and bag storage, and leads and fosters collaboration among partner agencies to end homelessness.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The Goodyear Police Department will continue its proactive approach to establishing trusting community relationships and providing referrals to regional resources and shelter options to address specific needs. Individuals and families are able to access regional homelessness prevention resources across a continuum based on the immediacy of their risk, current housing situation, and family resources. Increased aftercare and follow-up activities are being piloted by multiple State-funded



projects serving families with the aim of quickly identifying and addressing issues that could result in repeat homelessness. These efforts will help to shorten the time that individuals and families experience homelessness; however, the shortage of supportive and affordable housing will continue to limit the ability of the Continuum of Care to quickly house people.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Individuals and families will have access to regional homelessness prevention resources across a continuum based on the immediacy of their risk, current housing situation, and family resources. The type of services varies by funding source, and ranges from mortgage, rent and utility assistance only to prevention assistance (transportation, vehicle repair, daycare, etc.) designed to promote housing stability. People being discharged from a publicly-funded institution of care also have access to these resources along with specialized coordination of services through nonprofit agencies that address the risk of homelessness among the re-entry population. Families may also receive assistance from their child(ren)'s school through McKinney-Vento funds that provide transportation, school supplies, free breakfast and lunch, case management/advocacy, and other services.

Discussion

Individuals and families experiencing homelessness in Goodyear reflect the complex characteristics and special needs of people experiencing homelessness throughout the United States. Some people experiencing homelessness require limited assistance to regain permanent housing and self-sufficiency. Others, especially people with disabilities and those who are chronically homeless, require extensive and long-term support. In addition to people who are already homeless, individuals and families with limited incomes may be in imminent danger of becoming homeless.



AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

HUD defines a regulatory barrier as "a public regulatory requirement, payment, or process that significantly impedes the development or availability of affordable housing without providing a commensurate health and/or safety benefit."

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

During the coming year, the city of Goodyear will take four steps to mitigate barriers to affordable housing, including a combination of strategic planning, legal, and financial actions:

1. Focus community education on increased understanding of housing affordability challenges. Continued conversations regarding housing affordability will take place to foster support for investment in programs and projects that can increase affordability. These conversations will help to change perceptions about the benefits of housing affordability.
2. Encourage Accessory Dwelling Unit and Missing Middle housing development in accordance with Arizona Revised Statutes.
3. Build relationships to attract additional funding and incentives, such as with financial institutions and private foundations.



AP-85 Other Actions – 91.220(k)

Introduction:

In addition to establishing goals related to the use of CDBG funds, the city established HUD-required strategies to improve the delivery system, address lead-based paint hazards, reduce the incidence of poverty, and address barriers to affordable housing development. The city has also developed HUD-required program monitoring, and administrative policies.

Actions planned to address obstacles to meeting underserved needs

The development and subsequent implementation of policy initiatives is critical to the success of the city of Goodyear's overall housing and economic development goals. In general, policy development and implementation are designed to enhance city program effectiveness, identify gaps or underserved groups, and enhance the private sector's ability to provide market-based solutions. At present, the greatest obstacle to meeting underserved needs is insufficient funding.

Actions planned to foster and maintain affordable housing

The city will invest CDBG funds in owner-occupied housing rehabilitation, assisting an estimated 10 LMI Goodyear homeowners.

In addition, to address impediments to fair housing choice identified in the Maricopa County Regional Analysis of Impediments to Fair Housing Choice, the city will:

1. Actively strive to educate the public about housing affordability.
2. Facilitate missing middle and multi-family rental housing.
3. Increase funding and incentives to address housing affordability.

Actions planned to reduce lead-based paint hazards

The city will follow a multi-pronged approach to reduce lead hazards, integrating the following actions into housing policies and procedures:

1. Rehabilitation Projects. The city will follow strict HUD guidelines for testing and abatement of lead-based paint and other hazardous substances and require compliance from its contractors and subcontractors. Any structure built before 1978 that is proposed for rehabilitation under federal programs will be tested for lead-based paint. Notices and requirements regarding testing and removal of lead-based paint will be provided to program participants and contractors.
2. Public Education. Lead hazard information will be distributed to participants in homeownership and rental programs.



Actions planned to reduce the number of poverty-level families

The city will invest community funding in services that promote stabilization of people in crisis and access to economic opportunity as a forerunner to their movement out of poverty. The city will continue its economic development efforts, working cooperatively with employers, workforce investment agencies, and education agencies to promote jobs-based education and services to help lower-income households attain higher-wage employment.

Actions planned to develop institutional structure

The city of Goodyear recognizes the benefits of increasing administrative efficiencies to improve the delivery system. During the next year, the city will examine alternative methods to administration of HUD CPD programs among city departments.

Actions planned to enhance coordination between public and private housing and social service agencies

The city will continue to work with the Faith and Community Roundtable to facilitate trust and expand the collaborative mindset that honors the contributions, needs, and perspectives of local service providers.



Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(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
Total Program Income	0

Other CDBG Requirements

1. The amount of urgent need activities

No urgent need activities.

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities.

Not applicable.