



HUD PY25



Consolidated Annual Performance and Evaluation Report (CAPER)



CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan.

91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Goodyear completed its fourth year as a new CDBG entitlement community. The city is awaiting its PY26 grant agreement and preparing to launch 1) owner-occupied housing rehabilitation assistance and 2) eviction-prevention support for vulnerable tenants served by Gervonni Cares. In advance of funding, the city is finalizing policies and procedures for the rehab program, including contractor procurement for scoping and construction management, and has an eviction-prevention subrecipient agreement ready for signatures.

The PY25 public facilities project, which includes improvements to the YMCA early learning center, has completed the design phase and is now in the permitting phase. Construction is expected to be completed before the end of 2026, after which the related public services component will begin.

The PY24 public facilities activity involving new streetlighting along Litchfield Road, adjacent to the Historic Goodyear neighborhood, reached substantial completion on May 4, 2026. The project's design began March 3, 2025, and the final payment was processed on August 5, 2026. The activity was closed in IDIS on August 10, and activity accomplishments will be reported in next year's report. The added streetlights improved nighttime visibility and safety for more than 1,935 low- and moderate-income residents along the corridor.

As noted in earlier reports, the partnership between the Goodyear Workforce Development Coordinator and the PY22 subrecipient continued following the completion of the public facility activity. Between July 1, 2025, and June 30, 2026, 40 shelter residents participated in job-readiness programming that included job-search assistance, resume development, interview preparation, and other workforce workshops.

The City of Goodyear's Community and Neighborhood Services Master Plan – Phase III: Housing was completed in Spring 2026. The report documents significant changes in the local housing market, evaluates current and projected needs, and outlines how these trends affect low- and moderate-income households, seniors, renters, and the local workforce. The findings point to a strong need for continued investment through CDBG and HOME to improve affordability, preserve aging homes, assist cost-burdened households, and expand the supply of income-aligned housing.

The assessment shows that seniors face the highest rate of housing instability in the city. In 2023, 43.6 percent of households headed by someone aged 65 or older were at risk of instability, and this population is expected to account for a large share of future cost-burdened households. Renter households that include a person with a disability also experience disproportionate challenges; they are 2.4 times more likely than owner households with

disabilities to face housing problems. By 2035, both severe cost burden and housing instability are projected to increase, with seniors and people with disabilities remaining among the most vulnerable.

As housing stock ages, quality concerns continue to grow. Over the next 15 years, approximately 1,023 homes owned by severely cost-burdened low- and moderate-income households are expected to require repair or rehabilitation. Many of these households include seniors or people with disabilities, highlighting the need for strong owner-occupied rehabilitation programs supported by CDBG and HOME.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Attainable and Sustainable Housing	Affordable Housing	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%	0	0	
Attainable and Sustainable Housing	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	10	0	0.00%	0	0	
Attainable and Sustainable Housing	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	5	0	0.00%	0	0	

Community Facilities and Improvements	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	0	0.00%	50	0	0.00%
Economic Development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	2	0	0.00%		0	
Program Administration	Program Administration	CDBG: \$	Other	Other	5	4	0.00%	1	1	0.00%
Public Services	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2000	0	0.00%	21	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The City's CDBG investments continue to align with the priorities shown in the five-year Consolidated Plan, the highest priorities of which were 1) Community Facilities and Improvements and 2) Public Services. The city has invested CDBG funds in Community Facilities and Improvements and continued to use General Funds for public services.

Specifically, CDBG entitlement funds were used for construction services related to the PY24 Litchfield Road Streetlight project, as well as various administrative expenses, such as advertising public notices, consultant fees, and CDBG- and federal grant management-related training.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG
White	0
Black or African American	0
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	0
Hispanic	0
Not Hispanic	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative No activities were completed during the reporting period; therefore, there is no data to report. Data for the PY24 streetlights activity, completed in August 2026, will be reported next year.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$415,122	\$500,810.46

Table 3 - Resources Made Available

Narrative

The City expended \$500,810.46 during the period. \$367,362.42 was spent on construction related to the PY24 Litchfield Road Streetlight project. The balance of expended funds was used for various administrative expenses, such as advertising public notices, federal grant management training, and consultant fees for planning and for completing Phase III of the Community and Neighborhood Services Master Plan. (\$133,448.04 from PY23, PY24, and PY25).

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Citywide	100	100	All funds were invested in citywide projects.

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City did not identify specific target areas in the five-year Consolidated Plan. All CDBG investments are made citywide and may benefit low- and moderate-income people living in any area of the city, or in specific areas where larger percentages of low- and moderate-income people reside.

The Litchfield Road Streetlight activity occurred in an Area Benefit community, the Historic Goodyear neighborhood. The SW Valley YMCA early learning classrooms activity is underway now and will be reported on in the next CAPER.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

No publicly owned land or property located within the jurisdiction was used to address the needs identified in the Plan. General funds were leveraged to support projects addressing affordable housing, economic development, and public services needs of Goodyear residents.

Goodyear is committed to working regionally to reduce homelessness, increasing the number of safe housing options, and supporting partnerships to address homelessness, and committed the following resources during the reporting period:

- \$20,000 to support an agreement with the Maricopa County Hand-in-Hand program (and Phoenix Rescue Mission) to provide street outreach services,
- \$230,389.60 to staff the Community Action Team (formerly called the Homeless Outreach Team (HOT) consisting of two police officers and one sergeant, who responded to 640 calls related to homelessness (302), group homes (97), and/or mental illness (241) in FY26.
- \$53,562 to share the cost of a workforce development coordinator to be located in Goodyear with Maricopa County Human Services

Community Funding grants totaling \$198,400 were made to the following organization who serve individuals experiencing or at risk of homelessness: A New Leaf, Agua Fria Food and Clothing Bank, All Faith Community Services, Angels on Patrol, Area Agency On Aging, Region One, AZ Community Impact, AZ Vineyard Church, Big Brothers Big Sisters of Central Arizona, Boys & Girls Clubs of the Valley, Central Arizona Shelter Services, Dress for Success Phoenix, Helping Families In Need, Mission of Mercy, New Life Center, Sleep in Heavenly Peace AZ - Phoenix Chapter, Sounds of Autism, Southwest Lending Closet, Inc., St. Mary's Foodbank, The Opportunity Tree, The Salvation Army, and WHAM Art Association.

The following pilot initiatives, informed by the Community & Neighborhood Services Master Plan, continued in the reporting period:

- GoodyearCares Navigator: \$90,107 FY2025-2026 General Fund Resources Expended
- Home Repair/Rehabilitation: \$2,930 FY2025-2026 General Fund Resources Expended

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	0
Number of households supported through Acquisition of Existing Units	0	0
Total	0	0

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Goodyear has not used CDBG entitlement funds to support homeless resources or prevention efforts, nor affordable housing. As a result, CDBG funds did not support households through rental assistance or the production, rehabilitation, or acquisition of housing units.

Discuss how these outcomes will impact future annual action plans.

There is no foreseeable impact on future annual action plans. Goodyear is still committed to identifying and prioritizing activities based on need and capacity to implement efficiently with available resources.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Households Served

Narrative Information

Goodyear did not use CDBG entitlement funds to support homeless resources or prevention efforts, nor affordable housing. The CDBG activities that were undertaken during the program year were done on an area-wide benefit. Information on income by family size was not required to determine eligibility.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The Goodyear Police Department, through the Community Action Team (formerly called the Homeless Outreach Team (HOT)), has continued its proactive approach to establishing trusting community relationships and providing referrals to local and regional resources and shelter options to address specific needs. In FY26, CAT responded to 302 calls related to homelessness. Individual needs were assessed by providers of homelessness services upon referral.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Goodyear Police Department, through the Community Action Team and the Maricopa County Hand-in-Hand contract, which includes Phoenix Rescue Mission outreach services, continued its proactive approach to building trusting community relationships and to providing referrals to regional resources and shelter options to address specific needs. In addition, the I-HELP program, previously administered by Lutheran Social Services of the Southwest and now coordinated by AZ Community Impact and AZ Vineyard Church, provides overnight emergency shelter and case management to assist people experiencing homelessness. Community Bridges is another organization the city refers to when warranted.

The newest partner is the West Valley Housing Assistance Center (WVHAC). Although physically located in Surprise, AZ, Goodyear has invested Community Funding resources in its operations and participates in case coordination and sustainability meetings. Transportation support to and from the WVHAC is available at no cost to individuals experiencing homelessness in Goodyear. WVHAC partners provide coordinated entry services, employment services, family support, health resources, and housing navigation on-site, and a limited number of transitional apartments are available.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Individuals and families have access to regional homelessness prevention resources across a continuum based on the immediacy of their risk, current housing situation, and family resources. The types of services varied by funding source, ranging 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 had access to these resources, along with specialized coordination of services through nonprofit agencies that address the risk of homelessness among the re-entry population. Family assistance may also have been made available through schools via McKinney-Vento funds, which provide transportation, school supplies, free breakfast and lunch, case management/advocacy, and other services.

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

Goodyear has contracted with the Maricopa County Hand in Hand Street Outreach program, which provides coordinated engagement with individuals experiencing homelessness in unincorporated areas of Maricopa County and in targeted areas in and around the city of Goodyear.

Outreach teams go into the community in areas where people experiencing homelessness are known to gather and work collaboratively with neighbors, community leaders, businesses, community service agencies, and law enforcement to address the needs of the unhoused population while working to transform neighborhoods. Referrals to services may include temporary and permanent housing, shelter placement, employment, mental and physical health, addressing substance use, food, and other benefit programs. Case management and transportation services are also available for people in need of more long-term care.

CR-30 - Public Housing 91.220(h); 91.320(j)**Actions taken to address the needs of public housing**

The city of Goodyear does not own or operate public housing or Section 8 Housing Choice Voucher programs. The Housing Authority of Maricopa County serves the city. There is no public housing in Goodyear.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The city of Goodyear does not own or operate public housing or Section 8 Housing Choice Voucher programs. The Housing Authority of Maricopa County serves the city. There is no public housing in Goodyear.

Actions taken to provide assistance to troubled PHAs

The city of Goodyear does not own or operate public housing or Section 8 Housing Choice Voucher programs. The Housing Authority of Maricopa County serves the city. The Housing Authority of Maricopa County is not a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

FY2026 initiatives that demonstrate Goodyear's commitment to reducing regulatory barriers, strengthening partnerships, and aligning federal resources with local housing needs include:

Completion of Phase III of the Community and Neighborhood Services (CANS) Plan. The plan provides data-driven recommendations to include in the City's broader housing strategy. These recommendations focus on affordability, preservation, cost-burden reduction, and ensuring the availability of homes aligned with household incomes.

The City is preparing to use PY26 CDBG funds to launch an owner-occupied home rehabilitation program that will help low- and moderate-income homeowners address safety, accessibility, and deferred maintenance needs. In addition, the City is supporting eviction-prevention activities for vulnerable renters by partnering with Gervonni Cares to connect residents with mediation, counseling, and available public services.

The City is also working closely with the new 261-unit, 55+ affordable apartment community, which is at 44.4% occupancy as of July 2026, to help the project meet occupancy goals. Staff are actively introducing prospective referral partners, such as senior service agencies, faith-based groups, and healthcare organizations, to ensure eligible residents are aware of the opportunity and can access units. These efforts are part of a broader strategy to identify the most effective interventions and partnerships that strengthen housing stability for seniors and other vulnerable populations.

In July 2026, the Goodyear City Council approved a comprehensive rewrite of the Zoning Ordinance to modernize residential development and align with state law. The update introduces the Middle Housing Overlay District, which expands permissions for duplexes, triplexes, fourplexes, and townhomes on single-family lots located within one mile of the city's Middle Housing Central Business District and as a percentage of large new developments. For these specific housing types, the ordinance reduces off-street parking requirements. The rewrite also establishes clear standards for Accessory Dwelling Units (ADUs), allowing for one attached and one detached ADU on single-family lots. Additionally, the ordinance provides for reduced minimum lot sizes in certain districts provided that developers incorporate Community Elements including enhanced amenities, connectivity, and streetscape features. These changes apply to all new planning applications submitted after the ordinance's effective date, providing greater flexibility to produce a range of housing options that respond to community needs.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

While Goodyear is open to using CDBG funds for public services, the City continued to leverage General Fund–supported initiatives, such as the Community Funding program and GoodyearCares Navigator, to expand available services for Goodyear residents. These programs have strengthened the City’s service network and informed future CDBG investments.

The GoodyearCares Navigator program remained a key component of the City’s safety-net system throughout the reporting period. The Navigator assists low- and moderate-income residents in identifying and accessing human and social services, helping individuals navigate crises, apply for assistance, and successfully connect with service providers. In FY26, the Navigator opened 126 new cases, 89 percent of which involved Goodyear residents. The most frequently requested services were utility assistance, rental assistance, eviction prevention, and home repair assistance. Of all referrals made, 48 percent resulted in successful completion, meaning residents were connected to appropriate community resources. Thirty-nine percent of cases were categorized as undetermined or lost to follow-up, with the remaining cases (13%) in progress at the end of the measurement period.

To improve service coordination and track outcomes more effectively, the City is implementing a new closed-loop referral software platform that has drawn interest from neighboring municipalities.

Beginning in FY27, CDBG funding will support public services and housing activities. Specifically, PY25 CDBG dollars are expanding teaching capacity at the Southwest Valley YMCA following renovations that will create additional age-appropriate classroom space, and PY26 funds have been identified for supporting legal assistance for tenants facing eviction. These public services are intended to expand access to early learning, childcare, and youth programming for low- and moderate-income families and strengthen housing stability.

Additionally, PY26 funding will support the launch of the City’s owner-occupied home rehabilitation program, which will provide critical repairs and improvements for households that meet HUD income requirements.

Collectively, these efforts reflect Goodyear’s continued commitment to expanding resident access to social services, enhancing housing stability, supporting vulnerable households, and using both local and federal resources to strengthen long-term community well-being.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City requires its contractors and subcontractors to test for lead-based paint on any structure proposed for home repair or rehabilitation that was built before 1978. Notices and

requirements regarding testing and removal of lead-based paint are provided to Home Repair/Rehabilitation program participants and contractors.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Goodyear relies heavily on the nonprofit community to deliver human and social services. Through Community Funding grants, the City continues its General Fund investment in services that promote the stabilization of people in crisis and access to economic opportunity as a forerunner to their movement out of poverty, via grants to non-profit organizations serving Goodyear residents.

The GoodyearCares Navigator provides information and referrals based on data that is collected during an intake process. In FY26, the Navigator assisted 126 households with information and referral services.

Another initiative Goodyear invests in to help reduce the number of poverty-level families is Workforce Development services provided through Maricopa County. The Goodyear-sponsored Workforce Development Coordinator served 467 duplicated individuals in FY26.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Based on the success of the pilot program, the Goodyear Cares Navigator position was formally brought in-house in FY2025-2026 as part of the Neighborhood Services Division within the Parks & Recreation Department.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City continues to convene monthly Faith and Community Roundtable meetings to foster trust and expand the collaborative mindset that honors the contributions, needs, and perspectives of local service providers. Participating providers include public and private housing and social service agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The city of Goodyear is part of the Maricopa County Regional Analysis of Impediments to Fair Housing Choice. To address impediments to fair housing choice identified in the Maricopa County Regional Analysis of Impediments to Fair Housing Choice, the City completed Phase III ("Housing") of the Community & Neighborhood Services Master Plan, which examines housing

availability for a range of households and workforce members and offers several strategy recommendations for consideration.

The City is committed to its participation in the regional effort to address impediments to fair housing choice and will report information to Maricopa County.

DRAFT

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Labor standards information and Section 3 language are incorporated into contracts as applicable, and on-site Davis-Bacon interviews are conducted as required. The City is following its procurement and monitoring policies, standards, and procedures.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Consistent with the 2026-2029 Consolidated Plan Citizens Participation Plan, an electronic draft of this report is being made available to housing authorities, libraries, surrounding municipal governments, and the general public, with a 15-day public comment period that ends on September 28, 2026, as per 24 CFR 91.105(d).

Additionally, Goodyear held two properly noticed public meetings during the PY2026-2029 Consolidated Planning process, at which updates were provided on all previous program-year-funded activities (January 14, 2026, and April 27, 2026).

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes to the program objectives or CDBG programs indicated in the PY26 annual action plan or earlier plans as presented are anticipated.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

N/A

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDB G	HOME	ESG	HOPW A	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	1,217				
Total Section 3 Worker Hours	561				
Total Targeted Section 3 Worker Hours	0				

Table 8 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDB G	HOME	ESG	HOPW A	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).	1				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	1				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.	1				

Held one or more job fairs.	1				
Provided or connected residents with supportive services that can provide direct services or referrals.	1				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	1				
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.	1				
Assisted residents to apply for, or attend vocational/technical training.	1				
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					
Other.					

Table 9 – Qualitative Efforts - Number of Activities by Program

Narrative

N/A