

CITY OF GOODYEAR

HUD PY2021-2025 CONSOLIDATED PLAN CITY COUNCIL SUMMARY



The City of Goodyear Neighborhood Services Division is the “lead agency”

for the Consolidated Plan. The Neighborhood Services Division supports and nurtures Goodyear neighborhoods, acting as a bridge between citizens and their government. The Neighborhood Services Division is dedicated to being a dynamic, committed partner in building strong relationships so that citizens, organizations, businesses and the city can solve problems and accomplish community goals together.

What is the Consolidated Plan?

The Five-Year Consolidated Plan establishes the framework for the use of Community Development Block Grant (CDBG) funding received by the City of Goodyear from the US Department of Housing and Urban Development. This Consolidated Plan covers the five-year period beginning July 1, 2021 and ending June 30, 2026.

Priority uses of CDBG funds were identified through a process that included a resident survey, meetings with community organizations and representatives, interviews with residents and stakeholders, and analysis of data.

Each year, the city will develop an Annual Action Plan that describes how funds will be distributed and the annual allocation will be used. Planned activities are tied to the five-year goals and objectives of the Consolidated Plan.

The Consolidated Plan Process

The draft Consolidated Plan will be available for public review and comment beginning April 1, 2021 and ending April 30, 2021.

A public hearing will be held with City Council on April 26, 2021.

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The City's Consolidated Plan Commitments to HUD

By submitting a Consolidated Plan and accepting CDBG funding, the city is committing to:

1. Affirmatively furthering fair housing;
2. Complying with federal laws and regulations, including:
 - a. The Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA);
 - b. Anti-Lobbying;
 - c. Section 3 of the Housing and Urban Development Act of 1968;
 - d. Civil Rights Act of 1964 and the Fair Housing Act;
 - e. 2 CFR 200 regarding financial management and procurement;
 - f. 24 CFR Part 58 regarding environmental review;
 - g. Federal Labor Standards of the Davis-Bacon and Related Acts; and
 - h. HUD Guidelines for the Evaluation and Control of Lead-based Paint Hazards in Housing.
3. Expending not less than 70% of CDBG funds to benefit low- and moderate-income residents or neighborhoods and taking actions to reduce the number of poverty-level families;
4. Adopting and enforcing a policy prohibiting excessive force by law enforcement agencies; and
5. Conducting a periodic analysis of and taking actions to address regulatory barriers to affordable housing development.

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THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

HUD PY2021 CDBG Allocation: \$422,807

History and Overview

The Community Development Block Grant (CDBG) program is funded through the U.S. Department of Housing and Urban Development (HUD). It was created under the Housing and Community Development Act of 1974, and is one of the longest continuously-run programs at HUD. The CDBG program provides annual grants to States and over 1,200 units of local government.

CDBG funds may be used for a variety of activities that meet the needs of low- and moderate-income residents and neighborhoods, and vulnerable populations. Eligible activities fall into four broad categories:

1. Community Facilities and Infrastructure
2. Community Services and Programs
3. Economic Development
4. Quality Affordable Housing

Possible Activities in City FY2022

PY2021 CDBG Funding Available for a Project or Projects: \$338,246

The current Capital Improvement Program includes three projects that have been identified as eligible for PY2021 CDBG funding:

1. North Subdivision Streetlight Improvements
2. Streetscape Improvements – Estrella Parkway
3. Streetscape Improvements – Willis Road

The city will retain 20% of the CDBG allocation or \$84,561 for program administration. Program administration includes:

- Complying with federal regulations regarding environmental review, federal labor standards, financial management and procurement, including policies regarding Minority- and Women-Owned business enterprises and employment of low- and moderate-income residents.
- Assessing the need for human and public services to address the needs of vulnerable populations and Goodyear residents living in poverty.
- Establishing application and monitoring systems.
- Promoting the principles of fair housing.
- Assessing neighborhood conditions to evaluate the benefits of revitalization activities.

Five-Year Consolidated Plan Priorities and Goals for CDBG Funding

The Five-Year Consolidated Plan provides flexibility for the City Council to select activities during the next five years to address the following priorities.

Activity	Vulnerable Populations	Priority Level	Five-Year Goal
Priority: Community Facilities and Improvements			
Community Facilities & Improvements	X	High	2,000 people
Infrastructure for Housing		Low	10 people
Priority: Public Services			
Services to Meet Basic Needs	X	High	2,000 people
Priority: Attainable and Sustainable Housing			
Owner-occupied Housing Unit Rehabilitation and Emergency Repairs	X	Low	10 housing units
Direct Assistance to 1 st -time Homebuyers		Low	5 households
Priority: Economic Development			
Create or Retain Jobs		Low	2 businesses

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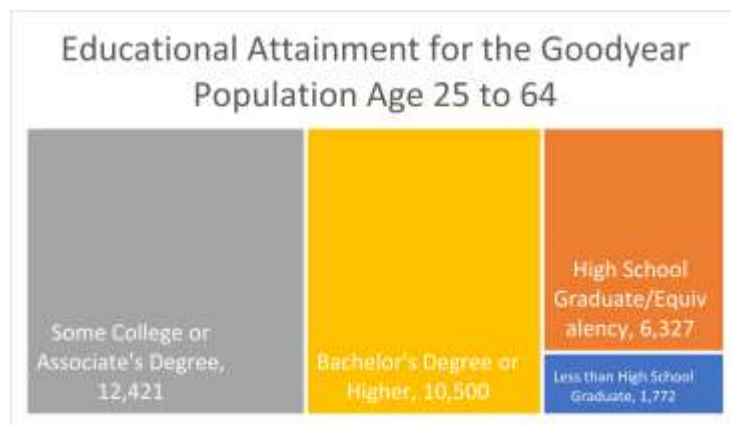
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INCOME AND EARNINGS

Low-and Moderate-Income Households

CDBG resources must be used to benefit low-and-moderate income people and areas. Low-and-moderate income households have annual income less than 80% of the County median income as annually determined by HUD. In 2020 a Goodyear low- and moderate-income family of four would have an income less than \$62,250.

- In 2018, there were 5,800 low-and-moderate income households in Goodyear.
- Households with a single income source or on fixed income are more likely to be low-and-moderate income. This includes single-person households, elderly households, and families with children under the age of 6 or that consist of five or more people.
- Median individual earnings from employment for Goodyear residents were \$39,420 in 2019.

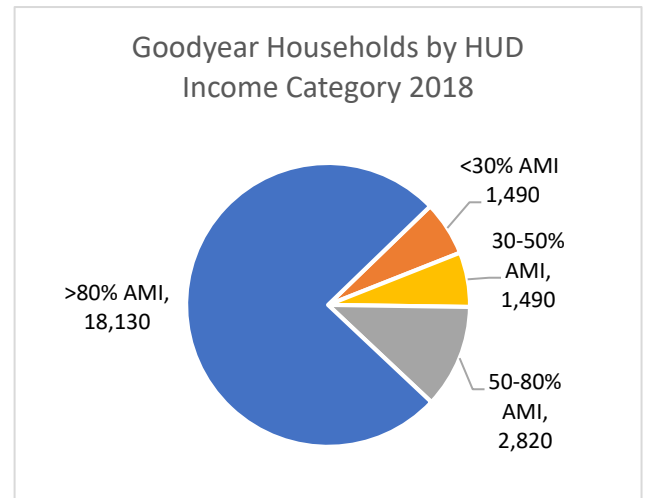


Householder Age and Income

Household income generally increases with age and declines as people retire and leave the workforce. 70% of Goodyear householders are age 25 to 64 and in their prime earning years.

More than half (54%) of households headed by a person age 45 to 64 have household income greater than \$100,000, compared to 39% headed by a person age 25 to 44 and 30% headed by a person age 65 or older.

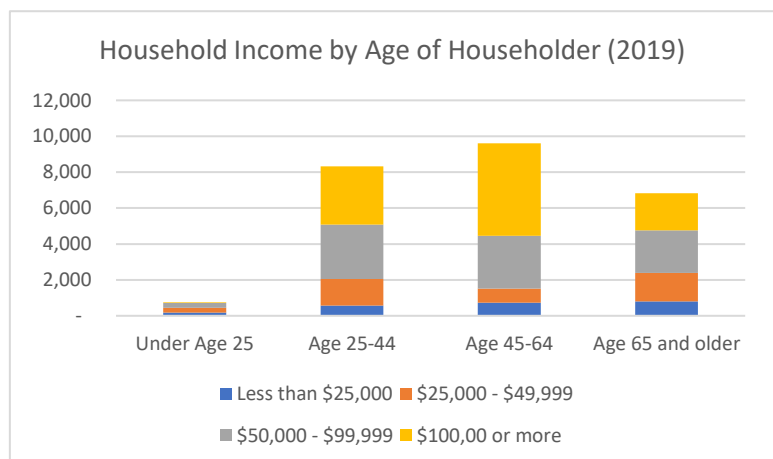
Conversely, one-quarter of households headed by a person under age 25 have household income less than \$25,000, compared to 12% headed by a person age 65 and older, and 8% headed by a person age 25 to 44.



Educational Attainment and Earnings

In 2019, one-third of Goodyear's population age 25 to 64 had a Bachelor's Degree or higher. People with higher education have annual earnings twice that of people with no High School Diploma and 1.5 times that of people with some college or an Associate's Degree.

A person with a Bachelor's Degree had median earnings of \$60,338 in 2019. If they were a single-earner in a family of four, their family would be considered low- and moderate-income.



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COMMUNITY FACILITIES AND IMPROVEMENTS

Community Facilities

Community facilities eligible for CDBG funding include those that serve LMI neighborhoods and resident, seniors, persons with disabilities or HIV/AIDS, people experiencing homelessness, youth, abused and neglected children, parks and recreational facilities, and child care centers.

Community Improvements

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

Resident and Stakeholder Priorities

A full spectrum of needs and priorities were discussed in public meetings, hearings and interviews that included residents and stakeholder. Residents were also invited to complete a CDBG survey to help prioritize the use of CDBG funds. Common priority community facilities and improvements were identified across the methods of outreach:

- Broadband infrastructure;
- Facilities for seniors and people with disabilities;
- Multi-generational community center;
- Neighborhood clean-up;
- Nonprofit and one-stop services facilities;
- Park improvements;
- Street lighting;
- Streets and sidewalks; and
- Water and sewer system improvements.

Goodyear Capital Improvement Program

CDBG-funded Community Facilities and Infrastructure projects will generally be part of the city's larger Capital Improvement Program. The Capital Improvement Program (CIP) is a long-term financial plan designed to create, support, maintain and finance Goodyear's present and future infrastructure needs. The CIP outlines project costs, funding sources and estimated future operating costs associated with each project. The plan 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 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. Because priorities can change, projects included in outward planning years are reviewed and updated during each annual planning process. Capital improvement projects may consist of fire and police facilities, water and wastewater facilities, parks, recreation and community facilities, land beautification projects, and major system enhancements.

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VULNERABLE POPULATIONS & PUBLIC SERVICES

CDBG resources can be used to serve special populations including those defined by HUD. These populations include abused children, people who are elderly, domestic violence survivors, people with disabilities, illiterate adults, people living with HIV/AIDS, people experiencing or at risk of homelessness, and people with serious mental illness and/or substance use disorders.

The characteristics and needs of vulnerable populations are as diverse as the characteristics and needs of the population in general. Because the proportion of vulnerable populations who are also low-income is much higher than the population as a whole, there is significant need for appropriate housing and services to meet basic needs.

Common priority public services needs were identified across the methods of outreach include:

- Child care;
- Employment and job training and job search/placement assistance;
- Financial education and counseling;
- Food and clothing;
- Health and mental health services;
- Recreational programs; and
- Transportation services.

Human and Public Services

One identified need in the 2019 Community Assessment was the need for Goodyear-based services as most services are currently provided on a regional basis. The city grants resources through its Community Funding Program to nonprofit organizations that address the housing and supportive services needs of Goodyear's vulnerable individuals and families. The Community Funding Program may provide funding to assist individuals and families to attain and maintain housing stability, gain self-sufficiency, access healthy foods, provide transportation services, and assistance enrolling in means-based programs. CDBG funds can leverage the Community Funding Program to expand services for Goodyear residents.

Up to 15% of CDBG resources can be used to provide human and public services, including services for Goodyear's most vulnerable residents.

2019 Goodyear Community Assessment

The city's 2019 Community Assessment indicates a need for:

1. Expanded services designed to meet the needs of minority population, people in or at risk of crisis, and people experiencing homelessness, with consideration to programs that use an innovative approach to bring services into Goodyear through permanent physical spaces or mobile service delivery;
2. Community spaces that create opportunities for children and youth and support and grow local culture;
3. Mental health care, particularly innovative approaches to bring more services into Goodyear with an initial focus on supporting school efforts to link students to care;
4. Regional solutions to expand the variety and options of available services and that support community investment in both Goodyear residents and the Goodyear workforce that may not reside within the city boundaries;
5. Transportation solutions, with an initial focus on supporting residents who have challenges with transportation to meet their health care needs or to access services.

- *Elderly Persons.* There are an estimated 6,835 households that are headed by a person 65 or older in Goodyear, including 2,368 age 75 and older. Nine of ten elderly households are homeowners.
- *People with Physical and Developmental Disabilities.* Physical disabilities impact an estimated 3,415 Goodyear residents and developmental and cognitive disabilities impact an estimated 1,888 Goodyear residents. While not a necessary consequence of aging, people age 75 and older are more than twice as likely to have a disability. Goodyear residents with any disability and age 25 to 64 had an unemployment rate of 9.4% in 2019 - almost four times the rate of residents without a disability.
- *Domestic Violence, Sexual Assault and Stalking Survivors.* In 2020, the Goodyear Police Department took an estimated 1,172 calls for domestic violence, and 172 calls for sexual assault. The Southwest Valley Family Advocacy Center provided services to reduce the trauma of interpersonal violence to 156 Goodyear residents.

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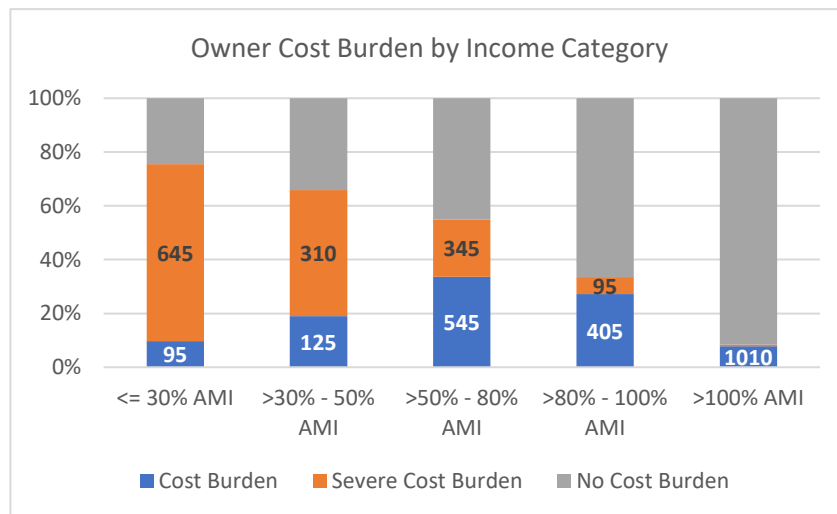
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HOUSING ATTAINABILITY AND SUSTAINABILITY

Housing Cost Burden

Paying too much for housing or housing cost burden is the most common housing problem among Goodyear low- and moderate-income households. Housing Cost burden is defined as paying more than 30% of household income for housing. Severe housing cost burden is defined as paying more than 50% of household income for housing. Housing cost burden has costs to families and the community. Households that pay too much for housing:

- Make fewer discretionary purchases, negatively impacting local businesses;
- Must make difficult decisions about how to pay for nondiscretionary costs such as food, child care, and transportation;
- Often struggle with necessary maintenance and repairs, impacting entire neighborhoods;
- Are unable to save the funds necessary to move into homeownership;
- Place increased demands on community services; and
- Are at risk of homelessness.



The Homeownership Market

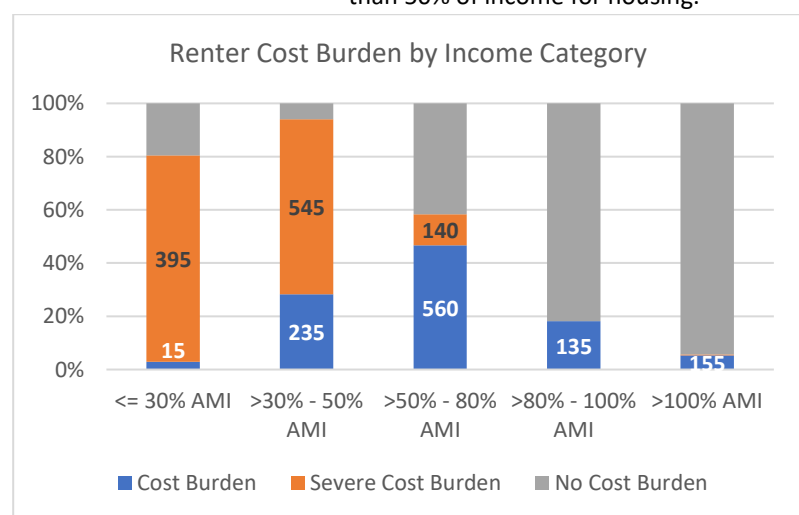
The median home value in Goodyear increased 21.7% from \$271,500 in 2010 to \$330,500 in 2019. During the same period median income increased 11.7%. Given current mortgage interest rates and assuming 12% of household income is dedicated to other debt, the 2019 median home value is affordable to a household with annual income of approximately \$81,000, or 2.1 wage earners at the median wage.

In 2018, 3,655 Goodyear homeowners were housing cost burdened, including 1,300 low- and moderate-income homeowners who paid more than 50% of income for housing.

The Rental Market

The median monthly rent in Goodyear increased 31.1% from \$1,193 in 2010 to \$1,564 in 2019. During the same period median income increased 11.7%. The 2019 median rent is affordable to a household with annual income of \$62,560, or 1.6 wage earners at the median wage.

In 2018, 2,190 Goodyear renters were housing cost burdened, including 1,080 low- and moderate-income renters who paid more than 50% of income for rent and utilities.



An estimated 372 units renting for less than \$500/month are needed to house Goodyear's severely cost burdened renters with annual income less than \$20,000. Continuing rent increases will place renters with income between \$20,000 and \$35,000 at risk of severe housing cost burden.