



City Council Work Session
City Hall - Canyon Trails Room 1 & 2
1900 N. Civic Square
Goodyear, AZ 85395
Monday, December 8, 2025
5:00 PM

Physical access to the meeting location will be available 30 minutes prior to the meeting.

Mayor
Joe Pizzillo

Vice Mayor
Wally Campbell

Councilmember
Brannon Hampton

Councilmember
Laura Kaino

Councilwoman
Vicki Gillis

Councilmember
Benita Beckles

Councilmember
Trey Terry



PROCEDURES

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the general public that the Council of the city of Goodyear will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication. The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters. Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No. 2025-2441.

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.



City Clerk's Office: 1900 N. Civic Square, Goodyear, AZ 85395 (623) 882-7830
www.goodyearaz.gov/cityclerk
City Council Meeting Live Broadcast: <https://www.facebook.com/goodyearazgov/videos>

CALL TO ORDER**ROLL CALL****AGENDA ITEMS FOR DISCUSSION**

ALL ITEMS LISTED ARE FOR DISCUSSION ONLY. NO ACTION CAN NOR WILL BE TAKEN.

1. INVITATION TO JOIN THE MARICOPA HOME CONSORTIUM**Summary**

Council will receive information on the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program and an invitation to join the Maricopa HOME Consortium in FY27. The City's Strategic Plan includes a Housing Diversity action item to evaluate development incentives for custom homes in targeted areas, affordable homes, owner occupied projects and first-time home buyers in FY27. The Maricopa HOME Consortium provides an opportunity to advance this FY27 action item and Economic Vitality Guiding Principle #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. (Christina Panaitescu, Community Partnerships Program Manager)

ADJOURNMENT**POSTING VERIFICATION**

This agenda was posted on 12/03/2025 at 5:17 p.m. by VM.

ITEM #: 1.
DATE: 12/08/2025
AI #:2869



CITY COUNCIL ACTION REPORT

SUBJECT: INVITATION TO JOIN THE MARICOPA HOME CONSORTIUM

STAFF PRESENTER(S): Christina Panaitescu, Community Partnerships Program Manager

Summary

Council will receive information on the U.S. Department of Housing and Urban Development (HUD) HOME Investment Partnerships Program and an invitation to join the Maricopa HOME Consortium in FY27. The City's Strategic Plan includes a Housing Diversity action item to evaluate development incentives for custom homes in targeted areas, affordable homes, owner occupied projects and first-time home buyers in FY27. The Maricopa HOME Consortium provides an opportunity to advance this FY27 action item and Economic Vitality Guiding Principle #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. (Christina Panaitescu, Community Partnerships Program Manager)

FISCAL IMPACT

No immediate fiscal impact. The city's estimated HOME share is \$100,000, subject to Federal appropriation. The 25% match is expected to be provided by a subrecipient or partner. Use of general funds is not projected.

BACKGROUND AND PREVIOUS ACTIONS

The HOME Program provides grants to states and local governments to fund a range of housing activities aimed at benefiting low- and moderate-income households, including new construction, rehabilitation, down payment assistance, rental assistance, and homebuyer programs, with variable income eligibility requirements based on the programmed activity.

The HOME Program encourages collaboration between local governments, developers, and community-based organizations to improve the quality of low-income housing, contributing to community revitalization. In Maricopa County this is accomplished through the Maricopa HOME Consortium, a partnership of jurisdictions that maximizes the impact of HOME funds available by coordinating HOME-funded and Community Development Block Grant (CDBG) activity planning and reporting as a region. Current members are: Avondale, Chandler, Gilbert, Glendale, Peoria, Scottsdale, Surprise, Tempe, and the Maricopa Urban County. Phoenix and Mesa are direct recipients of HOME funding. Consortium members retain autonomy over their CDBG entitlements and their pro rata share of HOME funds; however, the individual planning documents are ultimately submitted to HUD by the County and, as such, must be incorporated into the County's public process. New members require the consent of a simple majority of the Consortium members to be added. In order to get a better understanding of the Consortium and HOME activities, Goodyear staff has been attending Consortium meetings as a guest since October 2024. At the August 2025 meeting, the Consortium unanimously voted in support of welcoming Goodyear's participation in the Consortium. The CDBG program is aimed at households with incomes at or below 80% of the Area Median Income (AMI), HOME funding focuses on households earning between 50% and 80% of AMI or less, depending on the housing activity. For a four-person Goodyear household, this is \$56,100 and \$89,750, respectively, in 2025.

If the city of Goodyear joins the Maricopa HOME Consortium, the city will gain access to a pro rata share of HOME funds separate from our current CDBG entitlement to implement affordable housing projects as early as FY27. Pending a decision to move forward with the Consortium, Goodyear's pro rata share of HOME funds as a member is estimated to be \$100,000, subject to Federal appropriation. A maximum of 10% may be used for administrative and planning costs and is not subject to the 25% cost-share (non-federal match requirement). Five

percent of the actual allocation would be paid to Maricopa County as an administrative fee. In compliance with constitutional requirements, general fund dollars would not be applied toward the cost-share where such use would constitute a violation of the gift clause.

STAFF ANALYSIS

Goodyear has the opportunity to join the Maricopa HOME Consortium in 2026, opening the door to a pro-rata share of HOME funding. An award of HOME funding requires a 25% non-federal match that does not require general fund and can be satisfied by a subrecipient using eligible non-federal resources.

Examples of the types of projects HOME dollars can support with Goodyear's estimated pro-rata share include:

- Contributing to development costs for construction or acquisition/rehab/resale of a unit for an eligible home buyer,
- Helping 2 home buyers with down payment assistance per year, or
- Helping 3 - 4 renters with tenant-based rental assistance over two years.

The following is a summary of key responsibilities related to HOME administration:

Maricopa County (Lead Agency)	Goodyear (Consortium Member)
Acts as the Participating Jurisdiction with HUD.	Fiscally responsible for proper use of the pro rata HOME allocation, including returning or redistributing unused funds, remitting program income, and complying with reallocation rules if necessary. (Estimated to be \$100,000)
Administers all HOME funds (including CHDO funds and applications) and ensures compliance with federal regulations.	Commit 25% non-federal match that does not require general fund and can be satisfied by a subrecipient using eligible non-federal resources, pay 5% of their allocation to the County for administration, and participate in consultant/service costs.
Receives 5% of each member's allocation as an administrative fee.	Administer projects funded by their pro-rata HOME allocation, including oversight of CHDO projects within their jurisdiction (including contract administration).
Compiles and submits: - Five-Year Consolidated Plan - Annual Action Plans - CAPER (Performance & Evaluation Report)	Conduct environmental reviews, process reimbursements, maintain records.
Processes project setups, revisions, reimbursement requests, and drawdowns.	Monitor and enforce HUD requirements during the affordability period.
Provides monitoring, audits, technical assistance, and financial reports.	Ensure fair housing compliance and equal opportunity standards.
Processes project setups, revisions, reimbursement requests, and drawdowns.	Provide local data and information for HUD-required plans and reports.
Coordinates consortium meetings, public hearings, agendas, and minutes.	Designate staff with voting authority; one vote per member.
Serves as certifying officer for environmental reviews.	Participate in Consortium meetings, committees, and training.

In addition to enabling Goodyear to have a voice in the regional planning and investment of HUD resources in the West Valley, participation in the Maricopa County HOME Consortium could serve as an important implementation tool by providing federal funds that align with and support targeted housing activities outlined in Goodyear's strategic plan.

Phase III of the Goodyear Community and Neighborhood Services Master Plan is underway, with an estimated completion date in the next quarter and will provide data to inform prioritization of potential housing activities to be funded with HOME dollars.

If Goodyear would like to join the HOME Consortium and be eligible to receive funding as early as FY27:

- Goodyear needs to execute a resolution to join the consortium before the end of this year (2025),
- The State of Arizona needs to certify the addition of Goodyear to the HOME Consortium,
- The current HOME Consortium 3-Year IGA must be amended and signed by each consortium member (including Goodyear).
- Members also need to renew the HOME Consortium 3-Year IGA, signed by each consortium member (including Goodyear) for submittal to HUD.

Attachments

Staff Presentation



HOME Consortium Invitation





What is HOME and Why a Consortium?

HOME is a federal grant to fund housing activities for low- and moderate-income households.

The Consortium is...

A partnership to maximize the impact of HUD HOME funds.

 **How we access the grant.**





Federal Funding

Eligible Grant Activities Include...

- Development of Housing for Rent or Purchase by Eligible Households
- Home Purchase Assistance
- Rental Assistance
- Housing Rehabilitation for Existing Homeowners





Federal Funding

Aligned with a Goodyear Strategic Priority:

06
GUIDING
PRINCIPLE

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.

Housing Diversity

Evaluate development incentives for custom homes in targeted areas, affordable homes, owner occupied projects and first-time homebuyers

CMO

FY27

★ Assistance to Homebuyers ★





HOME Consortium Invitation

- 3-Year Agreement
- Participate in Consortium Meetings
- Fiscally Responsible for Pro Rata HOME Allocation
(estimated at \$100,000)
- Identify a 25% Non-Federal Match
(estimated at \$25,000; may be fulfilled by a third party)





HOME Consortium Invitation

Funds Available FY27

Resolution to Join	December 2025
Certified by State	January 2026
Executed HOME Consortium IGAs -amendment for FY27 -renewal for FY28-30	February 2026
Goodyear 4-year Consolidated Plan due to HUD (FY27-30)	May 2026



Invitation to join the Maricopa HOME Consortium in FY27

Council
Discussion

