

# 2020 Action Plan

Year 1  
2020-2024 CONPLAN



*This Action Plan provides a concise summary of the actions, activities, and the specific resources that will be used in Program Year 2020 to address the priority needs and specific goals identified by the 2020-2024 Consolidated Plan.*

*August 2020*

*Merita Sandoval, Director of Community Development*

## Table of Contents

<b>AP-05 Executive Summary .....</b>	<b>1</b>
<b>PR-05 Lead &amp; Responsible Agencies.....</b>	<b>4</b>
<b>AP-10 Consultation .....</b>	<b>5</b>
<b>AP-12 Participation .....</b>	<b>7</b>
<b>AP-15 Expected Resources.....</b>	<b>11</b>
<b>AP-20 Annual Goals and Objectives .....</b>	<b>14</b>
<b>AP-35 Projects.....</b>	<b>18</b>
<b>AP-38 Project Summary.....</b>	<b>20</b>
<b>AP-50 Geographic Distribution .....</b>	<b>27</b>
<b>AP-55 Affordable Housing.....</b>	<b>28</b>
<b>AP-60 Public Housing .....</b>	<b>30</b>
<b>AP-65 Homeless and Other Special Needs Activities .....</b>	<b>32</b>
<b>AP-75 Barriers to affordable housing .....</b>	<b>40</b>
<b>AP-85 Other Actions .....</b>	<b>42</b>
<b>AP-90 Program Specific Requirements .....</b>	<b>47</b>
<b>HOME Investment Partnership Program (HOME) .....</b>	<b>48</b>

# Executive Summary

## AP-05 Executive Summary

### Introduction

The 2020 Action Plan establishes the City of Odessa’s one-year implementation strategy for addressing community development, housing, economic development, human service and public facility improvement needs of the citizens of Odessa.

The City of Odessa Community Development Department will administer and provide oversight for the following activities to meet the community needs and goals in the first year of the 2020-2024 Consolidated Plan five-year investment strategy. The U. S. Department of Housing and Urban Development allocated **\$874,693** in CDBG funds and **\$269,062** in HOME funds to the City of Odessa. An additional **\$53,015** in Un-programmed CDBG funds were allocated at the final public hearing on June 9, 2020. The HOME funds were allocated exclusively to housing related activities as required by statute.

### Summarize the objectives and outcomes identified in the Plan

During the final public hearing, eligible projects ranging from housing to public services were presented for consideration to the City Council. After careful deliberation, the City Council voted to provide funding for the projects that would best serve the community. Listed below are the projects that received funding by category:

#### HOUSING

#### CDBG HOUSING REHABILITATION/RECONSTRUCTION, MINOR REPAIR & EMERGENCY PROGRAMS

The City Council allocated **\$398,395** in CDBG funds to the Housing Rehabilitation, Reconstruction, Minor Repair and Emergency Programs. The purpose of the program is to provide decent housing by preserving and sustaining **three (3)** owner occupied homes.

## HOME PROGRAM HOUSING ACTIVITIES

The City allocated **\$101,796** in HOME funds to meet the housing needs identified as a high priority in the 2020-2024 Consolidated Plan for **Two (2)** low-income homeowners with either a comprehensive full rehabilitation or reconstruction of their home.

The City Council allocated **\$100,000 in HOME funds** for a **Housing Infill Program to add two (2) new Household Housing units.**

## PUBLIC SERVICES

The City allocated funds in the amount of **\$30,000** to the **Elderly and Disabled Lawn Mowing Program** to assist the elderly and disabled with lawn care, including mowing, weed eating and edging, up to seven times a year for those that qualify

## PUBLIC FACILITY IMPROVEMENTS

The City allocated funds in the amount of **\$44,084** to the **Greater Opportunity of the Permian Basin – Whitiker Head Start** to renovate the playground area by installing a pour-and-place rubber playground surfacing.

The City allocated funds in the amount of **\$75,229** to the **Greater Opportunity of the Permian Basin – Hollingsworth Head Start** to renovate the playground area by installing a pour-and-place rubber playground surfacing and permanent shade structures.

## COMMUNITY DEVELOPMENT AND INFRASTRUCTURE NEEDS

The City's Demolition Program was allocated funds for **\$230,000** for the demolition of **25 vacant structures** in violation of the City's dangerous building ordinance in order to sustain a suitable living environment.

### Evaluation of past performance

During the 2018 Program year, the City of Odessa substantially met the major goals outlined in the 2018 Action Plan. The City of Odessa expends CDBG and HOME funds in a timely manner and has been able to meet the requirements for the expenditure of funds.

## **Summary of Citizen Participation Process and consultation process**

The City of Odessa began to notify the citizens of the community meetings and public hearings in April 2020. The public hearings and community meeting dates were posted on the Government Access Channel, notification to 64 agencies & organizations and ads were placed in English and Spanish in the Odessa American. In addition, television interviews were conducted.

As part of the Consolidated Plan development process, surveys were distributed to the public in both English and Spanish formats. The survey was also available to citizens on the City's Website.

The Community Development Department published a notice in the local newspaper, the Odessa American, Sunday, June 28 2020, to detail the accessible locations where citizens were able to view the proposed 2020-2024 Consolidated Plan and the 2020 Action Plan. The Plan was available for review at the following locations:

- City Hall
- Ector County Library
- Community Development Department
- Community Development Website

## **Summary of public comments**

The 30-day review and comment period for the 2020 Action Plan and the 2020-2024 Consolidated Plan was conducted from June 29, 2020 through July 28, 2020.

## **Summary of comments or views not accepted and the reasons for not accepting them**

No citizen comments received.

## **Summary**

No citizen comments received regarding the 2020 City of Odessa Action Plan.

## PR-05 Lead & Responsible Agencies

Agency/entity responsible for preparing/administering the Consolidated Plan

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
Lead Agency	ODESSA	
CDBG Administrator	ODESSA	Community Development Department
HOME Administrator	ODESSA	Community Development Department

### Consolidated Plan Public Contact Information

Merita Sandoval, Director

(432) 335-4820 msandova@odessa-tx.gov

## AP-10 Consultation

### Introduction

The City of Odessa Community Development Department is the lead agency responsible for the coordination, planning and preparation of the 2020-2024 Consolidated Plan and the 2020 Action Plan for U. S. Department of Housing and Urban Development.

### **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(l))**

The planning process for the Consolidated Plan included consultation with City residents, City departments, social service agencies, housing providers, health & human service providers, broadband internet service providers, governmental agencies and many other area non-profit agencies in order to obtain information regarding the priority needs of the community. The City consulted with the Local Housing Authority to collaborate on the current housing needs of the community. Staff of the Odessa Housing Authority provided surveys to the public to obtain information on the needs of the Community.

The Texas Homeless Network was consulted regarding the homeless population.

### **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 Odessa, in collaboration with the United Way and the Odessa Housing Authority, established the Odessa Homeless Coalition in 1999 as a response to the growing need of the community to address the issues of the City’s homeless population.

Odessa Links, the lead agency, along with the other four members of the Executive Committee, City of Odessa, United Way, Odessa Housing Authority and the Crisis Center, coordinate the activities of the Odessa Homeless Coalition. The Executive Committee is responsible for recruiting and developing new Coalition members, overseeing all planning and development of the Continuum of Care, facilitating the development of goals, establishing strategies and priorities of the Coalition and overseeing all grant applications. Along with these agencies, the

Homeless Coalition attracts a broad range of representatives from local government agencies, service providers, advocates and formerly homeless persons.

The Homeless Coalition determined the most efficient method for directing such a large group to meet its goals of addressing the homeless issue was to develop teams that were responsible for specific areas of the process. Along with the Executive Committee, the following teams were formed to oversee different aspects of the Coalitions activities:

**Survey Team** - is responsible for developing and conducting the homeless survey, the surveying of agencies and organizations, identifying community resources and data collection.

**Fundraising Team** - is responsible for the financial accounting system of the coalition by developing operational budgets, seeking, and securing outside sources of funding.

**Project Task Force** - is responsible for developing a comprehensive strategy to meet the needs identified as gaps, identify all available services including facilities, personnel, equipment, materials and supplies that will be required to implement homeless project.

**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?
Continuum of Care	Odessa Links	The City of Odessa is a founding member of the Odessa Homeless Coalition and continues to be an active member of the Coalition. The City works with the Coalition to find ways to address homelessness in our community.

## AP-12 Participation

### **Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The City of Odessa began to notify the citizens of the community meetings and public hearings in April 2020. The public hearings and community meeting dates were posted on the Government Access Channel, notification to 64 agencies & organizations and ads were placed in English and Spanish in the Odessa American. In addition, television interviews were conducted.

As part of the Consolidated Plan development process, surveys were distributed to the public in both English and Spanish formats. The survey was also available to citizens on the City's Website.

The Community Development Department published a notice in the local newspaper, the Odessa American, Sunday, June 28 2020, to detail the accessible locations where citizens were able to view the proposed 2020-2024 Consolidated Plan and the 2020 Action Plan. The Plan was available for review at the following locations:

- City Hall
- Ector County Library
- Community Development Department
- Community Development Website

The 30-day review and comment period for the 2020 Action Plan and the 2020-2024 Consolidated Plan was conducted from June 29, 2020 through July 28, 2020. There were no written comments received.

**Citizen Participation Outreach**

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>
1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	8 persons attended	Comments were received regarding community needs and priorities for the next five years in housing, public facilities and improvements, public services and community and infrastructure development
2	Public Meeting	Public Service Agencies	Public service agencies attended this public hearing to discuss applying for CDBG funding and what the allocation process entails. The public service agencies were also invited to share and comment on their observations of the needs within the community.	<p>More affordable housing</p> <p>Rent too high</p> <p>Rental/Utility assistance</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
3	Public Meeting	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Organizations & Agencies	12 persons attended	Comments received included public facilities needing improvements, assistance for rental payments and access to affordable housing, and the need to beautify and clean up parts of the City.

<b>Sort Order</b>	<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of comments received</b>
4	Internet Outreach (Surveys)	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with disabilities  Non-targeted/broad community  Residents of Public and Assisted Housing  Agencies and Organizations	110 persons responded to the Citizen Participation Survey.	The survey gathered feedback from the community regarding low-income needs and priorities existing within the City. In addition, feedback was gathered regarding barriers to fair housing within the City.

# Expected Resources

## AP-15 Expected Resources

### Introduction

The 2020 Action Plan establishes the City of Odessa’s one-year implementation strategy for addressing community development, housing, economic development, human service and public facility improvement needs of the citizens of Odessa.

The City of Odessa Community Development Department will administer and provide oversight for the following activities to meet the community needs and goals in the first year of the 2020-2024 Consolidated Plan five-year investment strategy. The U. S. Department of Housing and Urban Development allocated **\$874,693** in CDBG funds and **\$269,062** in HOME funds to the City of Odessa. An additional **\$53,015** in Un-programmed CDBG funds were allocated at the final public hearing on June 9, 2020. The HOME funds were allocated exclusively to housing related activities as required by statute.

**Expected Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	874,693	0	53,015	927,708	Funds have all been allocated for this program year
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA  CHDO	269,062	0	0	269,062	Funds have all been allocated for this program year

**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 City of Odessa maximizes the use of CDBG and HOME funds to address the housing priorities and other needs of the low to moderate-income households. These funds will be utilized and leveraged with other private, state and local funds concerning public service and public facility and improvement activities. The City will continue its partnership with other members of the Odessa Housing Consortium and utilize funding appropriately, as needed. Several mixed lot, mixed income projects are in the development stage with multiple funding resources that will provide a percentage of units that are affordable to low and moderate income families.

The City of Odessa no longer meets fiscal distress criteria; therefore, the City is required to match HOME funds at 100%. The City of Odessa will use the previous years' surplus match to meet the match requirement for program year 2020, and will continue to look for additional sources of match contributions towards HOME projects.

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

The City of Odessa has several housing development projects in the planning stage with affordable housing partners. Odessa Housing Finance Corporation has 48 acres that will be developed into a mixed-use, mixed lot housing development. Construction of 181 multifamily units has been completed and is completely full with a 5-year waiting list. One hundred and fourteen (114) of these units are dedicated for project-based vouchers and the remainder will be available to the public, however all are restricted to residence at 60% of median income. The subsequent phases will include patio-homes, single-family homes, a second set of a 216-unit work-force apartments complex and retail located in the frontage facing 87th.

The City of Odessa in partnership with Odessa Housing Finance Corporation, Odessa Chamber of Commerce and Grow Odessa, is developing 45 work-force single-family unit on the south side of Odessa that will have assistance with the infrastructure cost to help alleviate some of the cost and bring down the price for homeowners.

The City also has a section of land on Rochester where a Request for Proposals has been sent out to developers for additional housing and retail development on Rochester and on a section of land near Interstate 20.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preserve Existing Housing Stock	2020	2024	Affordable Housing	CDBG TARGET AREA City of Odessa	Housing	<b>CDBG:</b> \$285,000 <b>HOME:</b> \$101,796	Homeowner Housing Rehabilitated: <b>5</b>
2	Expand the Number of New Affordable Homes	2020	2024	Affordable Housing	CDBG TARGET AREA City of Odessa	Housing	<b>HOME:</b> \$100,000	Homeowner Housing Added: <b>1</b>
3	Public Facilities & Improvement	2020	2024	Public Facilities & Improvements	CDBG TARGET AREA	Public Facilities & Improvements	<b>CDBG:</b> \$119,319	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Public Services	2020	2024	Non-Homeless Special Needs	City of Odessa	Public Services	CDBG: \$30,000	Public service activities for Low/Moderate Income Housing Benefit: <b>30 Households Assisted</b>
5	Community Development and Infrastructure	2020	2024	Non-Housing Community Development	CDBG TARGET AREA City of Odessa	Community Development and Infrastructure	CDBG: \$230,000	Demolition: <b>25 structures</b>

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	<b>Preserve Existing Housing Stock</b>
	<b>Goal Description</b>	The outcome of this activity is the sustainability of existing homeownership. Planned activities include Housing Rehabilitation, Reconstruction, Minor Repairs, Emergency Assistance, and Administrative and Operating Costs for these programs.
<b>2</b>	<b>Goal Name</b>	<b>Expand the Number of New Affordable Homes</b>
	<b>Goal Description</b>	<b>The outcome of this activity is the availability of affordable housing.</b> The City has created strong partnerships with several non-profit housing organizations that have resulted in the development of many new affordable housing units. The Odessa Housing Consortium provides housing opportunities for low-income persons by working collectively and individually on the development of affordable housing. The members of the Odessa Housing Consortium include the City of Odessa, the Odessa Housing Authority, Odessa Housing Finance Corporation, and Odessa Affordable Housing, Inc.
<b>3</b>	<b>Goal Name</b>	<b>Public Services</b>
	<b>Goal Description</b>	The objective of providing funding to public service agencies within the community will achieve the goal of providing suitable living environments.  The need for public services and access to public services continues to be essential for many low-income families. The growing low-income population has resulted in an increased demand for public services and in an era of declining funding, many service organizations have been faced with frequent budget cuts, affecting their ability to provide services. It has become difficult for agencies to meet the demand with the current resources available. The City has collaborated with non-profit agencies for the last several years to provide thousands of area low-income persons with public services ranging from mental health care, nutritious meals, educational assistance and counseling services. The highest priorities identified by the community under the category of public service include childcare services, health care, youth services, senior services, handicapped services, and services for abused women and children. Due to limited and continual diminished funding, the City will provide assistance in two of the high priority categories.

4	<b>Goal Name</b>	<b>Community Development and Infrastructure</b>
	<b>Goal Description</b>	<p>The objective of providing funding to these activities will help achieve the goal of providing suitable living environments.</p> <p>CDBG funds to the Demolition Program for the removal of slum and blight. Like most communities, Odessa has a number of vacant and dangerous buildings that are abandoned and in a state of disrepair. Through the Demolition Program, the City can remove structures when attempts to gain compliance from the property owners fail.</p>

# Projects

## AP-35 Projects

### Introduction

The 2020 Action Plan establishes the City of Odessa’s one-year implementation strategy for addressing community development, housing, economic development, human service and public facility improvement needs of the citizens of Odessa.

The City of Odessa Community Development Department will administer and provide oversight for the following activities to meet the community needs and goals in the first year of the 2020-2024 Consolidated Plan five-year investment strategy.

During the final public hearing, hearing, held June 9, 2020, eligible projects were presented for consideration to the City Council ranging from housing to public service. After careful deliberation, the City Council voted to provide funding for the projects that would best serve the community. Listed below are the projects that received funding by category:

#	Project Name
1	CD ADMINISTRATION
2	CDBG REHAB ADMIN
3	REHAB PROJECTS
4	DEMOLITION
5	ELDERLY AND DISABLED LAWN MOWING PROGRAM
6	WHITIKER HEAD START - PLAYGROUND
7	HOLLINGSWORTH HEAD START - PLAYGROUND
8	HOME HOUSING ADMINISTRATION
9	HOUSING INFILL PROGRAM
10	HOME HOUSING REHABILITATION
11	CHDO

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

Some of the City’s underserved needs include the lack of decent housing, improvements needed to public facilities, parks, and clearance activities in the CDBG Target Area, lack of adult education,

job training, and lack of various public services. The City has encountered several obstacles in meeting the underserved needs, which primarily affect the City's low-income neighborhoods. Some of these obstacles include the lack of funding, lack of coordination between social service agencies, changed priorities by citizens and the lack of participation from the private sector.

## AP-38 Project Summary

<b>1</b>	<b>Project Name</b> <span style="float: right;"><b>CD ADMINISTRATION</b></span>	
	<b>Funding</b>	<b>CDBG: \$150,000</b>
	<b>Description</b>	Administrative funds will cover the salary and benefits of the program assistant and 1/2 the salary and benefits of the demolition inspector and operating costs for the Community Development Department
	Target Area	City of Odessa
	Target Date	9/30/2021
	Planned Activities	CD
<b>2</b>	<b>Project Name</b> <span style="float: right;"><b>CDBG REHAB ADMIN</b></span>	
	<b>Funding</b>	<b>CDBG: \$138,395</b>
	<b>Description</b>	Administrative funds will be used to cover the cost of program delivery and soft costs related to the Housing Rehab Programs.
	Target Area	CDBG TARGET AREA City of Odessa
	Goals Supported	Preserve Existing Housing Stock
	Needs Addressed	Housing
	Target Date	9/30/2021

3

Project Name	CDBG REHAB PROJECTS
<b>Funding</b>	<b>CDBG: \$260,000</b>
<b>Description</b>	The CDBG Housing Rehabilitation program provides assistance to low and moderate-income homeowners for minor or emergency repairs, full rehabilitation or reconstruction of their homes. A comprehensive inspection is conducted to identify the deficiencies and determine whether it is more cost effective to fully rehabilitate the current structure or simply demolish the existing structure and construct a new home. The purpose of the program is to meet the objective of providing decent housing by preserving and sustaining low to moderate-income owner occupied homes with either a comprehensive full rehabilitation of the home or a reconstruction of the home to revitalize neighborhoods.
<b>Estimated number and type of families that will benefit</b>	<b>Three (3) low to moderate income owner occupied homes</b>
Target Area	CDBG TARGET AREA City of Odessa
Goals Supported	Preserve Existing Housing Stock
Needs Addressed	Housing
Target Date	9/30/2021
Location Description	City of Odessa
Planned Activities	Repairs or reconstruction of owner occupied homes.

4

Project Name	DEMOLITION
<b>Funding</b>	<b>CDBG: \$230,000</b>
<b>Description</b>	City Council allocated \$230,000 in CDBG funds to the Demolition Program for the removal of 25 vacant and/or dangerous structures. The funding also covers 1/2 the salary and operating costs for the demolition inspector. Through the Demolition Program, the City can remove structures when attempts to gain compliance from the property owners fail.
<b>Estimated number of structures that will be removed</b>	<b>25 structures will be removed.</b>
Target Area	CDBG TARGET AREA City of Odessa
Goals Supported	Community Development and Infrastructure
Needs Addressed	Community Development and Infrastructure
Target Date	9/30/2021
Location Description	Structures area removed to eliminate slum and blight on a spot basis throughout the City
Planned Activities	Funds will be used for the costs associated with the removal of unsafe residential or commercial structures.

5

Project Name	ELDERLY AND DISABLED LAWN MOWING PROGRAM
<b>Funding</b>	<b>CDBG: \$30,000</b>
<b>Description</b>	Funds will be used to assist the elderly and disabled with lawn care, including mowing, weed eating and edging, up to seven times a year for those that qualify
<b>Estimated number and type of families that will benefit</b>	<b>30 households.</b>
Target Area	City of Odessa
Goals Supported	Public Services
Needs Addressed	Public Services
Target Date	12/30/2020
Location Description	City of Odessa
Planned Activities	Provide lawn care services

6	<b>Project Name</b>	<b>WHITIKER HEAD START</b>
	<b>Funding</b>	<b>CDBG: \$44,084</b>
	<b>Description</b>	Renovation of the Whitiker Head Start playground area
	<b>Estimated number and type of families that will benefit</b>	<b>109 Low-income children and their families</b>
	Target Area	City of Odessa
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Public Facilities & Improvements
	Target Date	9/30/2021
	Location Description	City of Odessa
Planned Activities	Renovation of the Whitiker Head Start playground area	
7	<b>Project Name</b>	<b>HOLLINGSWORTH HEAD START</b>
	<b>Funding</b>	<b>CDBG: \$75,229</b>
	<b>Description</b>	Renovation of the Hollingsworth Head Start playground area
	<b>Estimated number and type of families that will benefit</b>	<b>67 Low-income children and their families</b>
	Target Area	City of Odessa
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Public Facilities & Improvements
	Target Date	9/30/2021
	Location Description	City of Odessa

8	<b>Project Name</b> HOME HOUSING ADMINISTRATION	
	<b>Funding</b>	<b>HOME: \$26,906</b>
	<b>Description</b>	Funds will be used to support the HOME Program
	<b>Target Date</b>	9/30/2021
9	<b>Project Name</b> HOME INFILL PROGRAM	
	<b>Funding</b>	<b>HOME: \$100,000</b>
	<b>Description</b>	The City's goal with the infill housing program is to cover the construction and infrastructure costs for housing on vacant or underutilized land and lots that are located in areas of the City that have already been developed. The homes, once finished will be offered for purchase to low and moderate income households. The Homebuyer Assistance Program can then be used to assist with down payment and closing costs for newly constructed homes.
	<b>Estimated number of homes to be built</b>	<b>Two (2) homes</b>
	<b>Target Area</b>	City of Odessa
	<b>Goals Supported</b>	Expand Home Ownership Opportunities
	<b>Needs Addressed</b>	Housing
	<b>Target Date</b>	9/30/2021
	<b>Location Description</b>	City of Odessa
	<b>Planned Activities</b>	New home construction

10	<b>Project Name</b>	<b>HOME HOUSING Rehabilitation</b>
	<b>Funding</b>	<b>HOME: \$101,796</b>
	<b>Description</b>	The HOME Housing Rehabilitation program provides assistance to low and moderate-income homeowners for the full rehabilitation or reconstruction of their homes. A comprehensive inspection is conducted to identify the deficiencies and determine whether it is more cost effective to fully rehabilitate the current structure or simply demolish the existing structure and construct a new home.
	<b>Estimated number and type of families that will benefit</b>	Provide <b>two (2) households</b> with reconstruction of their home.
	Target Area	City of Odessa
	Goals Supported	Expand Home Ownership Opportunities
	Needs Addressed	Housing
	Target Date	9/30/2021
	Location Description	City of Odessa
Planned Activities	Home reconstruction	
11	<b>Project Name</b>	<b>CHDO</b>
	<b>Funding</b>	<b>HOME: \$40,360</b>
	<b>Description</b>	<b>CHDO FUNDING SET ASIDE</b>
	<b>Estimated number and type of families that will benefit</b>	<b>Currently, the City does not have an eligible CHDO</b>

## AP-50 Geographic Distribution

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

While CDBG and HOME assistance is available to all eligible low-income residents of the City of Odessa as long as they reside within the City limits, the majority of services and programs assist persons who live in the City's Target Area.

The City's Target Area is defined as persons residing in the following Census Block Groups: 481350007002; 481350015001; 481350016003; 481350017003; 481350017007; 481350018001; 481350018002; 481350019001; 481350019002; 481350019003; 481350019004; 481350019005; 481350020003; 4812350025024; and 481350031002

A disproportionate number of low-income residents and minorities reside in the City's Target Area. This area also contains a disproportionately high concentration of older homes and requires additional improvements to parks, streets and other facilities.

### Geographic Distribution

Target Area	Percentage of Funds
CDBG TARGET AREA	70
City of Odessa	30

### Rationale for the priorities for allocating investments geographically

Concerning the City's Housing Assistance Program, approximately 90% of the persons assisted reside within the City's Target Area. The park and street projects that allocated CDBG funds are always located in the CDBG Target Area. While very little of the projects funded with CDBG and HOME funds are dedicated to the Target Area, the majority of the funds are expended in the Target Area. The City also anticipates that approximately 73% of all CDBG funds, averaged over three years, will be utilized to meet the low mod benefit. The majority of buildings removed through the Demolition Program are also located within the Target Area

# Affordable Housing

## AP-55 Affordable Housing

### Introduction

The Odessa City Council allocated a total of \$927,708 in CDBG funds, as well as \$269,062 in HOME funds to various projects for the 2020 program year. The following are the housing projects that will be undertaken during the upcoming program year.

### **2020-2021 GOAL: PRESERVE EXISTING HOUSING STOCK – PROVIDE ASSISTANCE TO 25 ELIGIBLE HOMEOWNERS WITH REHABILITATION OR RECONSTRUCTION OF THEIR HOME:**

The City Council allocated \$260,000 in CDBG funds and to assist low and moderate-income homeowners for the full rehabilitation or reconstruction of their homes. A comprehensive inspection is conducted to identify the deficiencies and determine whether it is more cost effective to fully rehabilitate the current structure or simply demolish the existing structure and construct a new home.

The City proposes **to assist three (3) households** during the first year of the 2020-2024 Consolidated Plan.

The City Council allocated **\$101,796 in HOME funds** to assist low and moderate-income homeowners for the full rehabilitation or reconstruction of their homes. A comprehensive inspection is conducted to identify the deficiencies and determine whether it is more cost effective to fully rehabilitate the current structure or simply demolish the existing structure and construct a new home.

The City proposes **to assist two (2) households** during the first year of the 2020-2024 Consolidated Plan.

**2020-2021 GOAL: EXPAND THE NUMBER OF NEW AFFORDABLE HOMES – Three (3) HOUSEHOLD HOUSING UNITS ADDED.**

The City Council allocated **\$134,333 in HOME funds** for a Housing Infill Program to **add one (1) new Household Housing unit.**

<b>One Year Goals for the Number of Households by Support Requirement</b>	
Homeless	0
Non-Homeless	6
Special-Needs	0
Total	6

**One-Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals by Support Type</b>	
Rental Assistance	0
The Production of New Units	1
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	6

**One-Year Goals for Affordable Housing by Support Type**

## AP-60 Public Housing

### Introduction

Coordination between the City of Odessa and the Odessa Housing Authority is extensive. The City of Odessa has partnered with the Odessa Housing Authority on a variety of informational and educational projects including, homebuyer assistance, and public hearings for both the City and the Housing Authority, Section 8 homebuyer seminars, fair housing promotion, and homebuyer education. The Odessa Housing Authority rated performance is designated as “standard” by HUD.

The Housing Authority City of Odessa has one Public Housing Development, Third Edition Apartments, which is a 73 unit scattered site. The Annual Capital Funding assists the Housing Authority to make major renovations to the Physical Condition of the development. Last year funds were utilized to remove/replace all windows with energy efficient double pane windows. This year, funds will be utilized to replace all units’ floors with wood vinyl floor planks.

The Public Housing development is in need of major restoration and revitalizations needs, which the OHA is pursuing gradually with the Capital Funding.

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

To encourage public housing residents to become more involved in management and participate in homeownership, property management has monthly resident council meetings with various speakers from the community who provide educational sources to the residents to assist them to become more self-sufficient. In addition, the OHA and property management is involved in providing the residents at these meetings with information and education in reference to the homeownership program. Information is provided to encourage them to work on their credit issues, savings, and referrals are made to local agencies who collaborate with the OHA to assist with homeownership.

The Property Manager at the Public Housing Apartment is responsible for annual inspections, coordinate maintenance and identify public housing improvement needs. The success of on-site management at the City’s public housing units has enabled the Housing Authority to improve tenant access to management. Improvements in security and on-site management have been

made to curtail crime, drugs, graffiti, and gang related activities in these complexes. HUD has designated the Odessa Housing Authority as a “high performer” since 2009.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Odessa Housing Authority is designated as a “high performer”.

## AP-65 Homeless and Other Special Needs Activities

### Introduction

The Odessa Homeless Coalition consist of different organizations and volunteers that have a strong commitment to utilize their resources to provide for homeless families in Odessa. The focus of the Odessa Homeless Coalition is to provide comprehensive services that address all of an individual's needs in order to maintain long-term self-sufficiency. While the Coalition works as a collaborative to bring all the services available in our community together, individual agencies are responsible for the actually providing the services.

The lead agency for the Odessa Homeless Coalition is Odessa Links. The local nonprofit serves as the Community Liaison and is responsible for media relations to increase community awareness about homelessness, recruit volunteers, and promote Coalition activities.

As the Local Homeless Coalition (LHC) representative Links participates in the Texas Homeless Network Balance of State, a collaboration of over 200 counties with representatives from nonprofits, government officials, and service agencies to eliminate homelessness. The partnership with the Texas Homeless Network gives Links the technological access to Client Track/HMIS (Homeless Management Information System). This allows Links and other Coordinated Entry sites (Salvation Army) to electronically stored client case records. With Odessa Links being the nerve center for Odessa agencies and soon to be Coordinated Entry site through use of HMIS (Homeless Management Information System) it submits yearly Point in Time Counts, bed inventory, and coalition activity updates.

**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**

#### **Goal 1: Adopt a Housing First Approach**

According to Texas Homeless Network's Written Standards for Service Delivery in the TX BoS CoC Housing, "Housing First is an approach to homeless assistance that prioritizes rapid placement and stabilization in permanent housing and does not have service participation requirements or preconditions such as sobriety or a minimum income threshold."

The goal is to have more service agencies adopt a Housing First low barrier entry into services approach to rapidly shelter/house/serve homeless individuals and families and reduce the number of days they are homeless.

## **Goal 2: Increase Coordinated Entry participation (CE)**

“Coordinated entry is an important process through which people experiencing or at risk of experiencing homelessness can access the crisis response system in a streamlined way, have their strengths and needs quickly assessed, and quickly connect to appropriate, tailored housing and mainstream services within the community or designated region. Standardized assessment tools and practices used within local coordinated assessment processes take into account the unique needs of children and their families as well as youth. When possible, the assessment provides the ability for households to gain access to the best options to address their needs, incorporating participants’ choice, rather than being evaluated for a single program within the system. The most intensive interventions are prioritized for those with the highest needs.”

Coordinated Entry aims to standardize the access, assessment, and referral process across all service providers.

The goal is to have more service agencies use a Coordinated Entry System. HUD mandates that federally funded agencies (ESG & CoC) participate in CE; however, homelessness cannot be ended by federally funded agencies alone therefore Texas Homeless Network recommends non-federally funded agencies participate in accordance to TX BoS CoC Written Standards.

Currently Odessa Links is the only approved Coordinated Entry Site and is actively recruiting agencies to participate in Coordinated Entry.

## **Goal 3: Increase Homeless Prevention and Diversion Assistance**

With the increase of rent burdens amongst low wage earners and the economic impact of COVID-19 more households are seeking rent assistance to prevent them from losing their homes. More homeless prevention assistance is needed to provide deep rental assistance along with other financial supports to maintain housing stability and financially prepare for unforeseen circumstances.

In addition, the adoption of Diversion strategies and minor financial assistance is needed to prevent homelessness and guide households to appropriate and safe housing alternatives. Diversion is more cost effective and provides the lightest touch of tailored assistance to at-risk households.

In demand shelter beds may not be appropriate for everyone; Diversion allows providers to empower households in self-resolution through examining existing social supports and matching

financial assistance to minor needs. In providing diversion assistance households that have the ability to avoid entering the shelter system may do so.

Examples of Diversion assistance:

- Phone conciliation (no financial assistance)
- Mediation and grocery assistance
- Greyhound bus ticket
- Other assistance (phone bill/minutes, vehicle parts, work safety gear, drug test fee, phone conciliation, child care, medical bill, housing)

The goal is to find an agency or program that can pursue ESG-Emergency Solutions Grant or Community Development Block Grant funding to provide this essential assistance.

#### **Goal 4: Homeless Crisis Outreach**

Odessa's un-sheltered homeless population is in need of critical assistance beyond the four walls of available services locations. Outreach teams are needed to distribute basic needs such as food, medical care, mental health assistance, transportation, hygiene assistance, shower and laundry access, personal protective equipment, and case management. More out of office engagement is needed to assist our homeless population get connected to available resources.

The goal is to amplify current monthly outreach efforts (Hope for the Homeless), assemble a team of providers for further outreach, find agencies to provide mobile shower access, laundry access, and hygiene items to our chronic and unsheltered homeless population.

#### **Goal 5: Increase Overall Homeless Housing Assistance (RRH, VASH, Mainstream)**

##### **Increase Rapid Rehousing Assistance**

The Odessa Homeless Coalition developed Project HOPE (Homeless Opportunities for Personal Excellence) and received federal funding in 2011 up to 2014 for transitional housing. With the shift towards more cost effective/efficient programs Project HOPE renewed as a rapid rehousing program in the 2016 CoC competition and was awarded funding. Project HOPE provides supportive services and Tenant Based Rent Assistance to homeless families and individuals wanting to achieve residential stability. This project is a collaborative effort with local agencies to provide an effective Continuum of Care in Odessa to address homelessness in our community. Project HOPE gives homeless participants the necessary resources to help them increase their education, income and assets to pursue personal excellence for up to 24 months.

The goal is to continue increasing the number of families Project HOPE can assist and the supportive services available to those families. Despite an ongoing housing crisis, several families have been housed through the program and Links continues to work on getting other families eligible for the program.

### **Increase Mainstream Vouchers**

The Housing Authority of Odessa was awarded 25 plus an additional 8 vouchers through the HUD Mainstream Voucher competition in 2019. Mainstream Vouchers provide sustained community-based integrated housing opportunities to non-elderly persons with disabilities. The Housing Authority of Odessa has adopted a preference for homeless and at risk of homelessness persons for voucher priority. The Mainstream Voucher program implementation began in the Spring of 2020 and Coordinated Entry was utilized to streamline eligible non-elderly disabled homeless participants to program services.

With the roll-out of this new program and adopted preference, the goal is to increase the number of mainstream vouchers available for the area.

### **Increase VASH Vouchers**

The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines Housing Choice Voucher (HCV) Section 8 rental assistance with The Department of Veteran Affairs services. The Housing Authority of Odessa was awarded 12 vouchers and also works with the Abilene Housing Authority to “port in” vouchers for local veterans.

The goal is to continue identifying vulnerable veterans and increase the number of VASH vouchers available for the area.

### **Goal 6: Homeless Youth Project/Intervention**

No shelter or housing programs exist for unaccompanied youth in Odessa.

In examining Ector County Independent School District numbers for homeless youth identified during the school year the Odessa Homeless Coalition is exploring homeless youth projects to meet this need.

Currently the Odessa Homeless Coalition hosts an annual school supply drive to meet the needs of homeless youth that may not have school essentials (backpacks, pens, paper, hygiene items, uniforms, etc.). While this outreach assists in preparing them for the school year, youth shelter/housing interventions are still a great need to keep kids stable and enrolled in school.

The goal is to research program models, develop, and support a project to alleviate and or reduce homelessness among our youth. Employ a strategy that allows the Odessa Homeless Coalition to: reach, engage, support, and house unaccompanied youth.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Agencies providing these services are listed below:

#### ***Emergency Shelters/Emergency assistance***

- ***Catholic Charities*** provides emergency assistance by giving persons in need food and clothing.
- ***The Crisis Center*** provides emergency shelter assistance for victims of sexual assault and/or family violence. The Crisis Center Angel House: The Family Violence Shelter in Odessa can currently provide safe housing, case management and life skills training for up to 61 people. Case Management includes job training, substance abuse treatment, mental health care and health care through contract with other agencies in the community. The Crisis Center provides counseling services to their resident and non-resident victim survivors.
- ***Door of Hope Mission*** provides emergency shelter for adults and families with children. Other services provided by the Mission include case management services for up to 50 individuals.
- ***Jesus House*** provides emergency shelter for adult males. Other services include: case management and breakfast and lunch served Monday through Friday. The organization also engages in monthly outreach via passing out hygiene items to homeless individuals.
- ***Salvation Army*** provides emergency shelter for adult males, females and families with children. The organization can also provide case management.
- ***The Well*** provides food, utility assistance, partial rent assistance, bus vouchers, forms of I.D.'s, clothing, formula, and diapers.
- ***Permian Basin Mission Center*** primarily a food pantry that helps with clothes, small household items, and rent/utility assistance when needed.
- ***American Red Cross*** provides emergency funds for food, lodging, and clothing items to recover from a disaster, normally as a result of fire.

#### ***Transitional Housing***

- ***Family Promise of Odessa, Inc.*** is an interfaith non-profit network of 13 congregations and dozens of volunteers working together to provide transitional shelter, meals, and support services to homeless families with children. The network of churches is prepared to accommodate up to 14 individuals and assist them in achieving lasting independence.
- ***Clover House*** provides beds for adult males and females who are from the Criminal Justice System. They also provide job training, case management, substance abuse treatment, life skills training as well as transportation for those individuals in their transitional housing facility.
- ***Mission Messiah*** provides beds for adult females and their children. They offer case management and life skills training for their clients, as well as food and clothing.

### ***Rapid Rehousing***

***Odessa Links*** provides scattered site Tenant Based Rental Assistance, case management, and wrap around supportive services for homeless families; RRH assistance is available for 25 households through the Project HOPE (Homeless Opportunities for Personal Excellence) Program. Project Hope utilizes a Housing First approach and helps homeless families with no preconditions, rapidly move from the shelter or streets to permanent housing.

### ***Other Housing Programs***

***Housing Authority of Odessa*** provides rental assistance VASH Vouchers for homeless veterans, 12 vouchers are available with the option to “port in” veterans through Abilene Housing Authority and 33 tenant based rental assistance Mainstream Voucher for non-elderly disabled homeless persons.

**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**

Project Hope a rapid rehousing program, addresses the needs of homeless families by securing housing, providing rental assistance, and delivering Continuum of Care services to help families stabilize and live independently. Project Hope utilizes a Housing First approach and helps homeless families with no preconditions, rapidly move from the shelter or streets to permanent housing. To achieve this the project utilizes property owner partnerships, rental assistance, and voluntary supportive services from partner agencies. The collaboration of services and partner networks helps tailor services to those in the program and promote participant-centered outcomes of personal excellence.

The Project HOPE program is broken down into three service components: housing identification, financial assistance, and housing stabilization. Client outcomes are measured through milestones within three main program goals, success is dependent on individual service plans, and client defined goals of personal excellence.

Program goals are to obtain/remain in permanent housing, increase education or income, and achieve greater self-determination.

**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.**

For low-income households the gap between the cost of living and earned income is wide, and the resources to prevent homelessness are limited.

Among the agencies that provide assistance are The Salvation Army of Odessa, Permian Basin Mission Center, Catholic Charities, PermianCare, The WELL, West Texas Opportunities, ABLE Center, and the American Red Cross. Each agency has their own set of criteria that they use to qualify those persons seeking assistance.

## **Discussion**

The Odessa Homeless Coalition, using the data collected from the Point in Time Survey, Links Coordinated Entry data, and ECISD homeless survey numbers to examine the gaps in services for

the homeless population in Odessa. Among the most important gaps was the need for additional housing or rental assistance for homeless households, permanent supportive housing for highly vulnerable and chronic homeless individuals, and more emergency shelter beds for homeless families and unaccompanied youth.

## AP-75 Barriers to affordable housing

### Introduction:

Overall, the City of Odessa has few of the barriers that are normally considered to be exclusionary. The City allows small lots, mixed-use housing, manufactured housing in single-family residential zones, and it uses a number of federal, state, and private programs for the acquisition, development, and rehabilitation of affordable housing units. The City is aggressive in its pursuit of developing affordable housing and has been successful in establishing public/private partnerships, developing generous homebuyer assistance programs, utilizing tax foreclosed properties, waiving building permit fees and assisting in the development of Low Income Housing Tax Credit apartment complexes.

**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**

Several issues serve as barriers in developing affordable housing. These barriers include the ever-increasing costs of construction and rehabilitation, lack of available contractors, lack of availability and increasing cost of residential lots, condition of available housing stock, poor or lack of credit and access to down payment and closing cost funds.

Contractors can increase their profit in the private market so the City has taken steps to combat this issue by bidding packages of five or more projects in an effort to provide contractors more than one project in hopes of receiving benefits of economies of scale. The City also requests the contractor provide a proposal as to the type and amenities they will provide for a set price in order to achieve the best value for the investment. In addition, the City has made design changes to the homes it builds and has used alternative building materials to reduce costs.

The Community Development staff has started several initiatives to solicit more contractors, including the waving of build permit fees, easing insurance requirements and eliminating bond requirements.

The increase in the cost of residential lots has been driven up by the demand to secure suitable lots for the development of housing. Properties that were once available at a reasonable cost have doubled in many cases. The City and its local non-profit housing partners have been aggressive in identifying, purchasing and maintaining lots in inventory for future affordable

housing development.

**Discussion:**

The current local construction projects have affected the cost of developing affordable housing for the City and its non-profit housing partners. Within the last few years, there has been a significant increase in the cost of construction in all segments of the housing market. Increases in the cost of materials, labor and contractor overhead have contributed to higher construction costs.

The increased construction activity in Odessa has resulted in a demand for contractors at all levels of construction. The City has had difficulty in maintaining its current contractor pool and identifying new contractors to participate in the City's Rehabilitation/Reconstruction Program. Some contractors no longer perform work for the City because they are able to make more per square foot in the open market. The City has traditionally had difficulty in enticing contractors to take part in its programs.

Competition for available lots has driven up prices of lots, especially in desirable areas. Furthermore, lags in the permitting, construction and appraisal processes have slowed due to lack of staff and increase in workload, also contributing to housing supply limitations.

Much of the development of affordable housing has been located in the City's Target Area. The majority of lots available for development are concentrated within this area, which then raises the issue of concentration. There are very few areas currently available for the development of housing subdivisions that do not require substantial investment of funds for infrastructure such as street, utilities, curbs and gutter. Odessa, like many other communities in West Texas has many vacant or unused drill sites located in primarily residential neighborhoods. The City is presently in discussions with the owners of some of these sites in an effort to obtain the release of these sites for future affordable housing development.

## AP-85 Other Actions

### **Introduction:**

Some of the City's underserved needs include the lack of decent housing, improvements needed to public facilities, parks, and clearance activities in the CDBG Target Area, lack of adult education, job training, and the lack of various public services. The City has encountered several obstacles in meeting the underserved needs that primarily affect the City's low-income neighborhoods. Some of these obstacles include the lack of funding to address all needs, lack of coordination between social service agencies, changed priorities by citizens and the lack of participation from the private sector.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Odessa has agreed to waive building permit fees for contractors who build affordable housing for the members of the Odessa Housing Consortium. The City of Odessa has developed an Infill Housing Program to help revitalize once-thriving residential areas by constructing infill housing on available non-tax producing lots located throughout the City. These homes have been made available to assist low and moderate-income families purchase decent and affordable housing. The program has allowed families who typically could not buy a new home the opportunity to purchase newly constructed homes in well-established neighborhoods.

The City of Odessa has several housing development projects in the planning stage with affordable housing partners. Odessa Housing Finance Corporation has 48 acres that will be developed into a mixed-use, mixed lot housing development. Construction of 181 multifamily units has been completed and is completely full with a 5-year waiting list. One hundred and fourteen (114) of these units are dedicated for project-based vouchers and the remainder are available to the public, however all are restricted to residents at 60% of median income. The subsequent phases will include patio-homes, single-family homes, a second set of a 216-unit work-force apartments complex and retail located in the frontage facing 87th.

The City of Odessa in partnership with Odessa Housing Finance Corporation, Odessa Chamber of Commerce and Grow Odessa, is developing 45 work-force single-family units on the south side of Odessa that will have assistance with the infrastructure cost to help alleviate some of the cost and bring down the price for homeowners.

The City also has a section of land on Rochester where a Request for Proposals has been sent out to developers for additional housing and retail development on Rochester and on a section of land near Interstate 20.

### **Actions planned to foster and maintain affordable housing**

The City has taken actions to address these obstacles:

- The City provides rehabilitation/reconstruction assistance to address housing needs in an effort to increase the number of low-income families living in decent affordable housing. The City of Odessa allocates CDBG and HOME funds to provide rehabilitation/reconstruction assistance to low-income homeowners. The CDBG Housing Rehabilitation/Reconstruction Program can also assist with Minor Home Repairs as well as Emergency Repairs. Odessa Affordable Housing also administers a Minor Home Repair Program.
- Through its partnership in the Odessa Housing Consortium, the City of Odessa will continue to provide affordable housing assistance for low-income residents. The Odessa Housing Consortium includes the City of Odessa, the Odessa Housing Authority, the Odessa Housing Finance Corporation, Odessa Affordable Housing, Inc. and Odessa Creative Housing Solutions Corporation.
- The City of Odessa developed a Homebuyer Assistance Program to assist low-income citizens purchase an existing home within the City limits of Odessa. The “HOME of Your Own Program” provides assistance with the purchase of a home. The buyer, depending on the total household size and income, can receive either 5% or 10% of the sales price of the house for the down payment and up to \$3,500 in approved closing costs.
- The City also administers a Homebuyer Assistance Program that can assist with down payment and closing cost assistance for newly constructed home. The houses can be constructed by one of our housing partners or a private builder. The buyer, depending on the total household size and income, can receive down payment and closing cost assistance ranging from a minimum of \$2,500 to a maximum of \$20,000, and up to \$4,000 for eligible closing costs. In no event will total assistance exceed \$24,000.

### **Actions planned to reduce lead-based paint hazards**

The City of Odessa developed a strategy for addressing lead based paint related issues. The City has one (1) licensed Lead Inspector/Risk Assessor on Staff. Staff assesses each project based on the scope of the work and the amount of funds to be expended on each individual project. The

Community Development staff will use HUD's Lead Safe Housing Rules in conducting all housing rehabilitation work.

### **Actions planned to reduce the number of poverty-level families**

The City of Odessa will continue to support activities that will help minimize poverty to the greatest extent possible. Preserving and increasing the affordable housing stock, funding public service agencies, demolition, code enforcement and public facilities improvements are all important activities in the City's Anti-Poverty Strategy. The majority of programs funded with CDBG funds are directed at low-income persons and many serve the needs of persons earning less than 50% of median income.

The housing services offered are elements in the City's Anti-Poverty Strategy that, for many, is the only way to obtain housing repair, homeownership or rental assistance. Many low-income persons utilize the Housing Rehabilitation Program for needed repairs to their homes including complete housing rehabilitation or reconstruction, and minor or emergency housing repair assistance. The Odessa Housing Consortium and its members will continue to provide housing opportunities to individuals based on their specific needs. The Odessa Housing Authority administers the Section 8 Housing Choice Voucher Program, which provides the clients an opportunity to use their monthly vouchers toward permanent housing.

The City of Odessa has an Infill Housing Program to help revitalize once-thriving residential areas with infill housing on available non-tax producing lots located throughout the City. The homes are available to assist low and moderate-income families purchase decent and affordable housing. The program has allowed families who typically could not buy a new home the opportunity to purchase newly constructed homes in well-established neighborhoods.

### **Actions planned to develop institutional structure**

The role of public institutions, non-profit organizations and private entities that participate in providing affordable housing are limited. However, the members of the Odessa Housing Consortium are the primary providers of affordable housing opportunities within the City of Odessa.

The combined efforts of the City of Odessa and the Odessa Housing Consortium provide many opportunities for affordable housing and neighborhood revitalization with continual communication and exchange of information regarding housing opportunities. The coordination

between the Odessa Housing Consortium, public institutions and the private sector reduces the degree of duplication of services through continued communication within these agencies.

CDBG and HOME Program funds are used to address the need for affordable housing through its Housing Rehabilitation/Reconstruction Program Infill Housing Construction Program and Homeownership Assistance Programs. The City has been able to leverage federal funds with funding from other organizations to meet the needs in the community. The Odessa Housing Finance Corporation, Odessa Affordable Housing, Inc., the Odessa Housing Authority and Odessa Creative Housing Solutions Corporation are important partners in the City's Homeownership Assistance Programs and provide a number of services to prospective homebuyers. Local lending institutions also participate in addressing the need for affordable housing by providing mortgage financing for the purchase of homes. The Odessa Housing Authority administers Section 8 Housing Choice Vouchers, Section 8 New Construction, and Public Housing Assistance Funds. These funds provide subsidized rental assistance to low-income persons throughout the City.

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

The City has concentrated its efforts to provide affordable housing through various programs such as Housing Rehabilitation/Reconstruction, the development of new single-family housing, a City administered Infill Housing Construction Program. The Odessa Housing Consortium has established coordination between the City of Odessa, the Odessa Housing Authority, Odessa Housing Finance Corporation, Odessa Affordable Housing, Inc., Odessa Creative Housing Solutions Corporation, local financial institutions, and general contractors and subcontractors to develop a strong relationship to further provide and expand affordable housing programs in Odessa.

#### **Discussion:**

The City of Odessa has several housing development projects in the planning stage with affordable housing partners. Odessa Housing Finance Corporation has 48 acres that will be developed into a mixed-use, mixed lot housing development. Construction of 181 multifamily units has been completed and is completely full with a 5-year waiting list. One hundred fourteen (114) of these units are dedicated for project-based vouchers and the remainder will be available to the public, however all are restricted to residence at 60% of median income. The subsequent phases will include patio-homes, single-family homes, a second set of a 216-unit work-force apartments complex and retail located in the frontage facing 87th.

Odessa Housing Finance Corporation is developing, in partnership with the City of Odessa, 45 work-force single-family units on the south side of Odessa where infrastructure cost were funded in part by the Odessa Chamber of Commerce and Grow Odessa to help alleviate some of the housing cost and bring down the price for homeowners.

# Program Specific Requirements

## AP-90 Program Specific Requirements

### Introduction:

The Projects Table identify projects planned with all CDBG funds expected to be available during the year. There is no program income available for use in projects to be carried out.

### Other CDBG Requirements

- |  |        |
|--|--------|
| 1. The amount of urgent need activities  | 0      |
| 2. The estimated percentage of CDBG funds that used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of three years are used by the City of Odessa to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. | 73.00% |

## **HOME Investment Partnership Program (HOME)**

**A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The City of Odessa through collaboration with other agencies leverages HOME Program funds in an effort to meet the needs identified in the 2020-2024 Consolidated Plan. In collaboration with the members of the Odessa Housing Consortium, the City of Odessa is able to leverage its HOME dollars with these various agencies. Participation of the Odessa Housing Consortium has been a benefit to the City of Odessa because it has increased the supply of available affordable units while reducing the reliance on federal funds as the sole source of investment.

The 2020-2024 Consolidated Plan emphasized the increased need for decent and affordable housing. The lack of affordable housing in many communities for low-income families is a problem. Through the use of HOME Program funds and the partnerships established with the Odessa Housing Consortium, the City has been able to provide many more options and opportunities for area low-income residents to purchase their own home. \_

Beginning with the 2013 program year the City of Odessa no longer has Odessa Affordable Housing Incorporated (OAH) as its CHDO. OAH no longer qualifies based on the HOME rules.

The City remains without a qualifying CHDO, the 15% set aside will be returned to HUD. The City continues to look for a prospective CHDO.

**A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The City of Odessa has adopted a recapture provision for the HOME program required by 24 CFR 92.254(a) and will base the recapture amount on any net proceeds available from any foreclosure or sale of a HOME assisted unit rather than the entire amount of the HOME investment. The City of Odessa uses HOME funds to provide down payment and closing costs assistance. The City of Odessa files a second lien on each property for a five (5), ten (10), or fifteen (15) year period, depending on the total amount of HOME assistance that was provided directly to the homebuyer for the purchase of the home. Therefore, the amount forgiven will be 20% per year for a five-year lien, 10% per year for a ten-year lien, and 6.67% per year for a fifteen-year lien.

Recapture is the recovery of the HOME funds invested in the property upon the sale or transfer, rental or lease, refinancing, conversion or the property no longer serving as borrower's principal

residence. The terms of recapture are contained in the written agreement between the City of Odessa and the recipient of HOME funds.

**The following are the recapture guidelines listed in the City of Odessa's HOME Written Agreement.**

RECAPTURE {24 CFR 92.254(a)(5)(ii)(A)(4)} Recapture is defined as the recovery of HOME funds upon the sale or transfer, rental or lease, refinancing or the borrower(s) no longer being a physical occupant of the property. The entire HOME investment shall be due and payable (with the exception of sale or foreclosure) upon transfer, rental or lease, refinancing, conversion or the property no longer serving as borrower's principal residence. This recapture provision shall remain in force from the date the legal documents are executed at loan closing until the expiration of the affordability period defined above. Calculating Net Proceeds for the purpose of Recapture applies only to Sale or Foreclosure and are defined as follows: Sales Price Less Seller's Closing Costs Less First Mortgage Balance Less documented Capital Improvements in excess of \$500 Less down payment and closing costs paid from the Homebuyer's cash at purchase Equals Net Proceeds from Sale The City of Odessa shall recapture from the net proceeds (applies to foreclosure or sale only) the remaining Homebuyer direct subsidy and return the recaptured funds to the HOME Investment Partnership Program. Sales proceeds remaining after Recapture (applies to foreclosure or sale only) shall accrue to the Homebuyer. If there are no Net Proceeds from the Sale or Foreclosure, then the City shall forgive the remaining balance of the loan. Additionally, the City of Odessa has implemented the requirement that the City of Odessa be on the homeowner's insurance policy as a lien holder, and requires the homebuyer report to the City on an annual basis.