

CDBG/HOME
2024 Action Plan

Year 5

2020-2024 CONPLAN



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

August 2024

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AP-05 Executive Summary

Introduction

The 2024 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 final year of the 2020-2024 Consolidated Plan five-year investment strategy. The U. S. Department of Housing and Urban Development (HUD) awarded the City of Odessa **\$888,487** in Community Development Block Grant (CDBG) funds and **\$313,619** in Home Investment Partnership (HOME) funds for Program Year 2024. An additional **\$26,436** in CDBG program income and **\$74,270** in CDBG unprogrammed funds were available for allocation.

All available funds were allocated by the city council at a public hearing on June 11, 2024. The HOME funds were allocated exclusively to housing related activities as required by statute.

Summarize the objectives and outcomes identified in the Plan

During a public hearing, eligible projects 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 **\$544,455** 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 owner occupied homes.

HOME PROGRAM HOUSING ACTIVITIES

The city council allocated **\$235,214** in HOME funds to meet the housing needs identified as a high priority in the 2020-2024 Consolidated Plan for low-income homeowners with either a comprehensive rehabilitation or reconstruction of their home.

PUBLIC SERVICES

Elderly and Disabled Lawn Mowing Program. The city allocated **\$10,000** in CDBG funds to assist the elderly and disabled citizens of Odessa with Lawn care

Family Promise. The city allocated **\$15,000** in CDBG funds to provide immediate, and emergency needs to homeless families with children through their family support program.

Meals on Wheels. The city allocated **\$40,000** in CDBG funds to provide hot noon and weekend meals to elderly/disabled and homebound individuals.

Odessa Links. The city allocated **\$15,000** in CDBG funds to provide homeless individuals with mainstream benefits and supportive services as they transition from homelessness to living independently.

Salvation Army. The city allocated **\$42,238** in CDBG funds to pay the salaries Homeless Shelter staff.

Short-term Rental Assistance Program. The city allocated **\$15,000** in CDBG funds to provide emergency rent assistance to eligible rental households.

PUBLIC FACILITY IMPROVEMENTS

Salvation Army. The city allocated **\$27,500** in CDBG funds to purchase and install security lockers at the Homeless Shelter.

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE NEEDS

The city's Demolition Program was allocated funds in the amount of **\$130,000** for the demolition of vacant structures in violation of the city's dangerous building ordinance to sustain a suitable living environment.

Evaluation of past performance

During the 2023 Program year, the City of Odessa exceeded or substantially met the major goals outlined in the 2023 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 notified citizens of review and comment opportunities, community meetings and public hearings through the city's newspaper, the Odessa American, and by posting on the city's website.

The Community Development Department published a notice in the local newspaper, the Odessa American, to detail the accessible locations where citizens were able to view and provide comments on the draft 2024 Action Plan. The Plan was available for review at the following locations:

- City Hall
- Community Development Department
- Community Development Department Website

Summary of public comments

The 30-day review and comment period for the 2024 Action Plan was conducted from June 24, 2024, to July 23, 2024

Summary

No citizen comments received regarding the 2024 City of Odessa Action Plan.

PR-05 Lead & Responsible Agencies

Agency/entity responsible for preparing/administering the Consolidated Plan

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

Consolidated Plan Public Contact Information

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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 2024 Action Plan for U. S. Department of Housing and Urban Development. The 2024 Action Plan establishes the City of Odessa's one-year implementation strategy of the 2020-2024 Consolidated Plan for addressing community development, housing, economic development, public services, and public facility improvement needs of the citizens of Odessa.

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 Action 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 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.

Information provided by the Texas Homeless Network was incorporated 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 planning process for the Action 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 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.

Information provided by the Texas Homeless Network was incorporated regarding the homeless population.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
1	Newspaper, Internet, and direct email mailings	City of Odessa Residents	Residents of Odessa was provided information of funds available and an opportunity to review and comment on the proposed Action Plan.	No Comments Received
2	Public Meeting – Needs of Community & Application for Funding	Non-Profit Organizations	Non-Profit organizations attended this virtual public meeting to discuss applying for CDBG funding. They were also invited to share and comment on their observations of the needs within the community.	More affordable housing Rental/Utility assistance
3	Public Hearing – Allocation of Funds	City of Odessa Residents	Approximately 20 citizens participated in allocation of funds decision.	No Comments Received
4	Public Meeting – Action Plan	City of Odessa Residents	0 citizens attended the Public Meeting	No Comments received

Expected Resources

AP-15 Expected Resources

Introduction

The 2024 Action Plan establishes the City of Odessa's one-year implementation strategy for addressing community development, housing, economic development, public services, 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 final year of the 2020-2024 Consolidated Plan five-year investment strategy. The U. S. Department of Housing and Urban Development (HUD) awarded the City of Odessa **\$888,487** in Community Development Block Grant (CDBG) funds and **\$313,619** in Home Investment Partnership (HOME) funds for Program Year 2024. An additional **\$26,436** in CDBG program income and **74,270** in CDBG unprogrammed funds were available for allocation.

All available funds were allocated by the city council at a public hearing on June 11, 2024. 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 Housing Public Facilities Public Services	888,487	26,436	74,270	989,193	All funds have all been allocated for this program year
HOME	public - federal	Acquisition Homeowner rehab New construction for ownership CHDO	313,619	0	0	313,619	All 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 and will continue to look for additional sources of match contributions towards HOME projects.

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

The City of Odessa has several housing-development projects in the planning or construction stages with affordable housing partners.

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	CITY WIDE	Housing	CDBG: \$544,455 HOME: \$235,214	Homeowner Housing Rehabilitated:7
2	Community Development and Infrastructure	2020	2024	Slum and Blight - Spot	CDBG TARGET AREA City of Odessa	Slum and Blight	CDBG: \$130,000	Demolition: 25 structures
3	Public Facilities & Improvement	2020	2024	Public Facilities & Improvements	CDBG TARGET AREA	Public Facilities & Improvements	CDBG: \$27,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Benefit: 300 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: \$65,000	Public service activities for Low/Moderate Income Benefit: 83 Individuals Assisted
5	Public Services	2020	2024	Homeless Special Needs	City of Odessa	Public Services	CDBG: \$72,238	Public service activities for Low/Moderate Income Benefit: 700 Homeless individuals Assisted

Goal Descriptions

1	Goal Name	Preserve Existing Housing Stock
	Goal Description	Funds were allocated for the city's Emergency, Minor Repair and Rehab/Reconstruction Program from the CDBG Program (\$544,455), and the HOME Program (\$235,214). It is anticipated seven (7) homeowners will have their homes either rehabilitation or reconstructed.
2	Goal Name	Community Development and Infrastructure
	Goal Description	The objective this goal is to provide a suitable living environment by providing CDBG funding. to the city's Demolition Program for the removal of slum and blight. Like most communities, Odessa has 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.
3	Goal Name	Public Services
	Goal Description	<p>The objective of providing funding to public service agencies within the community will achieve the goal of providing suitable living environments.</p> <p>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 short-term rental assistance, nutritious meals, educational assistance, counseling services, and assistance to the homeless. The highest priorities identified by the community under the category of public service include childcare services, health care, youth services, senior services, handicapped services, homeless and services for abused women and children.</p>

4	Goal Name	PUBLIC FACILITIES AND IMPROVEMENTS
	Goal Description	Salvation Army of Odessa was awarded \$27,500 to purchase/install lockers in the shelter for resident use.

AP-35 Projects

Introduction

The 2024 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 fifth and final year of the 2020-2024 Consolidated Plan five-year investment strategy.

During a public hearing, held June 11, 2024, eligible projects were presented for consideration to the city council ranging from housing, public facilities improvements to public services. 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:

#	Project Names
1	COMMUNITY DEVELOPMENT ADMINISTRATION
2	CDBG HOUSING REHABILITATION PROGRAM ADMIN
3	HOUSING REHABILITATION PROJECTS
4	DEMOLITION OF BUILDINGS
5	SHORT-TERM RENTAL ASSISTANCE PROGRAM
6	ELDERLY & DISABLED LAWN MOWING PROGRAM
7	FAMILY PROMISE
8	MEALS ON WHEELS
9	ODESSA LINKS – PROJECT HOPE
10	SALVATION ARMY – Staff Salaries
11	SALVATION ARMY – Shelter Lockers
12	HOME HOUSING ADMINISTRATION
13	HOME HOUSING REHABILITATION
14	COMMUNITY HOUSING DEVELOPMENT ORGANIZATION

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

1

Project Name	CD ADMINISTRATION
Funding	CDBG: \$150,000
Description	Administrative costs cover the salaries of the Community Development staff. The staff is responsible for administering the Community Development Block Grant (CDBG) Program and the HOME Investment Partnership Program (HOME). Community Development interprets CDBG and HOME federal regulations, conducts public hearings/meetings, reviews proposed projects and activities to determine funding eligibility, monitors subrecipients, provides technical assistance concerning CDBG and HOME, conducts environmental assessments of funded projects/activities, and enforces Davis-Bacon federal wage rate requirements for all CDBG and HOME funded projects.
Target Area	City of Odessa
Target Date	9/30/2025

2

Project Name	CDBG REHAB ADMIN
Funding	CDBG: 165,000
Description	Administrative funds will be used to cover the cost of program delivery and soft costs related to the Housing Rehab Programs.
Target Area	City of Odessa
Goals Supported	Preserve Existing Housing Stock
Needs Addressed	Housing
Target Date	9/30/2025

3

Project Name	CDBG REHAB PROJECTS
Funding	CDBG: \$379,455
Description	The CDBG Housing Rehabilitation program aids 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.
Estimated number and type of families that will benefit	Five (5) low to moderate-income owner-occupied homes
Target Area	CDBG TARGET AREA City of Odessa
Goals Supported	Preserve Existing Housing Stock
Needs Addressed	Housing
Target Date	9/30/2025
Location Description	City of Odessa

4	Project Name	DEMOLITION
	Funding	CDBG: \$130,000
	Description	Removal of 25 vacant and/or dangerous structures. Through the Demolition Program, the city can remove structures when attempts to gain compliance from the property owners fail.
	Estimated number of structures removed	25 structures will be removed.
	Target Area	City of Odessa
	Goals Supported	Community Development and Infrastructure
	Needs Addressed	Slum and Blighted conditions
	Target Date	9/30/2025
5	Project Name	SHORT-TERM RENTAL ASSISTANCE
	Funding	CDBG: \$15,000
	Description	Provide a maximum of three months emergency rental assistance to households at risk of becoming homeless. Assistance will be paid directly to landlords.
	Estimated number to benefit:	8 Individuals
	Target Area	City of Odessa
	Goals Supported	Public Services
	Needs Addressed	Emergency Rent Assistance
	Target Date	9/30/2025

6	Project Name ELDERLY AND DISABLED LAWN MOWING PROGRAM	
	Funding	CDBG: \$10,000
	Description	Funds are being used to assist elderly and handicapped individuals unable to take care of their lawn with mowing assistance.
	Estimated number to benefit	10 individuals.
	Target Area	City of Odessa
	Goals Supported	Public Services
	Needs Addressed	Elderly or Disabled Individuals
	Target Date	9/30/2025
7	Project Name FAMILY PROMISE	
	Funding	CDBG: \$18,000
	Description	The purpose of the project is to help homeless individuals with children become self-sufficient. This is done by providing food, lodging, transportation, childcare, and all personal expenses while families participate in financial literacy training and personal counseling. The program stresses self-sufficiency and breaking the cycle of homelessness.
	Estimated Benefit Number	45 Homeless individuals with children
	Target Area	City of Odessa
	Goals Supported	Public Services
	Needs Addressed	Homeless

	Target Date	9/30/2025
8	Project Name	MEALS ON WHEELS
	Funding	CDBG: \$40,000
	Description	Provide elderly and disabled homebound individuals with nutritious meals five days per week. In addition, the individuals will receive food items to be used for weekend meals.
	Estimated number that will benefit	65 Low-income children and their families
	Target Area	City of Odessa
	Goals Supported	Public Services
	Needs Addressed	Elderly and Disabled individuals
	Target Date	9/30/2025
9	Project Name	ODESSA LINKS
	Funding	CDBG: \$15,000
	Description	The purpose of the project is to provide homeless individuals with mainstream benefits and supportive services as they transition from living on the streets or in an emergency shelter to living independently.
	Estimated number assisted	155 homeless individuals
	Target Area	City of Odessa
	Goals Supported	Public Services
	Needs Addressed	Homeless

10	Target Date	9/30/2025
	Project Name	SALVATION ARMY - SALARIES
	Funding	CDBG: \$42,238
	Description	The purpose of the project is to pay the salaries of Worker/Monitor at the Homeless Shelter.
	Estimated number assisted	500 homeless individuals
	Target Area	City of Odessa
	Goals Supported	Public Services
	Needs Addressed	Homeless
11	Target Date	9/30/2025
	Project Name	SALVATION ARMY – HOMELESS SHELTER
	Funding	CDBG: \$27,500
	Description	The purpose of the project is to purchase and install security lockers at the Homeless Shelter.
	Estimated number assisted	500 homeless individuals
	Target Area	City of Odessa
	Goals Supported	Public Facilities & Improvements
	Needs Addressed	Public Facilities & Improvements

12	Target Date	9/30/2025
	Project Name	HOME HOUSING ADMINISTRATION
	Funding	HOME: \$31,362
	Description	Funds will be used to support the HOME Program
13	Target Date	9/30/2025
	Project Name	HOMEOWNER REHABILITATION PROGRAM
	Funding	HOME: \$235,214
	Description	Aid low and moderate-income homeowners for the full rehabilitation or reconstruction of their homes.
	Estimated number of homes to be rehabilitated	Two (2) homes
	Target Area	City of Odessa
	Goals Supported	Preserve Existing Housing Stock
	Needs Addressed	Housing
14	Target Date	9/30/2025
	Project Name	CHDO
	Funding	HOME: \$47,043
	Description	CHDO FUNDING SET ASIDE
Estimated number and type of families that will benefit	Currently, the city does not have an eligible CHDO	

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 if they reside within the city limits, most services and programs assist persons who live in the city's Target Area.

The city's Target Area is defined as persons residing in any of the 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

Approximately 90% of the persons assisted by the city's Housing Assistance Program reside within the city's Target Area. The Park and Street projects, when 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, most of the funds are expended in the Target Area. The city also anticipates approximately 73% of all CDBG funds, averaged over three years, will be utilized to meet the low mod benefit. Most of the buildings removed through the Demolition Program are also located within the Target Area.

AP-55 Affordable Housing

Introduction

The Odessa city council allocated a total of **\$989,193** in CDBG funds and **\$313,619** in HOME funds to various projects for the 2024 program year.

The following are the housing projects that will be undertaken.

GOAL: PRESERVE EXISTING HOUSING STOCK – PROVIDE ASSISTANCE TO ELIGIBLE HOMEOWNERS WITH REHABILITATION OR RECONSTRUCTION OF THEIR HOME:

The city council allocated **\$544,455 in CDBG 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 five (5) homeowners**

The city council allocated **\$235,214 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) homeowners**

One Year Goals for the Number of Households by Support Requirement	
Homeless	0
Non-Homeless	7
Special-Needs	0
Total	7

One-Year Goals for Affordable Housing by Support Requirement

One Year Goals by Support Type	
Rental Assistance	8
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	15

One-Year Goals for Affordable Housing by Support Type

AP-60 Public Housing

Introduction

To encourage public housing residents to become more involved in management and pursue homeownership, property management holds monthly resident council meetings. These meetings feature various community speakers who provide educational resources to help residents become more self-sufficient. Additionally, the Odessa Housing Authority and property management provide information and education about the homeownership program during these meetings. Residents receive guidance on improving credit, saving money, and are referred to local agencies that collaborate with the OHA to assist with homeownership.

The Housing Apartment Property Manager at the Public Housing Apartments is responsible for conducting annual inspections, coordinating maintenance, and identifying public housing improvement needs. The success of on-site management at the city's public housing units has significantly improved tenant access to management. Enhanced security measures and on-site management have been implemented to reduce crime, drug activity, graffiti, and gang-related activities in these complexes.

Third Edition Apartments is maintained to a high standard, with non-life-threatening health and safety deficiencies noted. As a result, the property will not require another REAC Inspection for three years.

Actions planned during the next year to address the needs to public housing

The Odessa Housing Authority has developed strategies to meet their goals. By leveraging their funding with other affordable housing resources in the community, they can create addition units with mixed financed housing. The Housing Authority also indicates they will pursue housing resources other than public housing or Section 8 tenant-based assistance.

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 pursue homeownership, property management holds monthly resident council meetings. These meetings feature various community speakers who provide educational resources to help residents become more self-sufficient. Additionally, the Odessa Housing Authority and property management provide information and education about the homeownership

program during these meetings. Residents receive guidance on improving credit, saving money, and are referred to local agencies that collaborate with the OHA to assist with homeownership.

The Housing Apartment Property Manager at the Public Housing Apartments is responsible for conducting annual inspections, coordinating maintenance, and identifying public housing improvement needs. The success of on-site management at the city's public housing units has significantly improved tenant access to management. Enhanced security measures and on-site management have been implemented to reduce crime, drug activity, graffiti, and gang-related activities in these complexes.

Third Edition Apartments is maintained to a high standard, with non-life-threatening health and safety deficiencies noted. As a result, the property will not require another REAC Inspection for three years.

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

Not applicable.

AP-65 Homeless and Other Special Needs Activities

Introduction

The Odessa Homeless Coalition consists of different organizations and volunteers that have a strong commitment to utilizing their resources to provide for homeless neighbors in Odessa. The focus of the Odessa Homeless Coalition is to provide comprehensive services that address individual's needs 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 providing the services.

For the past 21 years, Odessa Links has been the lead agency for the Odessa Homeless Coalition. 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. Odessa Homeless Coalition's mission is: **"To see an end to the cycle of homelessness in Odessa by providing safe, healthy, stable, and affordable housing to every homeless man, woman, and child within this city"**.

As the Local Homeless Coalition (LHC) representative, Links participates with the Texas Homeless Network in their Balance of State, a collaboration of service providers, advocates, local government officials, and citizens who work to eliminate homelessness in 215 of Texas' 254 counties. The partnership with the Texas Homeless Network gives Links the technological access to ClientTrack/HMIS (Homeless Management Information System). This allows Links and other Coordinated Entry sites to electronically store client case records. Decisions and modifications can then be made based on accurate and timely data towards enhancing the overall system, including reducing waitlists, getting households stably housed faster, and reducing returns into the housing crisis response system. With Odessa Links being the nerve center for Odessa agencies and the only 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.

The Homeless Coalition conducts an annual point-in-time count and works to assess the needs of unsheltered individuals in the community. Keeping track of their assessments and locations is crucial for providing ongoing support. The Hope for the Homeless event on the first Monday of the month is a valuable initiative, offering various services such as lunch, food boxes, haircuts, and resource booths from agencies and ministries. It's also wonderful that local law enforcement is involved and informs us if anyone is in danger or

in bad health. The Coalition can then refer them to the appropriate resources for assistance.

Coalition members continue to work together through service agencies that will be taking proactive steps to meet, discuss, and reflect on the challenges encountered to combating homelessness for the goal of making homelessness rare, brief, and non-recurring. The Odessa Homeless Coalition, working with the Texas Homelessness Network guidelines on how to handle the Texas Balance of State Continuum of Care, believes it is possible to end homelessness.

Collaboration comes from assessing the overall need of the community as it relates to homelessness, providing immediate relief to the individuals and families who may need warming and cooling shelters, and lastly, a strong sense of case management to prevent and end homelessness.

1. Data-Informed Decision-Making

Performance and data should inform decisions to enhance the overall system. With Odessa Links already in use of the Homeless Management Information System (HMIS) in a timely manner and using HMIS to understand the system's strengths and weaknesses, the Odessa Homeless Coalition would need to provide a greater assessment of the community to see where the greatest unmet need is for the homeless populous. Decisions and modifications can then be made based on accurate and timely data towards enhancing the overall system, including reducing waitlists, getting households stably housed faster, and reducing returns into the housing crisis response system. Understanding that ClientTrack is the system Odessa Links is using for this data collection.

Data-Informed Decision-Making has led to the use of Diversion strategies and minor financial assistance as needed to prevent homelessness and guide homeless people the appropriate and safe housing alternatives. Diversion is more cost-effective and provides the lightest touch of tailored assistance to at-risk households.

Whether there is an in-demand need for shelter beds that resources may be limited to certain projects or programs that can only house a certain number of occupants for the appropriate guidelines that the agency can adhere to, other programs may not be able to divert the person or persons at-risk or already living through homelessness. Homeless families who may have too many family members, an individual needing longer shelter assistance, or a household dependent on shelter after being discharged from a hospital are all realistic entry points a person may be seeking assistance to prevent homelessness, yet there are no agencies that could assist with these concerns, labeling these circumstances as an unmet. Diversion allows providers to empower households in self-resolution by 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
- Other assistance (phone bill/minutes, vehicle parts, work safety gear, drug test fee, child care, medical bill, housing.)

The goal is to Regional Needs Based Assessment for essential assistance for the unmet need for the homeless people of Odessa, Texas, and who can provide this unmet need.

2. Person-Centered Care

Every person should be treated with dignity and respect, which means providers should draw on people's expertise and strengths. A person-centered approach includes Participant choice in decisions such as location and type of housing, level and type of services, and other project characteristics. Assessment processes should provide options and recommendations that guide and inform participant choice, as opposed to rigid decisions about what individuals and families need. Households should be made aware of all their options and offered a choice. Staff must help people in crisis regain a sense of control while focusing on the person's goals, choices, and preferences. This requires unwavering respect for their strengths and reinforcement of progress which are essential for empowerment.

Odessa's unsheltered homeless population needs critical assistance beyond the four walls of available service locations. With the increase in Summer and Winter temperatures, there is an additional need for cooling and warming stations. By providing specific agencies or churches for outreach services on a rotation schedule that assist with the inclement weather fluctuations and provide a stable place to get case management to become more self-sufficient.

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

3. Low Barrier with Increasing Overall Homeless Housing Assistance (RRH, VASH, Mainstream) Increase Rapid Rehousing Assistance

Since all people are considered housing-ready, projects allow households to enroll regardless of their income, current or past substance use, or criminal records – with the exceptions of restrictions imposed by federal, state, or local law or ordinance, e.g., restrictions on serving people who are listed on sex offenders' registries and history of domestic violence.

Rapid Rehousing Vouchers

Program Specific agencies such as Odessa Links offer the Project HOPE Program for single-family households that are homeless and want to work a twelve to sixteen-month program for self-sufficiency. Project HOPE provides supportive services and Tenant Based Rent Assistance to homeless families 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 sixteen 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

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 homeless persons for voucher priority. The Mainstream Voucher program implementation began in Spring 2020 and Coordinated Entry was utilized to streamline eligible non-elderly disabled homeless participants to program services. 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 Department of Veteran Affairs services. The Housing Authority of Odessa continues to be awarded vouchers and 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.

The goal is to address the barrier of families trying to enter Rapid Rehousing Programs, or even regular housing, that the household has too many children, that if they are a single parent on a set income or holding multiple jobs, where can the homeless persons go, with children with stark ages and genders that would provide a barrier to be housed for a program that can only house up to a three bedroom. With assistance for funding programs that need to house bigger families going through homelessness, or to fund agencies to assist people who come with the barrier of lack of financial assistance to participate in program services, unmet needs can be met.

4. Trauma- Informed Care

There is a high prevalence of trauma in the lives of people experiencing a housing crisis. Trauma can influence the mental, emotional, and physical well-being of individuals

seeking services. Every provider should provide services in a manner that is welcoming and appropriate to the needs of those affected by trauma, i.e., with sensitivity to their lived experiences. This requires high levels of transparency and flexibility.

If the household has an immediate safety concern, the Entry Point must provide options to the client for how they would like to proceed with this process. This includes ensuring a private location for the household while staff members attempt to connect them to a local hotline or Victim Service Provider for immediate support and/or help if the survivor is interested in being connected to these services. Additional options include whether the household would like to be connected to the Coordinated Entry process later when the immediate safety concern has been addressed. Entry Point staff should allow the household to determine whether they want to continue with the Coordinated Entry enrollment at the time of contact or seek out support from the Victim Service Provider first. How the household moves forward with Coordinated Entry or is connected with outside resources should always be led by client choice. Entry Points may also assist households in safety planning, a process further described as “Serving Survivors.”

5: Increase Coordinated Entry (CE) participation

Coordinated Entry is not a solution to low wages and social inequalities, which often lead to homelessness and the lack of affordable housing. The Coordinated Entry process functions with the understanding that resources are scarce and demand by households for those resources is high. Coordinated Entry is systems change approach to the housing crisis response system.

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 (Emergency Shelter Grant & Continuum of Care) participate in Coordinated Entry; however, homelessness cannot be ended by federally funded agencies alone, therefore Texas Homeless Network recommends non-federally funded agencies participate in accordance with Texas Balance of State Continuum of Care Written Standards.

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

Goal is to keep all agencies united and understand how to address the needs of the homeless population in Odessa to provide services and assistance where another agency may not be able to.

6. Crisis Resolution

Homelessness is a housing crisis. Regaining housing resolves that crisis. Responses must include rapid assessment and triaging; focus on personal safety as the priority; de-escalation of the person’s emotional reaction; identifying action steps the individual can successfully achieve; and returning the person to control over their own problem-solving.

The goal is to work as the Homeless Coalition to educate the community, through what resources are available and what services can be provided. If there is an unmet need, whether service, project, or program. The Homeless Coalition gathers as a group of different-minded individuals, who all want to end homelessness, to document the need for resources through the provider Unite Us. Unite Us is building and scaling a coordinated care network, to track outcomes together, identify service gaps and at-risk populations, and most importantly, empower members of the community, such as the homeless people in Odessa, Texas, to take ownership of their own health to manage their level of crisis.

7. Housing First

Housing First 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. To be effective, the CE process must be Housing First oriented, such that people are housed quickly without preconditions or service participation requirements.

Goal as the Odessa Homeless Coalition is to continue and maintain the similar minded principles that there does not need to be homelessness in our community. Working with all sectors in the community in collaboration of service providers, advocates, local government officials, and citizens who work to eliminate homelessness, the Odessa Homeless Coalition will bring different personal perspectives to the discussion on Housing the Homeless. Permanent housing is the end goal for any person or person going through homelessness, yet the Homeless Coalition's goal to Housing First would be to assist the person or persons going through homelessness with the proper tools of self-wanting to achieve residential stability. This project is a collaborative effort with local agencies and the homeless demographic through case management and resources.

Goal 8: 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 who 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

The current agencies that provide 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 contracts with other agencies in the community. The Crisis Center provides counseling services to their resident and non-resident victim-survivor clients.
- ***Door of Hope Mission*** provides emergency shelter for up to 30 adult males and 20 women and 5 children. Other services provided by the Mission include case management services for up to 50 individuals.
- ***Jesus House*** provides emergency shelter for up to 6 men. Other services include shelter 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 up to 26 adult males and 12 adult females. The organization can also provide case management. Unfortunately, from 2022-2023, this shelter has been closed and our local homeless people have been taking the bus to the Midland Salvation Army. Odessa Links has been offering bus passes for their round trip to Midland.
- ***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*** has 72 beds available for housing single males and 30 beds from single 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*** has 26 beds for adult females with 15 beds for their children. They offer case management and life skills training for their clients, as well as food and clothing.
- ***Jesus House Women's and Children's Center*** has 7 beds for women and their children. They provide resources, shelter, food, and referrals to agencies and promote self-sufficiency.

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

Rapid Rehousing

- ***Odessa Links*** provides scattered site Tenant-Based Rental Assistance, case management, and wrap-around supportive services for homeless families; RRH assistance 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 Vouchers for non-elderly disabled homeless persons.

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 its own set of criteria which they use to qualify those persons seeking assistance.

Discussion

The Odessa Homeless Coalition uses 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.

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 several 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 multiple projects 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 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. Just this year, cost of construction material costs has doubled. 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 in the city's Target Area. Most 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 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 or construction stages with affordable housing partners.

Actions planned to foster and maintain affordable housing

- The city provides rehabilitation/reconstruction assistance to address housing needs 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.
- 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 the “HOME of Your Own” program to assist low-income citizens purchase an existing home within the city limits of Odessa.
- 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.

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/tester 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 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 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 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 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 several 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.

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, and a city administered Infill Housing Construction Program. The Odessa Housing Consortium has established coordination between the city, 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.

AP-90 Program Specific Requirements

Introduction:

The Projects Table identify projects planned with all CDBG funds expected to be available during the year.

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 is 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 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 can 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. With 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. _

The City of Odessa no longer has Odessa Affordable Housing Incorporated (OAHl) as its CHDO since the 2013 program year. OAHl does not qualify 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 (except for 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.