

CITY OF ODESSA 2015-2019 CONSOLIDATED PLAN

Includes the 2015 Action Plan

The Consolidated Plan establishes the priorities for the City and outlines the goals and objectives for the use of the CDBG and HOME funds over the next five years.

August 14, 2015

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EXECUTIVE SUMMARY

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

The City of Odessa has prepared the 2015-2019 Consolidated Plan and the 2015 Action Plan for the U. S. Department of Housing and Urban Development. The Consolidated Plan identifies the needs in the community, establishes five-year goals and strategies and identifies the resources available in the community to address these needs.

Five major categories of priority needs are addressed in the Consolidated Plan:

- ❖ Housing
- ❖ Public Facilities and Improvements
- ❖ Public Service
- ❖ Community Development/Infrastructure
- ❖ Economic Development

The 2015 Annual Action Plan identifies the goals and objectives to be achieved during the period of October 1, 2015 through September 30, 2016. Listed below is a Table, which shows the amount of CDBG & HOME funds the City has received over the past five years. As indicated, the City's CDBG funds have again decreased during the past five years. The current five-year CDBG decrease was 37.2% while the HOME funds also decreased by 67.6%. (See Table 1)

**TABLE 1
CDBG & HOME GRANTS FUNDING HISTORY**

Program Year	CDBG	Percent +/-	HOME	Percent +/-
2009-10	\$1,133,550		\$497,172	
2010-11	\$1,228,954	+8.4	\$494,925	-0.45
2011-12	\$1,027,852	-16.4	\$437,450	-11.6
2012-13	\$799,585	-22.2	\$228,117	-47.9
2013-14	\$825,583	+3.3	\$219,186	-3.9
2014-15	\$767,935	-6.98	\$233,109	+6.4
2015-16	\$744,768	-3.0	\$209,468	-10.1
	Overall Decrease	-37.2	Overall Decrease	-67.6

Summary of the Objectives and Outcomes Identified in the Plan

Needs Assessment Overview

The information obtained during the citizen participation process was tabulated and analyzed in order to establish high, medium and low priorities for the 2015-2019 Consolidated Plan and the 2015 Action Plan. The strategic plan is divided into five (5) categories with each category containing the level of priority for several different activities. These five (5) categories include housing, public facilities improvements, public services, community & infrastructure development and economic development. The priorities were established as a direct result of public hearings, community meetings, citizen comments and surveys. The priorities established in the Consolidated Plan should serve as a guide for the allocation of CDBG funds for the next five (5) years with a focus on activities with a high priority designation. (See Table 2).

Based on the priorities established in the Consolidated Plan, the City is required to establish goals and strategies for meeting the needs identified by the community. Goals and strategies have been developed for meeting the needs within each of the five (5) categories. The following is a summary that includes the most important goals and strategies identified in the Consolidated Plan. CDBG and HOME funds must be directed to fund as many of the high priority activities as possible in order to meet the established goals.

HOUSING

The City of Odessa's goal for the following housing activities is to provide decent housing for its citizens.

Goal #1 - Preserve Existing Housing Stock through the Housing Rehabilitation, Reconstruction, Minor Repair and Emergency Assistance Programs. The outcome of this activity is the sustainability of existing homeownership.

Goal #2 - Expand Homeownership Opportunities for Low-Income Families. The outcome of this activity is the affordability of decent housing.

Goal #3 - Expand the number of newly constructed affordable homes. The outcome of this activity is the availability of affordable housing.

PUBLIC FACILITIES AND IMPROVEMENTS

The objective of providing improvements to the public facilities within the community will achieve the goal of providing suitable living environments. Although many needs were identified, available funding continues to decline annually.

Goal #1 – Provide CDBG funds to any two of the high priority public facility and improvement needs during the next five years.

PUBLIC SERVICES

The objective of providing funding to public service agencies within the community will achieve the goal of providing suitable living environments. Although many needs were identified, available funding continues to decline annually.

Goal #1 – Provide CDBG funds to any two of the high priority public service needs during the next five years.

COMMUNITY AND INFRASTRUCTURE DEVELOPMENT

The objective of providing funding to these activities will help achieve the goal of providing suitable living environments. Although many needs were identified, available funding continues to decline annually.

Goal #1 - Provide CDBG funds to the Demolition Program for the removal of slum and blight. The outcome of this activity is to promote the sustainability of the area.

TABLE 2
2015-2019 Consolidated Plan Priorities

	HIGH	MEDIUM	LOW
HOUSING	Senior Housing	Rental Payments	Removal of Architectural Barriers
	Facilities for Battered Women and Children	Owner-occupied home rehabilitation	Housing & Care for Persons with HIV/AIDS
	Homeownership Assistance	Special Needs Housing Facilities – Mental Illness; Drug/Alcohol	Lead-Based Paint Testing & Abatement
		Transitional Housing for Homeless	
		Emergency Shelter	
		Minor and Emergency Housing Repair Assistance	
PUBLIC FACILITIES AND IMPROVEMENTS	Child Care Centers	Historic Preservation	
	Youth Centers		
	Recreation Facilities		
	Senior Centers		
	Community Centers		
	Health Care Facilities		
	Park Improvements		
PUBLIC SERVICES	Child Care Services	Mental Health Services	
	Services for Abused Women and Children	Transportation Services	
	Health Care Services	Substance Abuse Services	
	Youth Services	Legal Services	
	Senior Services		
	Handicapped Services		
COMMUNITY DEVELOPMENT & INFRASTRUCTURE	Clearance & Demolition	Removal of Architectural Barriers	
	Community Development Planning	Sidewalk Improvements	
	Fair housing		
	Street Improvements		
	Water/Sewer Improvements		
	Drainage System Improvements		
	Code Enforcement		
ECONOMIC DEVELOPMENT	Job Training	Commercial Rehabilitation	
	Job Placement	Small Business Loans	

EVALUATION OF PAST PERFORMANCE

During the 2010 to 2014 Consolidated Plan period the City of Odessa substantially met the major goals outlined in the 2010-2014 Consolidated 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 planning process for the Consolidated Plan included consultation with citizens, City departments, social service agencies, housing providers, health & human 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 attended the City's Public Hearings and Community Meetings, sat in on the Community Development Advisory Council Meetings, and provided surveys to the public to obtain information on the needs of the Community. Needs Assessments were also provided to other partner agencies in order to obtain information on the type and number of services required to address the needs of the low to moderate income citizen of Odessa.

The City of Odessa began to notify the citizens of the community meetings and public hearings in early January 2015. The public hearings and community meeting dates were posted on the Government Access Channel, notification letters were mailed to 96 agencies & organizations, notices with surveys were placed at 30 locations, and ads were placed in English and Spanish in the Odessa American. In addition, television interviews were conducted on three local news stations.

As part of the Consolidated Plan development process 500 surveys were distributed to the public: 150 surveys were mailed to area residents who were randomly selected by zip code, and some completed surveys at the public hearings. The survey was also available to citizens on the City's Website. The Community Development Department received 121 completed surveys for a 24% written response rate.

A total of 45 citizens attended the one community meeting and two public hearings. In addition, approximately 60 citizens attended the final public hearing at the regular City Council meeting in which CDBG and HOME funds were allocated on April 28, 2015. At each community meeting/public hearing, the Citizen Survey was available as well as information concerning the programs administered through Community Development such as: Housing Rehabilitation, Demolition, Code Enforcement and Homebuyer Programs.

The Community Development Department published a notice in the local newspaper, the Odessa American, Sunday, May 30, 2015, to detail the accessible locations where citizens were able to view the proposed 2015-2019 Consolidated Plan and the 2015 Action Plan. The Plan was available for review at the following locations:

1. City Hall – City Secretary’s Office, 411 West 8th Street, Odessa, Texas
2. Ector County Library – 321 West 5th Street, Southwest Section, 2nd Floor, Odessa, Texas
3. Community Development Department – 119 West 4th Street, Suite 104, Odessa, Texas

SUMMARY OF PUBLIC COMMENTS

The 30-day review and comment period for the 2015 Action Plan and the 2015-2019 Consolidated Plan was conducted from June 1, 2015 through June 30, 2015. There were no written comments received.

SUMMARY

The City of Odessa and its housing partners in the Odessa Housing Consortium have been responsible for the construction of 37% of the new homes constructed in the Target Area within the last 5 years. From 2005-2009 the City of Odessa was responsible for 83% of the construction within the target area. Therefore, this is an improvement in the amount of contractors taking the initiative to build within the target area. The consortium partners including the City of Odessa, Odessa Housing Finance Corporation, Odessa Affordable Housing, Inc., and Odessa Housing Authority, have constructed 74 of the 199 new homes built in the Target Area within the last five (5) years.

The Odessa Board of Realtors estimates that there were approximately 280 single-family units for sale in Ector County as of June 2015 with an average sales price of \$188,000 and a median home sales price of \$174,700. Of the approximately 280 units currently available for sale in Odessa, only 57 of those units are located in the City’s Target Area. The average sales price of the homes located in the Target Area, however, is \$121,200.

Many of the City’s older homes are located in the City’s Target Area and a significant number of them have moderate to severe deterioration. The CHAS data shows a clear association between income and household size with the rate of housing problems increasing as the number in the household increases. The rate of housing problems is

substantially high for low income persons earning less than 50% of Median Family Income. (See Table 3)

**TABLE 3
HOUSING PROBLEMS OUTPUT FOR ALL HOUSEHOLDS**

Household Income	Elderly (1-2 members)	Small (2-4 members)	Large (5 or more persons)
Less than 30% MFI	64.2%	81.3%	84.5%
30% to 50 % MFI	57.8%	74.5%	82.1%
50% to 80% MFI	36.9%	41.2%	79.0%
Greater than 80% MFI	5.8%	9.4%	27.2%

**TABLE 4
COST BURDEN FOR RENTAL HOUSEHOLDS**

Household Income	Elderly (1-2 members)	Small (2-4 members)	Large (5 or more members)
Less than 30% MFI	61.4%	79.3%	76%
30% to 50% MFI	66.2%	83.1%	20.0%
50% to 80% MFI	37.0%	43.9%	44.7%
Greater than 80% MFI	11.8%	6.6%	0%

THE PROCESS

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

**TABLE 5
RESPONSIBLE AGENCIES**

Agency Role	Name	Department/Agency
Lead Agency	Odessa, Texas	Community Development Department
CDBG Administrator		Community Development Department
HOPWA Administrator		
HOME Administrator		Community Development Department
HOPWA-C Administrator		

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CONSULTATION

R-10 Consultation – 91.100, 91,200(b), 91.215(i)

Introduction

The City of Odessa Community Development Department is the lead agency responsible for the coordination, planning and preparation of the 2015-2019 Consolidated Plan and the 2015 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 citizens, City departments, social service agencies, housing providers, health & human 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 attended the City's Public Hearings and Community Meetings, sat in on the Community Development Advisory Council Meetings, and provided surveys to the public to obtain information on the needs of the Community. Needs Assessments were also provided to other partner agencies in order to obtain information on the type and number of services required to address the needs of the low to moderate income citizen of Odessa.

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 comprehensively 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 developed 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 Raising Team* is responsible for the financial accounting system of the coalition by developing operational budgets and 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 which will be required to implement homeless project.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

See Table 6 below

Table 6
Agencies, groups, organizations who participated

1	Agency/Group/Organization	ODESSA HOUSING AUTHORITY
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Odessa Housing Authority participated in all public hearings and community meetings. The staff at the Odessa Housing Authority completed surveys.
2	Agency/Group/Organization	ABLE CENTER FOR INDEPENDENT LIVING
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
3	Agency/Group/Organization	PERMIAN BASIN REGIONAL COUNCIL ON ALCOHOL AND DRUG ABUSE
	Agency/Group/Organization Type	Services-Health Services-Education Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. Agency attended public hearings. They were also invited to take the Consolidated Plan needs assessment survey.
4	Agency/Group/Organization	ODESSA COLLEGE
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
5	Agency/Group/Organization	ODESSA MINISTERIAL ALLIANCE
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Homeless Services-Health

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
6	Agency/Group/Organization	ADULTS AND CHILDREN WITH LEARNING DISABILITIES
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
7	Agency/Group/Organization	AMERICAN RED CROSS
	Agency/Group/Organization Type	Services-Health Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
8	Agency/Group/Organization	ASSOCIATION FOR RETARDED CITIZENS
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency, Group, Organization consulted? What are the anticipated outcomes of the consultation or improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
9	Agency/Group/Organization	BOY SCOUTS OF AMERICA
	Agency/Group/Organization Type	Services-Children Regional organization
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.

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10	Agency/Group/Organization	BUCKNER HEALTHY FAMILIES
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
11	Agency/Group/Organization	BOYS AND GIRLS CLUB
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
12	Agency/Group/Organization	BYNUM SCHOOL
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
13	Agency/Group/Organization	CATHOLIC CHARITIES
	Agency/Group/Organization Type	Services-Elderly Persons Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
14	Agency/Group/Organization	CENTERS FOR CHILDREN AND FAMILIES
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
15	Agency/Group/Organization	FIRST METHODIST CHURCH: CHILDREN'S CLOTHES CLOSET
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
16	Agency/Group/Organization	CLOVER HOUSE
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Substance Abuse Treatment Center
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
17	Agency/Group/Organization	COURT APPOINTED SPECIAL ADVOCATES
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
18	Agency/Group/Organization	CRISIS CENTER
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.

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19	Agency/Group/Organization	DESERT HAVEN
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
20	Agency/Group/Organization	D-FY-IT
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency, Group, Organization consulted? What are the anticipated outcomes of the consultation or improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
21	Agency/Group/Organization	DISCIPLES VILLAGE
	Agency/Group/Organization Type	Housing Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Housing Needs Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
22	Agency/Group/Organization	ECTOR COUNTY INDEPENDENT SCHOOL DISTRICT - SAS
	Agency/Group/Organization Type	Services-Children Services-Education Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
23	Agency/Group/Organization	ECTOR COUNTY HEALTH DEPARTMENT
	Agency/Group/Organization Type	Services-Health Health Agency Other government – County

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	What section of the Plan was addressed by Consultation?	Public Health
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
24	Agency/Group/Organization	ECTOR COUNTY GREATER WORKS
	Agency/Group/Organization Type	Services-Elderly Persons Services-Homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
25	Agency/Group/Organization	FAMILY PROMISE
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
26	Agency/Group/Organization	DOOR OF HOPE MISSION
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
27	Agency/Group/Organization	FOSER HOME PROGRAM, TDFPS
	Agency/Group/Organization Type	Services-Children Child Welfare Agency Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
28	Agency/Group/Organization	HABITAT FOR HUMANITY OF ODESSA
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
29	Agency/Group/Organization	HARMONY HOME
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
30	Agency/Group/Organization	HEAD START
	Agency/Group/Organization Type	Services-Children Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
31	Agency/Group/Organization	HERITAGE OF ODESSA FOUNDATION
	Agency/Group/Organization Type	Regional organization Civic Leaders Foundation
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
32	Agency/Group/Organization	HEXT FOUNDATION
	Agency/Group/Organization Type	Regional organization Foundation

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	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
33	Agency/Group/Organization	HIGH SKY CHILDREN'S RANCH
	Agency/Group/Organization Type	Services-Children Services-Victims of Domestic Violence Services-Homeless Services – Victims
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
34	Agency/Group/Organization	HOPE CHEST
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Homeless
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
35	Agency/Group/Organization	TEXAS WORKFORCE COMMISSION
	Agency/Group/Organization Type	Services-Employment Service-Fair Housing Other government - State
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
36	Agency/Group/Organization	LOOPS, INC.
	Agency/Group/Organization Type	Services-Children Services-Health Services-Education Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
37	Agency/Group/Organization	DOWNTOWN ODESSA
	Agency/Group/Organization Type	Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
38	Agency/Group/Organization	MEALS ON WHEELS OF ODESSA
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey. Agency attended Public Hearings and requested CDBG funding.
39	Agency/Group/Organization	PERMIAN BASIN COMMUNITY CENTERS
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs HOPWA Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
40	Agency/Group/Organization	PERMIAN BASIN REGIONAL PLANNING COMMISSION
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education Services - Victims Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
41	Agency/Group/Organization	ODESSA DAY NURSERY
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Childcare
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
42	Agency/Group/Organization	ODESSA FAMILY YMCA
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Childcare and Health
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
43	Agency/Group/Organization	ODESSA HOUSING FINANCE CORPORATION
	Agency/Group/Organization Type	Services - Housing Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
44	Agency/Group/Organization	ODESSA LINKS
	Agency/Group/Organization Type	Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey. Links is the primary agency for the Odessa Homeless Coalition and was consulted with to develop the Homeless Assessment.

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45	Agency/Group/Organization	ODESSA TEEN COURT
	Agency/Group/Organization Type	Publicly Funded Institution/System of Care Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was sent a letter inviting them to Community Meeting and Public Hearings. They were also invited to take the Consolidated Plan needs assessment survey.
46	Agency/Group/Organization	HONORABLE MAYOR AND CITY COUNCIL MEMBERS
	Agency/Group/Organization Type	Business Leaders Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs HOPWA Strategy Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	

Other local/regional/state/federal planning efforts considered when preparing the Plan

**TABLE 7
OTHER LOCAL/REGIONAL/FEDERAL PLANNING EFFORTS**

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	

CITIZEN PARTICIPATION

PR-15 CITIZEN 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 early January 2015. The public hearings and community meeting dates were posted on the Government Access Channel, notification letters were mailed to 96 agencies & organizations, notices with surveys were placed at 30 locations, and ads were placed in English and Spanish in the Odessa American. In addition, television interviews were conducted on three local news stations.

As part of the Consolidated Plan development process 500 surveys were distributed to the public: 150 surveys were mailed to area residents who were randomly selected by zip code, and some completed surveys at the public hearings. The survey was also available to citizens on the City's Website. The Community Development Department received 121 completed surveys for a 24% written response rate.

A total of 45 citizens attended the one community meeting and two public hearings. The community meeting and public hearings were held in public facilities within Census Tracts where the population is 51% or more low to moderate income households. In addition, approximately 60 citizens attended the final public hearing at the regular City Council meeting in which CDBG and HOME funds were allocated on April 28, 2015. At each community meeting/public hearing, the Citizen Survey was available as well as information concerning the programs administered through Community Development such as: Housing Rehabilitation, Demolition and Code Enforcement and Homebuyer Programs.

The Community Development Department published a notice in the local newspaper, the Odessa American, Sunday, May 31, 2015, to detail the accessible locations where citizens were able to view the proposed 2015-2019 Consolidated Plan and the 2015 Action Plan. The Plan was available for review at the following locations:

City Hall – City Secretary's Office, 411 West 8th Street, Odessa, Texas

Ector County Library – 321 West 5th Street, Southwest Section, 2nd Floor,
Odessa, Texas

Community Development Department – 119 West 4th Street, Suite 104,
Odessa, Texas

The 30-day review and comment period for the 2015 Action Plan and the 2015-2019 Consolidated Plan was conducted from June 1, 2015 through June 30, 2015. There were no written comments received.

TABLE 8
Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	<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>	26 citizens attended this community meeting	Comments were received regarding Woodson Park's need for improving the playground equipment, basketball courts and parking lot		

2	Public Hearing	Public Service Agencies	<p>Ten individuals from six different 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>	<p>Costs of rent are still high. Should decrease with time.</p>		
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3	Public Hearing	Non-targeted broad community	Six individuals attended this public hearing.	<p>Citizens commented on the need for sidewalks on the south side of town.</p> <p>Other comments were park improvements to McKinney Park.</p>		
4	Public Hearing	Non-targeted/broad community	Three citizens attended this public hearing.	<p>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.</p>		

NEEDS ASSESSMENT

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

This portion of the Consolidated Plan will focus on identifying current and projected housing needs of the citizens of Odessa for the next five-year period. The housing data and analysis includes information from the U. S. Census Bureau, the U. S. Department of Housing and Urban Development, the Texas Workforce Commission and research conducted by the City of Odessa Community Development Department.

HUD grant programs are primarily concerned with identifying the needs of the low-income households therefore our assessment focused on the needs of this population.

For the purposes of the Consolidated Plan the following income levels were analyzed:

Extremely Low Income: 0% - 30% of the area median family income

Very Low Income: 31% - 50% of the area median family income

Low Income: 51% - 80% of the area median family income

Median income is defined as the middle income level at which one-half of all households in the community earn more money and one-half of all households earn less. The 2014 median income for Odessa is \$60,300 for a family of four. This is an increase of approximately \$7,000 from five years ago.

The median area family income is determined by HUD and based on local economic conditions. The information is presented according to income and family size. HUD updates these income limits annually.

Disproportionate need is a mechanism for measuring whether low-income minority groups suffer more housing problems than the population as a whole. A disproportionate need exists when the percentage of a particular minority has a need that is 10% greater than the overall percentage for persons in a similar economic status.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Data on the type, number and the percentage of low-income families was used to estimate the housing needs in Odessa. The 2007-2011 updated Comprehensive Housing Affordability Strategy (CHAS) data was used in the housing assessment prepared for the Consolidated Plan.

Households with Housing Problems: These are defined as housing with any of the following three problems: overcrowding, physically inadequate in meeting the housing needs of the occupants, or cost burden.

Cost Burden: This is defined as a household that spends more than 30% of its monthly income on housing costs (rent, mortgage and utilities).

Severe Cost Burden: This is defined as a household that spends more than 50% of its income on housing costs.

The following conclusions can be drawn from an analysis of the data contained in the tables below:

Total Households by Type, Income and Housing Problems based on the 2007-2011 updated Comprehensive Housing Affordability Strategy (CHAS) data

- ❖ Low Income Households represent 49.4% of Total Renters
- ❖ Low Income Households represent 25.8% of Total Owners
- ❖ Low Income Elderly Households are about twice as likely to own than rent
- ❖ 54% of all Elderly Households are low income
- ❖ 59% of all Low Income Households have housing problems as compared to 11% of non-Low Income households
- ❖ 36% of Renters at 80% of AMI or less have a Severe Cost Burden (>50%), of whom 65% are within the Extremely Low Income (0%-30%) category.
- ❖ 21% of Owners at 80% of AMI or less have a severe Cost Burden (>50%), of whom 49% are within the Extremely Low Income (0%-30%) category.
- ❖ Moderate Cost Burden (>30%) is most frequent with Low Income (31% to 50%) Renters and Low Income (31% to 50%) Owners.

TABLE 9
Housing Needs Assessment Demographics¹

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	90,943	99,517	9%
Households	33,644	36,408	8%
Median Income	\$31,209.00	\$50,813.00	63%

TABLE 10
Number of Households²

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households *	3,370	4,230	5,000	3,140	20,675
Small Family Households *	1,260	1,375	2,075	1,515	11,675
Large Family Households *	135	390	430	345	2,330
Household contains at least one person 62-74 years of age	620	785	855	555	2,510
Household contains at least one person age 75 or older	445	955	865	395	1,150
Households with one or more children 6 years old or younger *	725	920	995	660	2,360

* the highest income category for these family types is >80% HAMFI

¹ 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

² 2007-2011 CHAS

Housing Needs Summary Tables

TABLE 11
Housing Problems (Households with one of the listed needs)³

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	65	220	140	10	435	30	30	10	0	70
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	25	75	20	4	124	0	4	20	35	59
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	70	55	140	55	320	15	125	110	90	340
Housing cost burden greater than 50% of income (and none of the above problems)	1,480	665	125	0	2,270	600	495	130	35	1,260
Housing cost burden greater than 30% of income (and none of the above problems)	95	620	755	185	1,655	180	495	665	405	1,745
Zero/negative Income (and none of the above problems)	95	0	0	0	95	80	0	0	0	80

³ 2007-2011 CHAS

TABLE 12⁴
Households with one or more Severe Housing Problems:
Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,640	1,015	420	70	3,145	645	655	265	160	1,725
Having none of four housing problems	495	1,265	1,795	960	4,515	420	1,300	2,515	1,950	6,185
Household has negative income, but none of the other housing problems	95	0	0	0	95	80	0	0	0	80

TABLE 13⁵
Cost Burden >30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	690	640	380	1,710	305	365	345	1,015
Large Related	95	34	85	214	0	170	100	270
Elderly	215	460	85	760	430	440	279	1,149
Other	690	355	400	1,445	65	130	80	275
Total need by income	1,690	1,489	950	4,129	800	1,105	804	2,709

⁴ 2007-2011 CHAS

⁵ 2007-2011 CHAS

TABLE 14⁶
Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	665	300	45	1,010	255	180	70	505
Large Related	75	4	0	79	0	95	0	95
Elderly	170	205	45	420	320	190	24	534
Other	660	185	80	925	45	55	30	130
Total need by income	1,570	694	170	2,434	620	520	124	1,264

TABLE 15⁷
Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	65	115	105	39	324	15	54	110	55	234
Multiple, unrelated family households	30	50	55	20	155	0	20	20	70	110
Other, non-family households	0	25	0	0	25	0	55	0	0	55
Total need by income	95	190	160	59	504	15	129	130	125	399

⁶ 2007-2011 CHAS

⁷ 2007-2011 CHAS

**TABLE 16
CROWDING INFORMATION**

	Renter				Owner			
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Describe the number and type of single person households in need of housing assistance.

There is a direct correlation between low incomes and family size with higher rates of housing problems. The rate of housing problems is substantially higher for low income persons and in particular for large families, earning less than 80% of Median Family Income (MFI). However, the rate of housing problems for smaller families has also increased substantially since the last analysis completed in 2010. Small family households earning less than 30% of MFI increased by 7%, and those earning 30% to 50% MFI and 50% to 80% MFI both increased over 10%.

What are the most common housing problems?

Results from the Community Needs Assessment revealed that public considers lack of affordable housing the most common housing concern within the City of Odessa. Also of great concern were the lack of homeownership assistance, lack of senior housing, and lack of facilities for battered women and children.

The most common housing problem in Odessa, according to the provided CHAS data, is households paying more than 50% of their income towards housing costs. This is considered a Severe Cost Burden. There are currently 2,270 renter households and 1,260 owner-occupied households with a severe cost burden. Cost burden, or those paying greater than 30% of their income towards housing costs would be the next most common problem affecting 1,655 renter households and 1,745 owner-occupied households.

The affordability of rental units continues to be a problem, in particular for persons with extremely low incomes. The most recent American Community Survey Data 2013 1-year estimates indicate that 40% of households living in Odessa rental units pay 30% or more of their gross income in rent (ACS 2009-2013). The 2011 U.S. Census Bureau Comprehensive Housing Affordability Strategy (TX-CHAS) data indicates persons earning less than 30% of median income experience the greatest disparity in income versus rental housing cost. The CHAS data states that 76% of persons in Odessa earning less than 30% of median income spend more than 30% of their income on rent, and of this population 97% spend more than 50% of their income on rent. The CHAS data also indicates that 78% of renters earning less than 30% of median income have some sort of housing problem including overcrowding, physical inadequacy or high cost burdens.

For persons earning 30% to 50% of median income, the percentage of persons that spend more than 30% of their income on rent is 65%, of this population 47% spend

more than 50% of their income on rent. Additionally, the CHAS data also indicates that 72% of renters earning 30% to 50% of median income have some sort of housing problem including overcrowding, physical inadequacy or high cost burdens.

The cost burden is reduced as income increases. For persons earning 50% to 80% of median income, the percentage that spends more than 30% of their income on rent is 43%, of this population 17% spend more than 50% of their income on rent. The CHAS data also indicates that 53% of renters earning 50% to 80% of median income have some sort of housing problem including overcrowding, physical inadequacy or high cost burdens.

Are any populations/household types more affected than others by these problems?

The households who are most severely affected by cost burden are those with extremely low incomes, less than 30% of the Area Median. Of the renters with extremely low incomes, 84% of these are small family or other types of households. 93% of the extremely low income owner households with severe cost burden are small related and elderly families. Cost burden and severe cost burden affect small related low-income renter households more than any other type. Cost burden and severe cost burden affect elderly low-income owner households more than any other type.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Families with children and low-income individuals who are at risk of residing in shelters or becoming unsheltered are those who become unemployed, experience domestic or family violence, or suffer from mental illness or substance abuse issues.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates

The term 'at risk of homelessness' means, with respect to an individual or family, that the individual or family— (A) has income below 30 percent of median income for the geographic area; (B) has insufficient resources immediately available to attain housing stability; and (C)(i) has moved frequently because of economic reasons; (ii) is

living in the home of another because of economic hardship; (iii) has been notified that their right to occupy their current housing or living situation will be terminated; (iv) lives in a hotel or motel; (v) lives in severely overcrowded housing; (vi) is exiting an institution; or (vii) otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness. Such term includes all families with children and youth defined as homeless under other Federal statutes.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Specific housing characteristics linked to instability and an increased risk of homelessness would be: inability to pay rent, unemployment, domestic violence, moved to seek work, substance abuse, and mental illness have been linked with instability and an increased risk of homelessness.

Discussion

The City of Odessa along with the Odessa Homeless Coalition and other Housing Partners identified some of the greatest housing needs within the community. Housing for persons with mental health and other mental and physical disabilities, senior housing, transitional housing and affordable housing were the top needs identified.

Of particular interest was the number of comments by citizens from the Needs Assessment Surveys regarding affordable housing. Citizens claimed that housing is unfairly priced, limited and unsafe, having too many people living in substandard housing. Others indicated not feeling safe in their neighborhoods, or not wanting to purchase houses in specific areas of town for fear of their safety.

***NA-15 Disproportionately Greater Need: Housing Problems – 91.205
(b)(2)***

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Disproportionate need is a mechanism for measuring whether low-income minority groups suffer more housing problems than the population as a whole. A disproportionate need exists when the percentage of a particular minority has a need that is 10% greater than the overall percentage for persons in a similar economic status. For example, if the percentage of lower income renters with housing problems is 41% and the percentage of lower income Hispanic renters with housing problems is 55% this would be defined as a disproportionate need.

Many lower income minority homeowners reside in older housing units and many may not have the financial capacity to make repairs. For renters, the problem is more likely to be the gap between a slowly growing income and a rapidly growing rent level.

In an effort to determine if a disproportionate need exists for the minority population of Odessa, an analysis of housing problems for Hispanic and African American homeowners as well as renters were compared to the housing problems of all homeowners and renters.

Table 17⁸
Disproportionally Greater Need 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,555	640	170
White	1,125	130	75
Black / African American	265	25	0
Asian	0	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	1,135	465	100

TABLE 18⁹
Disproportionally Greater Need 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,785	1,445	0
White	1,200	605	0
Black / African American	260	115	0
Asian	4	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	1,280	700	0

⁸ 2007-2011 CHAS

⁹ 2007-2011 CHAS

TABLE 19¹⁰
Disproportionately Greater Need 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,105	2,890	0
White	875	1,290	0
Black / African American	135	150	0
Asian	10	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	1,030	1,365	0

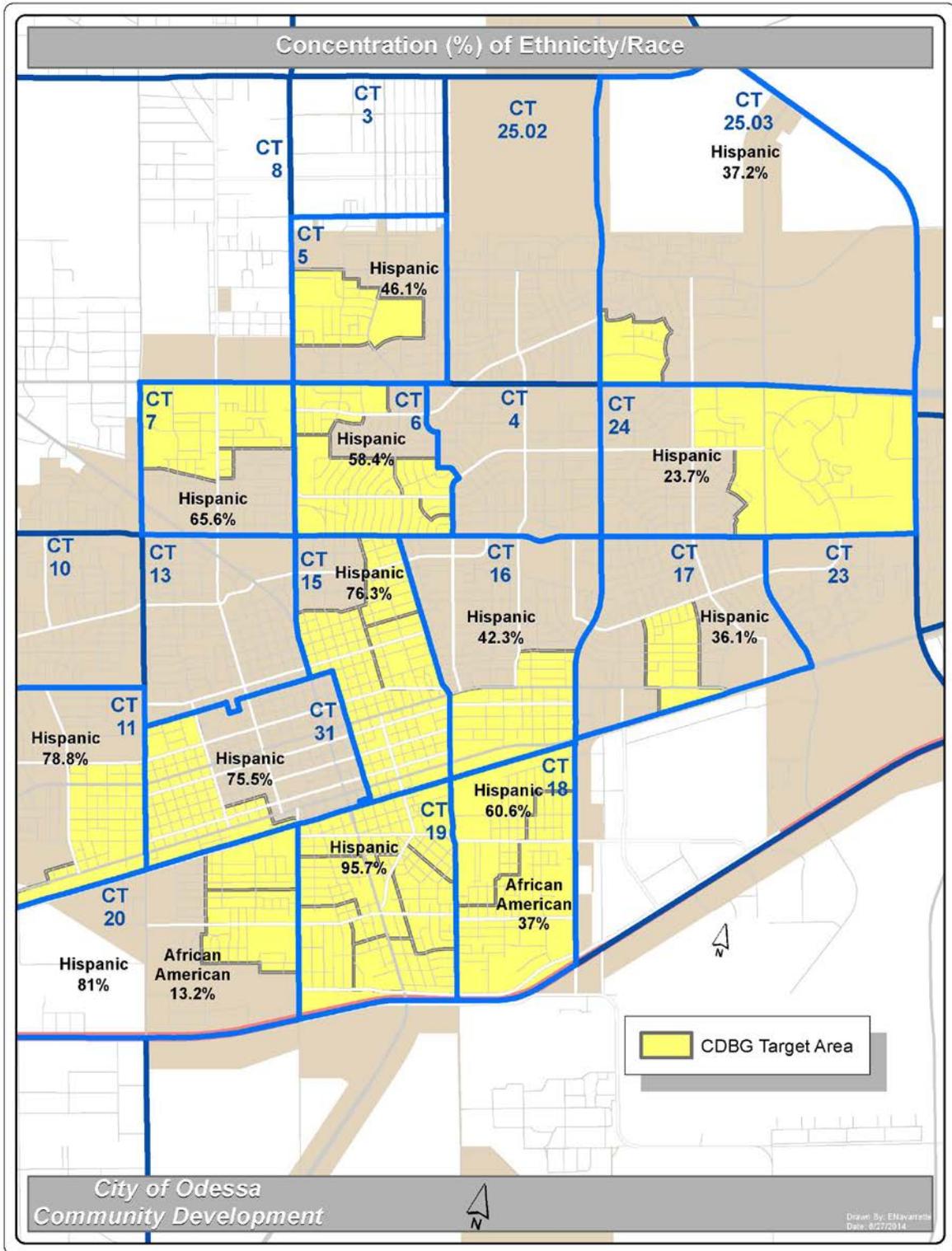
Table 20¹¹
Disproportionately Greater Need 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems*	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	820	2,320	0
White	355	1,215	0
Black / African American	4	110	0
Asian	0	10	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	455	950	0

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

¹⁰ 2007-2011 CHAS

¹¹ 2007-2011 CHAS



Racial and Ethnicity Concentration

Hispanic Households with Housing Problems

- ❖ Hispanic Low Income Owners represent 46% of all Low Income Homeowners
- ❖ 43% of all Hispanic Homeowners are low-income
- ❖ 46% of all Low Income Hispanic Homeowners have housing problems compared to 49% of all Low Income Homeowners; therefore, Hispanic Low Income Homeowners DO NOT have a Disproportionate Need.
- ❖ 24% of Hispanic Homeowners have housing problems compared to 20% of all Homeowners, therefore, Hispanic Homeowners overall DO NOT have a Disproportionate Need.
- ❖ Hispanic Renters represent 49% of All Renters.
- ❖ Hispanic Low Income Renters represent 51% of all Low Income Renters.
- ❖ 65% of Hispanic Low Income Renters have housing problems compared to 68% of all Low Income Renters; therefore, Hispanic Low Income Renters DO NOT have a Disproportionate Need.
- ❖ 42% of Hispanic Renters have housing problems compared to 40% of all Renters; therefore Hispanic Renters DO NOT have a Disproportionate Need.

African American Households with Housing Problems

- ❖ Low income African American Homeowners represent 4.3% of all low income Homeowners
- ❖ 29% of all African American Homeowners are low income
- ❖ Homeownership is less common among African American low income population than all low-income populations
- ❖ 57% of all low-income African American Homeowners have housing problems compared to 49% of all low-income Homeowners; therefore, African American low-income Homeowners DO NOT have a Disproportionate Need
- ❖ 26% of all African American Homeowners have housing problems compared to 20% of all Homeowners, therefore, African American Homeowners DO NOT have a Disproportionate Need
- ❖ African American Renters represent 7.5% of Total Renters
- ❖ African American low-income Renters represent 10% of all low-income Renters

- ❖ 75% of African American low-income Renters have housing problems compared to 68% of all low-income Renters; therefore, African American low-income Renters DO NOT have a Disproportionate Need
- ❖ 51% of all African American Renters have housing problems compared to 40% of all Renters; therefore, African American Renters DO have a Disproportionate Need.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

The definition of severe housing problems includes a lack of complete kitchen facilities, a lack of complete plumbing facilities, more than 1.5 persons per room, or a cost burden of over 50%.

**Table 21¹²
Severe Housing Problems
0%-30% of Area Median Income**

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,285	915	170
White	995	260	75
Black / African American	255	40	0
Asian	0	0	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	1,010	590	100

**Table 22¹³
Severe Housing Problems 30%-50% of Area Median Income**

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,670	2,560	0
White	725	1,080	0
Black / African American	145	230	0
Asian	0	4	0
American Indian, Alaska Native	10	0	0
Pacific Islander	0	0	0
Hispanic	775	1,200	0

¹² 2007-2011 CHAS

¹³ 2007-2011 CHAS

TABLE 23¹⁴
Severe Housing Programs 50%-80% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	685	4,310	0
White	260	1,900	0
Black / African American	75	210	0
Asian	10	0	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	330	2,065	0

TABLE 24¹⁵
Severe Housing Problems 80%-100% of Area Median Income

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	230	2,910	0
White	50	1,520	0
Black / African American	0	120	0
Asian	0	10	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	175	1,225	0

Discussion

Severe housing problems continue to be a problem for low income households. The percentage of those households with severe housing problems increases with the decrease in household income.

¹⁴ 2007-2011 CHAS

¹⁵ 2007-2011 CHAS

***NA-25 Disproportionately Greater Need: Housing Cost Burdens –
91.205 (b)(2)***

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The affordability of rental units continues to be a problem, in particular for persons with extremely low incomes. The most recent American Community Survey Data 2013 1-year estimates indicate that 40% of households living in Odessa rental units pay 30% or more of their gross income in rent (ACS 2009-2013). The 2011 U.S. Census Bureau Comprehensive Housing Affordability Strategy (TX-CHAS) data indicates persons earning less than 30% of median income experience the greatest disparity in income versus rental housing cost. The CHAS data states that 76% of persons in Odessa earning less than 30% of median income spend more than 30% of their income on rent, and of this population 97% spend more than 50% of their income on rent. The CHAS data also indicates that 78% of renters earning less than 30% of median income have some sort of housing problem including overcrowding, physical inadequacy or high cost burdens.

For persons earning 30% to 50% of median income, the percentage of persons that spend more than 30% of their income on rent is 65%, of this population 47% spend more than 50% of their income on rent. Additionally, the CHAS data also indicates that 72% of renters earning 30% to 50% of median income have some sort of housing problem including overcrowding, physical inadequacy or high cost burdens.

The cost burden is reduced as income increases. For persons earning 50% to 80% of median income, the percentage that spends more than 30% of their income on rent is 43%, of this population 17% spend more than 50% of their income on rent. The CHAS data also indicates that 53% of renters earning 50% to 80% of median income have some sort of housing problem including overcrowding, physical inadequacy or high cost burdens.

TABLE 25¹⁶
Greater Need: Housing Cost Burden AMI

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	8,085	3,725	3,730	190
White	14,185	2,050	1,895	75
Black / African American	1,265	215	410	0
Asian	260	19	10	0
American Indian, Alaska Native	44	10	10	0
Pacific Islander	4	0	0	0
Hispanic	11,735	2,155	1,410	120

Discussion:

The most common housing problem in Odessa is households paying more than 50% of their income towards housing costs. This is also called a Severe Cost Burden. There are currently 2,270 renter households and 1,260 owner-occupied households with a severe cost burden. Cost burden, or those paying greater than 30% of their income towards housing costs would be the next most common problem affecting 1,655 renter households and 1,745 owner-occupied households.

- ❖ 36% of Renters at 80% of AMI or less have a Severe Cost Burden (>50%), of whom 65% are within the Extremely Low Income (0%-30%) category.
- ❖ 21% of Owners at 80% of AMI or less have a Severe Cost Burden (>50%), of whom 49% are within the Extremely Low Income (0%-30%) category.

¹⁶ 2007-2011 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There are no specific income categories in which a specific racial or ethnic group has a disproportionate need greater than the needs of that income category as a whole. However, there is a disproportionate need for African American renters in all income categories. 51% of all African American Renters have housing problems compared to 40% of all Renters.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

There are specific areas of within the CDBG Target Area that have a large Hispanic or African American population.

NA-35 Public Housing – 91.205(b)

TABLE 26¹⁷

**Public Housing by Program Type
Totals in Use**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	757	0	73	757	0	757	3	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

¹⁷ Alternate Data Source – Odessa Housing Authority

TABLE 27¹⁸
Characteristics of Public Housing Residents by Program Type

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	0	0	0	0	0
Average length of stay	0	0	3	5	6	5	3	0
Average Household size	0	0	3	5	1	2	1	0
# Homeless at admission	0	0	0	0	0	0	2	0
# of Elderly Program Participants (>62)	0	0	6	150	0	148	3	0
# of Disabled Families	0	0	12	171	0	170	5	0
# of Families requesting accessibility features	0	0	73	824	0	816	3	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

¹⁸ Alternate Data Source – Odessa Housing Authority

TABLE 28¹⁹
Race of Public Housing Residents by Program Type

Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	58	583	98	583	4	0	0
Black/African American	0	0	15	173	9	173	4	0	0
Asian	0	0	0	1	0	1	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

TABLE 29²⁰
Ethnicity of Public Housing Residents by Program Type

Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	51	392	71	392	1	0	0
Not Hispanic	0	0	22	365	36	365	1	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

¹⁹ Alternate Date Source - Odessa Housing Authority

²⁰ Alternate Data Source - Odessa Housing Authority

Section 504 Needs Assessment

Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The needs for accessible units are not very demanding. The needs of Section 504 are met with the existing accessible units at the Public Housing Apartment Complex.

There are 160 individuals/families on the waiting list for the Public Housing Units, Third Edition Apartments. In addition, there are 35 individuals/families on the waiting list for the Housing Choice Voucher Assistance. There are single individuals, elderly, disabled and families awaiting assistance for one, two, three and even four bedroom units. The most immediate needs of these populations are shelter with housing costs that are affordable to their income. Due to the economy of the Permian Basin, the housing market has been historically high for the past three to four years. The amount of affordable rental units became nearly non-existent with the exception of the Public Housing Units. Even some households who receive Housing Choice Vouchers have not been able to use them due to the lack of Landlords in the area who will accept them. The established Fair Market Rent values for Odessa have been below that actual market rental prices, and therefore Landlords continue to refuse them because of their low value.

The Housing Choice Voucher Waiting List totals 35 individuals/families.

How do these needs compare to the housing needs of the population at large

Housing affordability continues to be a problem with the general population. Since January of 2015 the economy has declined due to the price of oil and gas. Since this time there has been an increase of available housing units, but not yet an increase in affordability.

Discussion

The Odessa Housing Authority has experienced multiple problems leasing to eligible applicants due to the low fair market rents established by HUD for this area. Due to the recent oil boom, the average rent in Ector County is unreasonably high, in turn affecting the Housing Choice Voucher Program. The applicants and current families on the Voucher program cannot find housing due to the landlords asking more than the vouchers are worth.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

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 comprehensively 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 developed 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 and 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 which will be required to implement homeless project.

Links participates in the Texas Homeless Network's 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 tools through their ClientTrack/HMIS (Homeless Management Information System), to electronically store client case records.

As the lead agency for the Odessa Homeless Coalition Links serves as the *Community Liaison* and is responsible for media relations to increase community awareness about homelessness, recruit volunteers, and promote Coalition activities. While the Coalition works as a collaborative to bring all the services available in our community together, individual agencies are responsible for actually providing the services.

In addition, the Coalition has become a participant in the Balance of State application process and submitted a proposal for the Project HOPE Program under Odessa Links, the project sponsor. The project was awarded funds in 2011 for a three year grant term. The program became operational in January 2012 and has been renewed for the 2015 and 2016 funding years.

With Odessa Links being the “nerve-center” for Odessa agencies and a participating HMIS-Homeless Management Information System user, the organization serves as the lead agency for the Odessa Homeless Coalition. The Odessa Homeless Coalition continues to collaborate with different organizations that have a strong commitment to utilize their resources in order to provide for homeless families in Odessa.

TABLE 30
Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	7	0	0	0
Persons in Households with Only Children	0	0	1	0	0	0
Persons in Households with Only Adults	0	0	1	0	0	0
Chronically Homeless Individuals	0	0	33	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0
Unaccompanied Child	0	0	12	0	0	0
Persons with HIV	0	0	0	0	0	0
Indicate if the homeless population is:	Has No Rural Homeless					

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

TABLE 31
Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	107	0
Black or African American	18	0
Asian	0	0
American Indian or Alaska Native	5	0
Pacific Islander	1	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	61	0
Not Hispanic	32	0

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Most of the homeless individuals reported in the Homeless Count for 2014 were single individuals and single unaccompanied minors. Only a few reported were one and two parent families with children. There were not any individuals who reported serving in the U.S. Armed Forces.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The majority of homeless individuals interviewed were of White race (82%) and Hispanic ethnicity (57%). Following were of White race and non-Hispanic (43%). Fourteen percent (14%) were African American.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Those individuals interviewed reported where they had stayed the previous night. Fifty-two percent reported staying in an Emergency or Transitional Shelter. Seventeen percent (17%) reported staying in a place not meant for habitation. Ten percent (10%) reported staying in someone else's home and the remainder reported Permanent Supportive Housing or Subsidized housing.

Discussion:

The Homeless Coalition developed Project HOPE (Homeless Opportunities for Personal Excellence). Project HOPE is a transitional self-sufficiency program that provides long term supportive services and leasing 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 in an effort to meet the Odessa Homeless Coalition's mission *"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"*. This Project HOPE program addresses the needs of homeless households by providing scattered site rental assistance for up to a 24 month period along with Continuum of Care services to help increase their education, skills, and incomes to begin the path towards their goals of becoming self-sufficient. The goal is to continue increasing the number of families Project HOPE can assist and the supportive services available to them. Even with the overwhelming need for housing several families have been housed through the program and Links continues to work on getting other families eligible for the program.

Upon entry into Project Hope, clients are entered into the HMIS-Homeless Management Information System by a case manager staffed at Odessa Links. The case manager evaluates client needs, coordinate/map resources, and implements long-term self-sufficiency plans. Transportation is provided by bus tickets as needed while clients learn to budget for travel or the purchase of transportation. Emergency child care assistance is made available to allow clients the time to apply and access subsidized child care payments with partner agencies. Depending on the level of client needs, mainstream benefits and supportive services are available as they transition from living on the street or in emergency shelter to living independently. Each client is provided with service programs that will enhance their knowledge base such as life skills, parenting classes, health literacy, job skills, financial literacy, credit counseling, and budgeting classes as identified in their self-sufficiency plan. Clients will be required to abide by their plan to remain in the Project HOPE program. The Case Manager promotes personal excellence for clients and guides them through Odessa's Continuum of Care path towards self-sufficiency. Clients who successfully complete the program will have the resources to access local housing programs that offer down payment and closing cost assistance.

Through years of research and community planning, Project HOPE was developed and has evolved into a program that best fits the Odessa community and the needs of local homeless families. Project HOPE is in its fourth year of operation and is successfully utilizing existing housing options, local supportive services, and long-term self-sufficiency plans to reduce reoccurring cycles of homelessness and ultimately breaking the cycle of poverty for our participating families. In providing these resources families are able to maintain employment, pursue higher education, financially plan or budget accordingly; and are able to recover from unfortunate circumstances rather than be limited to the hurdles of poverty.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

There are distinctive populations that HUD identifies as having special needs. These special populations, include elderly, frail elderly, persons with disabilities, persons with mental disabilities and persons with HIV/AIDS. As a part of the Consolidated Plan process an analysis was conducted in order to determine the available services for these populations.

Describe the characteristics of special needs populations in your community:

Based on projections by the U. S. Department of Health and Human Services the senior population is expected to increase over the next decade both nationwide and here in Odessa by 37.8%.²¹ Based on these projections our community will be faced with challenges to provide for the health care, housing, and nutrition needs of the elderly.

The following summary includes basic information about Odessa's Special Needs population:

- ❖ **Elderly Population:** 11.5% or 12,748 people living in Odessa are considered Elderly, over the age of 62 (U.S. Census Bureau, 2013 1-year estimates American Community Survey)
- ❖ **Persons with Disabilities:** Based on the latest data available from the American Community Survey, persons with disabilities account for 12.7% of total city population. A total of 13,884 individuals over the age of 5 have disabilities in the City. Of the population between the ages of 5 to 17 years old, 5.5% have some disability, between 18 to 64 years old, 11.4% have some disability and 65 and older, 53.1 % have some disability (U.S. Census Bureau, 2013 1-year estimates American Community Survey)
- ❖ **Mental Disabilities:** Of the estimated 13,925 persons who are disabled in the City of Odessa approximately 24% of them suffer from some sort of mental disability. The largest percentage of this population, 56.7% are between the ages of 16 and 64 years old.²²
- ❖ **Substance Abuse Disorders:** In 2014, Permian Basin Community Centers reported the following for Ector and Midland County: 481 adults were

²¹ American Fact Finder – U.S. Census Bureau 2013 ACS 2013 1 year estimate

²² U. S. Census Bureau 2000 Census

admitted to Intensive Residential Treatment. Of these, 342 were male and 139 were female. 205 adults were admitted to Residential Detoxification. In addition, 160 females were admitted to the Adult Female Outpatient program, and 130 adolescents between ages 13-17 were admitted to the Youth Outpatient Program. The top three substances of dependence for adults were alcohol, amphetamines, and opioids, consecutively.²³

- ❖ **Individuals with HIV/AIDS:** Information on persons with HIV/AIDS and their families is only available for the Permian Basin. Basin Assistance Services served 426 clients living with HIV/AIDS from January 2010 through December 2014 (Basin Assistance Services, 2015).²⁴

What are the housing and supportive service needs of these populations and how are these needs determined?

Special Needs Facilities and Services. The availability of housing and services for persons with special needs is difficult to ascertain. The housing needs of persons with disabilities, HIV/AIDS or elderly are vastly different. Special needs housing and services have characteristics that make it very hard to gather the most basic information about them.

Elderly Persons. Individuals 62 years and older represent 11.5% of Odessa's total population. Based on the most current data available from the 2013 ACS 1-year estimates, 53% of this age group has some form of disability and 82% of this population has a physical disability. The elderly population makes up more than 6,800 households, of which 80% are homeowners and 20% are renters (U.S. Census Bureau, 2009-2013 5-year American Community Survey).

Inventory of Housing for the Elderly. As previously mentioned, the vast majority of elderly persons in Odessa own their own home. The non-ownership housing available for the elderly consist of non-assisted rental units, assisted housing and nursing home care. The number of non-assisted rental units exclusively designated for the elderly is limited. Of the over 13,291 rental units available in Odessa only 3.5% or 470 units are classified as Senior Housing. All of these units are subsidized and are Public Housing, Low Income Housing Tax Credit Complexes or HUD 202 projects. There are also 316 assisted living units available and 765 nursing home beds available.

²³ Permian Basin Community Centers – 3-19-2015

²⁴ Permian Basin Community Centers – Basin Assisted Services – 3-19-2015

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The statistics for HIV/AIDS in Ector County are based on data from the Texas Department of Health, HIV/STD Epidemiology Division Surveillance 2013 Report and include a cumulative number of cases reported since 1994 for pediatric HIV infections and since 1999 for adult/adolescent HIV infections. As of 2013 there were a total of 95 HIV cases reported for Ector County that have not progressed to AIDS.

The number of cases of AIDS reported since 1980 to 2013, including those cases originally reported as HIV but which have progressed to AIDS, is 295 with 3 new cases being reported during 2013. As of 2013 only 133 persons were currently surviving with HIV/AIDS in Ector County.²⁵

The current demographic information available from the Texas Department of Health for persons with HIV/AIDS is based on the Permian Basin and not just the City of Odessa. Basin Assistance Services reported serving 426 clients from January 1, 2010 through December 31, 2014. The largest percentage of persons served with HIV/AIDS, 46%, were between the ages of 25 and 44 years of age. 75% of these clients were male and the largest percentage of persons, at 40.6%, was of Hispanic origin.

The only local service provider of services to the HIV/AIDS clients is Permian Basin Community Centers who provides services to 17 counties in West Texas through their Basin Assistance Services. Unfortunately Basin Assistance Services currently does not have any inpatient facility. Basin Assistance Services provides assistance with rent payments, insurance, food and prescription assistance. Since January 2010 Basin Assistance Services provided assistance to 426 individuals who have either HIV or AIDS within a 17 county service area.²⁶

²⁵ Texas Department of Health Services HIV/STD Epidemiology Division Surveillance Branch, Annual Report 2013

²⁶ Permian Basin Community Centers Basin Assisted Services 3-19-2015

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The need for new public facilities or improvements to existing public facilities was identified as a high priority during the Consolidated Plan process. Child Care Facilities, Youth Centers, Recreational Facilities, Senior Centers, Community Centers, Health Care Facilities and Park Improvements were all specified by the community as areas that need improvement. In previous years the City has provided for improvements to several public facilities including community centers, parks, youth centers and childcare centers. During the next five years the City will continue to allocate CDBG funds for improvements to various public facilities.

Based on continual decrease and limited federal funding, the City anticipates to serve and fund two projects in any of the previous categories during the upcoming five year 2015-2019 Consolidated Plan.

How were these needs determined?

The needs were determined based on Community Development Survey Results from 2015. Additionally, needs are based on a lack of availability or accessibility as determined by City staff and community input.

Describe the jurisdiction's need for Public Improvements:

The need Public Improvements and Infrastructure were also identified as a high priority during the Consolidated Plan process. Community Development Planning, Clearance and Demolition, Fair Housing, Street Improvements, Water/Sewer and Drainage System Improvements, and Code Enforcement were all areas of Concern. Multiple citizens commented on the need for Street, Drainage System, and Water/Sewer Improvements, stating the water and sewer lines are severely deteriorated, drainage functionality needs improvement, and the streets are very rough, unfit to drive, and do not accommodate traffic.

Based on continual decrease and limited federal funding, the City anticipates to serve and fund two projects in any of the previous categories during the upcoming five year 2015-2019 Consolidated Plan.

How were these needs determined?

The needs were determined based on Community Development Survey Results from 2015. Additionally, needs are based on a lack of availability or accessibility as determined by City staff and community input.

Describe the jurisdiction's need for Public Services:

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 impacting their ability to provide services. It has become difficult for agencies to meet the demand with the current resources available. The City has partnered 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, health care, youth services, senior services, services for the disabled, and services for abused women and children.

Based on continual decrease and limited federal funding, the City anticipates to serve and fund two projects in any of the previous categories during the upcoming five year 2015-2019 Consolidated Plan.

How were these needs determined?

The needs were determined based on Community Development Survey Results from 2015. Additionally, needs are based on a lack of availability or accessibility as determined by City staff and community input.

HOUSING MARKET ANALYSIS

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

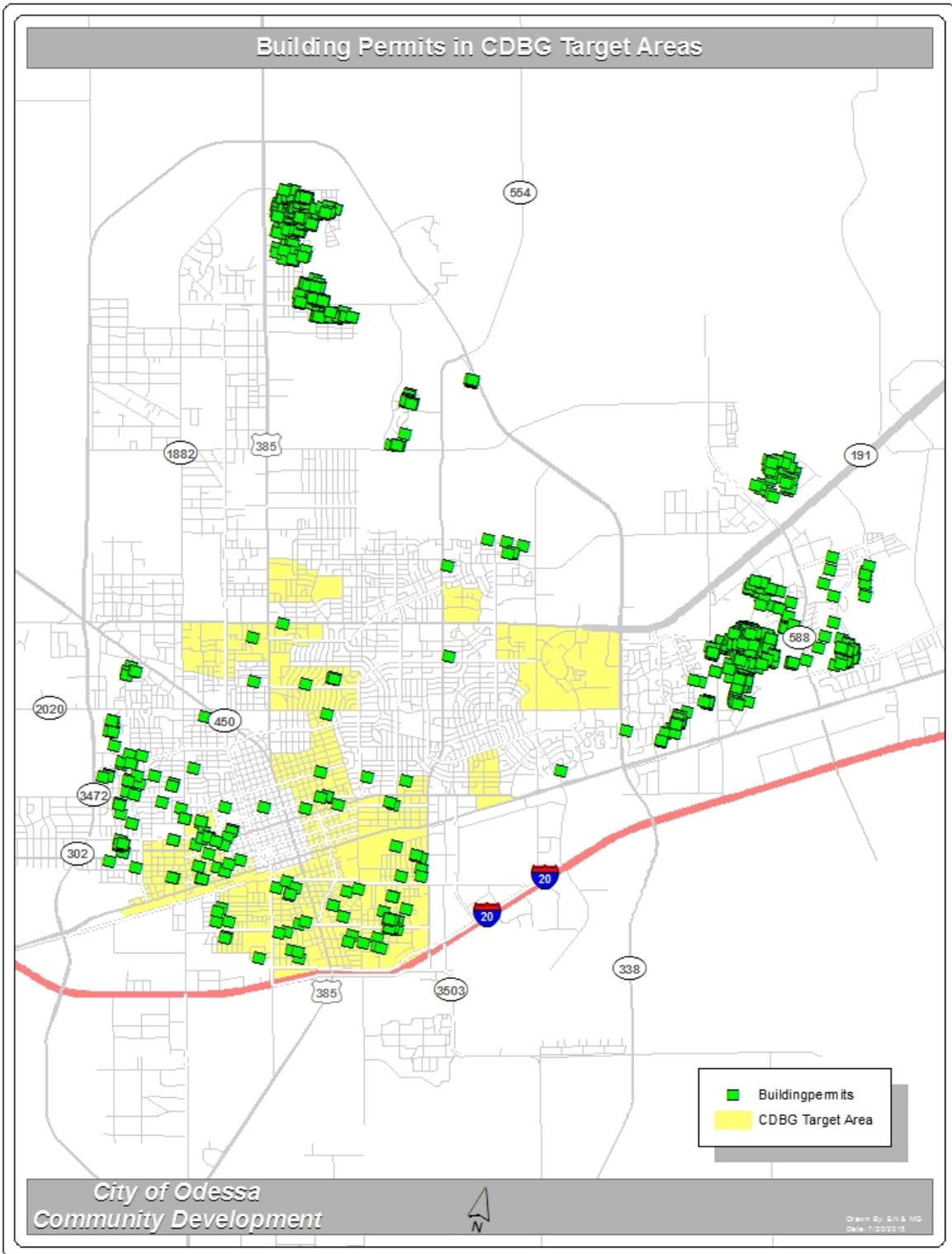
In assessing the housing market in Odessa, the Community Development staff analyzed a variety of data sources in order to obtain a comprehensive overview of the current housing market. This analysis will concentrate on the availability, access, cost, type, condition and location of available single-family residential units for both renters and owners. Within the City of Odessa there are a total of 40,719 housing units. The total number of occupied housing units is a 38,870 and 1,849 vacant units. There are 22,843 owner-occupied units and 16,027 are renter-occupied units.²⁷

Odessa continues to have an increase in construction not only in single-family homes but also four (4) multi-family complexes were constructed during the past five (5) years. While there continues to be a large number of new homes constructed in Odessa there exists a gap between those homes that are affordable to low-income residents and the homes that are being constructed. The City's Building Inspection Division reported that from 2010 to 2014 an average of 463 building permits for single-family detached units were issued each year. This figure is more than twice the annual average of new construction from the previous five (5) years. The valuation of the homes constructed ranged from \$45,448,338 in 2010 to a high of \$135,911,165 in 2013. The average value of the homes being constructed was \$199,498.²⁸ Within the City's Target Area however, very few new homes have been constructed. Of the 2,315 new homes constructed in the City over the last five years only 199 or 8.6% were constructed in the City's Target Area.²⁹ (See Graph 1) It is also important to note that from 2005-2009 there were only 1,084 new homes constructed within Odessa. From 2010-2014 the number of new homes constructed increased by 114%. The disparity in the construction of new homes in the Target Area as compared to those constructed in the rest of the community illustrates the need for further development of affordable housing in the City's Target Area. (See Map 2)

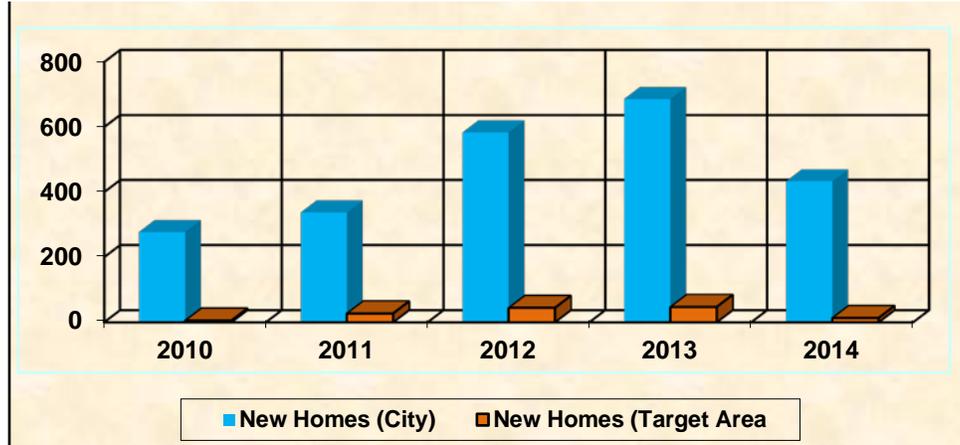
²⁷ U.S. Census Bureau. 2013 American Community Survey – 1 year estimates

²⁸ City of Odessa, Building Inspection Division. Application by Census Report.

²⁹ City of Odessa Building Inspection Report. New Residential Construction Reports – 2010-2014.



**GRAPH 1
SINGLE FAMILY DETACHED BUILDING PERMITS ISSUED**



Source: City of Odessa Building Inspections Department

The City of Odessa and its housing partners in the Odessa Housing Consortium have been responsible for the construction of 37% of the new homes constructed in the Target Area within the last 5 years.³⁰ From 2005-2009 the City of Odessa was responsible for 83% of the construction within the target area. Therefore, this is an improvement in the amount of contractors taking the initiative to build within the target area.

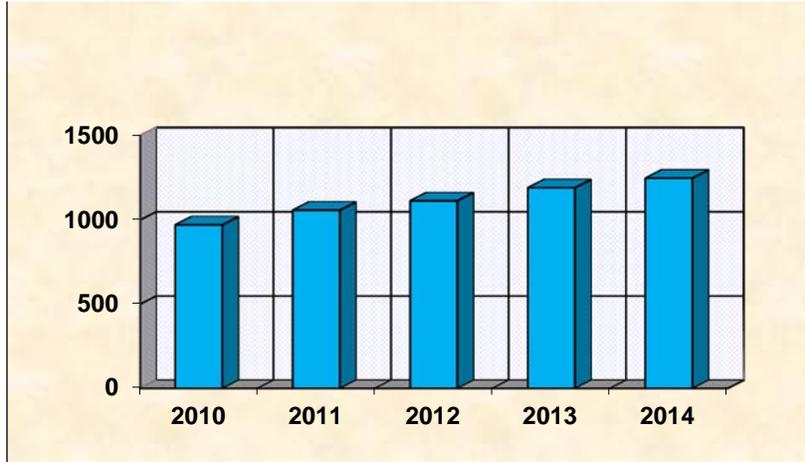
The Odessa Board of Realtors estimates that there were approximately 280 single-family units for sale in Ector County as of June 2015 with an average sales price of \$188,000 and a median home sales price of \$174,700.³¹ Of the approximately 280 units currently available for sale in Odessa, only 57 or 20% of those units are located in the City's Target Area. The average sales price of the homes located in the Target Area, however, is \$121,200. The disproportion in sales price of homes in the Target Area versus the rest of the community can be attributed to a significant increase in both the number and value of homes constructed outside of the Target Area and the lack of construction in the Target Area. As Graph 2 below indicates the sale of homes has been fairly consistent with each year showing a slight increase in the number sold over the previous year. However, Graph 3 which tracks the average sales price for homes over the past five years shows there has been a significant increase of approximately 51% in the average sales price to \$192,900 from a low of approximately \$127,600 in 2010.³² (See Graphs 2 & 3)

³⁰ City of Odessa Building Inspection Report. New Residential Construction Reports – 2010-2014.

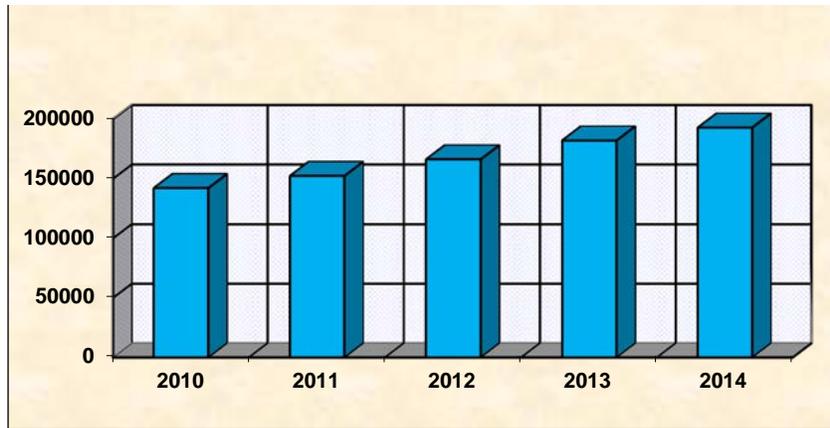
³¹ Odessa Board of Realtors. Real Estate Center of Texas A&M University, 2015

³² Odessa Board of Realtors. Multi Service Listing Reports –2010-2014

**GRAPH 2
RESIDENTIAL SALES**



**GRAPH 3
AVERAGE SINGLE FAMILY UNIT SALES PRICE**



MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Single family homes are the predominant housing type in the City at 72% of all housing units. Multi-family units account for 23% of the total housing stock with mobile homes comprising the rest of the housing stock available in the City.

During the past 5 years the cost of housing has increased significantly as the City has been in the middle of an oil and gas boom. This boom has priced a significant portion of the population out of the housing market – both for purchasing and renting. For renters the most recent American Community Survey Data for 2013 – 1 year estimate indicates that 40% of households pay 30% or more of their gross income in rent. The survey indicates there is a greater disparity in income versus housing cost for those households earning less than 30% of median income. It is estimated the number who are considered cost burdened is 76%.

While there has been a significant increase of new homes constructed during the past five (5) years, a 114% increase from the previous five (5) years, homes have increased in value to an average of \$199,498.³³

**TABLE 32
ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS³⁴**

PROPERTY TYPE	NUMBER	PERCENTAGE
1 unit, detached structure	26,435	66%
1 unit, attached structure	1,135	3%
2-4 units	1,360	3%
5-19 units	6,658	17%
20 or more units	2,447	6%
Mobile Home, boat, RV, van, etc	1,730	4%
Total	39,765	100%

³³ City of Odessa, Building Inspection Division. Application by Census Report.

³⁴ 2007-2011 ACS

**TABLE 33
UNIT SIZE BY TENURE³⁵**

	OWNERS		RENTERS	
	Number	Percentage	Number	Percentage
No bedroom	135	1%	553	4%
1 bedroom	383	2%	5,101	38%
2 bedrooms	3,906	17%	4,636	34%
3 or more bedrooms	18,387	81%	3,307	24%
Total	22,811	101%	13,597	100%

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The City of Odessa provides funds for housing assistance to those residents of the City who are at 80% or less of area median income. The housing programs include owner-occupied emergency, minor repair, full rehabilitation or reconstruction of a home as well as homebuyer assistance and an infill housing construction program where homes are constructed on vacant, non-tax producing lots and subsequently the home is sold to a household who income qualifies.

The City has also 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. The 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.

Odessa has also had a number of developers who were awarded tax credit for the construction of apartment complexes. Over the years a total of 6 projects have been constructed which added a total of 516 rental units available to households at 80% or less of area median income. Currently there is one (1) tax credit property that is under construction on the west side of Odessa which will provide 68 units of which 57

³⁵ 2007-2011 ACS

will be reserved for those earning 60% or less of AMI. In addition, Odessa Housing Finance Corporation is working with a developer for a project that will cover 49 acres. This project will include a 400 unit apartment complex which will be funded with tax credits as well as private funding. It has not yet been determined what number of apartment units will be available for those earning less than 80% of AMI. This development will include not only the apartment complex, but single family homes, townhomes, as well as a senior living facility and retail stores. It will also include a public space with a park and walking trails.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

While the multi-family housing units were constructed in the early 1980's they are being well maintained and kept for the original purpose. Therefore, we do not anticipate that there will be a loss of affordable housing units.

Does the availability of housing units meet the needs of the population?

Odessa has experienced an oil and gas boom during the past three (3) years which has led to high demand for housing of all types. This influx of people and money has led to a construction boom with developers trying to meet the demand for housing; however, the majority of the housing is being constructed for those in the upper income range.

This gap in available affordable housing units is evident in the 2007-2011 updated Chas data which indicates that 65% of all extremely low income renters and 36% of all renters earning 80% or less of AMI and 49% of all extremely low income owners and 21% of all owners earning 80% or less of AMI are severe cost burdened. The CHAS data also indicates the low income renters and owners (31% to 50%) most frequently suffer from moderate cost burden.

Another unique phenomenon the City is experiencing, which contributes to fewer affordable single family housing units, is the average citizen is in competition with companies who are bringing in workers for the oil field and are renting the available single family housing for their employees to live in.

So while there has been a significant increase in the construction of both single family housing and multi-family housing the City is still experiencing a need for affordable housing.

Describe the need for specific types of housing:

As the population continues to increase in Odessa there is a continued need for both single family and multi-family affordable housing units. The Odessa Board of Realtors estimates that there were approximately 280 single-family units for sale in Ector County as of June 2015 with an average sales price of \$188,000 and a median home sales price of \$174,700.³⁶ Those households who are at 80% or less of area median income are unable to afford the purchase of a home at the average sales price in Odessa.

The Odessa Chamber of Commerce – Economic Development Division has estimated the average rental rates for 0 to 3 bedroom apartments which are based on information collected from the Annual Apartment Survey. It should be noted that these averages are based on the data submitted by complexes participating in the Odessa Chamber of Commerce Survey and do not represent all apartment complexes. However, this apartment survey reports 99% occupancy and represents 10,192 units. The Chamber estimated the following averages for 2014:

TABLE 34³⁷
ODESSA CHAMBER OF COMMERCE 2014 APARTMENT SURVEY

Bedrooms	Monthly Rent
Efficiency	\$731.00
1 Bedroom	\$835.00
2 bedroom	\$1,055.00
3 Bedroom	\$1,463.00

Discussion

While there continues to be a large number of new homes constructed in Odessa there exists a gap between those homes that are affordable to low-income residents and the homes that exceed what is affordable to the low-income residents. This is evident with the average sales price of a home in Odessa is \$188,000 and the median income of \$60,300 in 2014.

As Table 35 indicates the U. S. Department of Housing and Urban Development established Fair Market Rents for 2014 are not sufficient to cover the rents requested by the apartment complexes. The apartment complexes charge high rents due to the lack of rental housing available for the influx of people into the area.

³⁶ Odessa Board of Realtors. Real Estate Center of Texas A&M University, 2015

³⁷ Odessa Chamber of Commerce Apartment Survey

TABLE 35³⁸
HUD FAIR MARKET RENTS FY2015 – ODESSA, TEXAS

Bedrooms	Monthly Rent
Efficiency	\$686.00
1 Bedroom	\$795.00
2 Bedroom	\$1,023.00
3 Bedroom	\$1,302.00

³⁸ U. S. Department of Housing and Urban Development

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction:

Housing affordability is a standard set by HUD defining the portion of a household’s income that should be dedicated to housing. This standard requires that no more than 30% of its gross annual income for housing costs, including utilities be spent on housing related costs. As described earlier, HUD considers spending more than 30% of the household’s income as a cost burden, and exceeding 50% as a severe cost burden.

During the past 5 years the cost of housing has increased significantly as the City has been in the middle of an oil and gas boom. This boom has priced a significant portion of the population out of the housing market – both for purchasing and renting. For renters the most recent American Community Survey Data for 2013 – 1 year estimate indicates that 40% of households pay 30% or more of their gross income in rent. The survey indicates there is a greater disparity in income versus housing cost for those households earning less than 30% of median income with the number who are considered cost burdened is 76%.

While there has been a significant increase of new homes constructed during the past five (5) years, a 114% increase from the previous five (5) years, these newly constructed homes have an average value of \$199,498.³⁹

The increase in the median home value for the City has increased 167% since the 2000 Census established a base value with the current median home value in 2011 established at \$124,224 and the median contract rent has increased 147% to \$807 a month.

**TABLE 36
Cost of Housing**

	Base Year: 2000 ⁴⁰	2011 ⁴¹	Percent Change
Median Home Value	46,500	124,224	167%
Median Contract Rent	327	807	147%

³⁹ City of Odessa, Building Inspection Division. Application by Census Report.

⁴⁰ 2000 Census (Base Year)

⁴¹ City Data.com pulled 6-30-2015

**TABLE 37
RENT PAID⁴²**

Rent Paid	Number	Percentage
Less than \$500	6,140	45.2%
\$500-999	6,743	49.6%
\$1,000-1,499	466	3.4%
\$1,500-1,999	193	1.4%
\$2,000 or more	55	0.4%
Total	13,597	100.0%

**TABLE 38⁴³
HOUSING AFFORDABILITY**

Units affordable to Households earning	Renter	Owner
30% HAMFI	625	No Data
50% HAMFI	2,365	2,105
80% HAMFI	6,135	5,470
100% HAMFI	No Data	7,614
Total	9,125	15,189

While many communities throughout the county have experienced a down turn and a loss of value of their housing stock Odessa has escaped the recession and property values have increased significantly. This increase is indicated by the data which shows the median home value has increased by 167% and the median contract rent has increased by 147%. These increases have priced many households out of the housing market and make the need for the development of more affordable housing critical.

⁴² 2007-2011 ACS
⁴³ 2007-2011 CHAS

TABLE 39⁴⁴
HUD FAIR MARKET RENT
AND
HOME RENTS

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	487	564	726	924	970
High HOME Rent	624	669	806	922	1,009
Low HOME Rent	495	530	636	735	820

⁴⁴ U. S. Department of Housing & Urban Development

Is there sufficient housing for households at all income levels?

Odessa continues to have an increase in construction not only in single-family homes but also in multi-family units being constructed. There were four (4) multi-family complexes were constructed during the past five (5) years. While there continues to be a large number of new homes constructed in Odessa there exists a gap between those homes that are affordable to low-income residents and the homes that exceed what is affordable to the low-income residents.

The valuation of the homes constructed ranged from \$45,448,338 in 2010 to a high of \$135,911,165 in 2013. The average value of the homes being constructed was \$199,498.⁴⁵ Within the City's Target Area however, very few new homes have been constructed. Of the 2,315 new homes constructed in the City over the last five years only 199 or 8.6% were constructed in the City's Target Area.

The affordability of rental units continues to be a problem, in particular for persons with extremely low incomes. The most recent American Community Survey Data 2013 1-year estimates indicate that 40% of households living in Odessa rental units pay 30% or more of their gross income in rent (ACS 2009-2013). The 2011 U.S. Census Bureau Comprehensive Housing Affordability Strategy (TX-CHAS) data indicates persons earning less than 30% of median income experience the greatest disparity in income versus rental housing cost. The CHAS data states that 76% of persons in Odessa earning less than 30% of median income spend more than 30% of their income on rent, and of this population 97% spend more than 50% of their income on rent. The CHAS data also indicates that 78% of renters earning less than 30% of median income have some sort of housing problem including overcrowding, physical inadequacy or high cost burdens.

For persons earning 30% to 50% of median income, the percentage of persons that spend more than 30% of their income on rent is 65%; of this population 47% spend more than 50% of their income on rent. Additionally, the CHAS data also indicates that 72% of renters earning 30% to 50% of median income have some sort of housing problem including overcrowding, physical inadequacy or high cost burdens.

The cost burden is reduced as income increases. For persons earning 50% to 80% of median income, the percentage that spends more than 30% of their income on rent is 43%, of this population 17% spend more than 50% of their income on rent. The CHAS data also indicates that 53% of renters earning 50% to 80% of median income have some sort of housing problem: overcrowding, physical inadequacy or high cost.⁴⁶

⁴⁵ City of Odessa, Building Inspection Division. Application by Census Report.

How is affordability of housing likely to change considering changes to home values and/or rents?

The affordability of both rental and for-sale housing has rapidly increased and will continue to do so as the economy continues to flourish in Odessa. The home price has increased by 167% in the last five years and rents have increased by 147% in the same time period. With the continuing increase in population and the lack of housing the affordability of housing will continue to decline.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The 2014 low HOME rent for a two-bed room apartment is \$636 and the high HOME rent is \$806. The high HOME rent is 76% lower than the market rent charged by the complexes. All of the market rents are exceeding high and while the rents may drop due to the down turn in the price of oil that has not occurred over the past 6 to 8 months of lower oil prices.

The City will continue to try and preserve existing affordable housing through its rehabilitation/reconstruction programs, however, with the continued cuts to the programs there will be fewer households that can be assisted. To try and further more affordable housing the City will look to partner with developers and encourage them to construct mixed income developments.

Discussion:

A review of the 280 homes on the Multi-List System for Odessa available on July 2, 2015 indicated that approximately 25% of the homes were affordable for those who earn 80% or less of Area Median Income. For those who earn less than 30% of AMI there were only three (3) homes that were for sale which would be affordable. As this data shows there is an extremely large gap in homes that are available to those who earn 80% or less of AMI. Therefore, there continues to be a great need for the CDBG and HOME funds to construct affordable housing in the community.

⁴⁶ 2007-2011 U.S. Census Bureau Comprehensive Housing Affordability Strategy (TX-CHAS) Data. Retrieved 2014

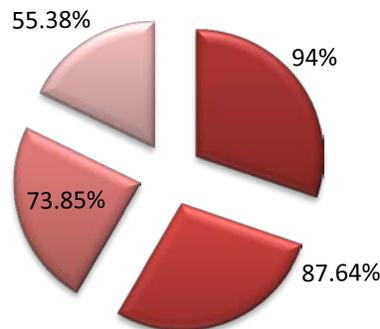
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

HOUSING AGE AND CONDITION

The majority of the owner occupied housing stock in Odessa is more 10 years old, (94%), 87.64% is more than 20 years old, 73.85% is more than 30 years old and 55.38% is more than 40 years old.⁴⁷ (See Graph 4)

**GRAPH 4
AGE OF RESIDENTIAL HOUSING**



DEFINITIONS

The City of Odessa uses the HUD definition of “substandard condition” as lack of complete kitchen or plumbing facilities. In addition, the City’s owner occupied rehabilitation program considers code violations to be substandard housing, and could be precursors to substandard housing.

“Substandard condition but suitable for rehabilitation includes repair and replacement of code violations and incipient conditions. Homes that are not suitable for rehabilitation are those suffering from extensive damage from fire, flood, or other structural damage that requires demolition and/or reconstruction of the building.

CONDITION OF UNITS

Information regarding the interior problems of owner occupied properties (wiring, plumbing, heating and structural hazards) is limited. However, some information is available through HUD’s State of the Cities Data System, CHAS Data System. The CHAS data indicates a high percentage of housing problems for persons earning less than 50% of median family income. Housing problems are defined as “cost burden

⁴⁷U.S. Census Bureau. 2013 American Community Survey – 1 year estimates

greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities.”⁴⁸ The following Table represents the percentage of housing problems for persons at various income levels and family size. (See Table 40)

TABLE 40
Housing Problems Output for all Households

Household Income	Elderly (1 to 2 members)	Small (2 to 4 members)	Large (5 or more persons)
Less 30% of MFI	64.2%	81.3%	84.5%
30% to 50% MFI	57.8%	74.5%	82.1%
50% to 80% MFI	36.9%	41.2%	79.0%
Greater than 80% MFI	5.8%	9.4%	27.2%

The table shows a direct correlation between low incomes and family size with higher rates of housing problems. The rate of housing problems is substantially higher for low income persons and in particular for large families, earning less than 80% of Median Family Income (MFI). However, the rate of housing problems for smaller families has also increased substantially since the last analysis completed in 2010. Small family households earning less than 30% of MFI increased by 7%, and those earning 30% to 50% MFI and 50% to 80% MFI both increased over 10%.

TABLE 41⁴⁹
CONDITION OF UNITS

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	Percentage	Number	Percentage
With one selected Condition	4,350	19%	4,820	35%
With two selected Conditions	240	1%	540	4%
With three selected Conditions	21	0%	68	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	18,200	80%	8,169	60%
Total	22,811	100%	13,597	100%

TABLE 42⁵⁰

⁴⁸ State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data. 2000 6/22/2015 <http://socds.huduser.org/scripts/odbic.exe/chas/index.htm>

⁴⁹ 2007-2011 ACS

YEAR UNIT BUILT

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	Percentage	Number	Percentage
2000 or later	1,751	8%	1,057	8%
1980-1999	4,006	18%	4,325	32%
1950-1979	14,942	66%	7,518	55%
Before 1950	2,112	9%	697	5%
Total	22,811	101%	13,597	100%

**TABLE 43⁵¹
RISK OF LEAD BASED PAINT HAZARD**

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	17,054	75%	8,215	60%
Housing Units build before 1980 with children present	1,420	6%	1,210	9%

**TABLE 44
VACANT UNITS**

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			1,849
Abandoned Vacant Units			
REO Properties ⁵²	18		18
Abandoned REO Properties			0

⁵⁰ 2007-2011 CHAS

⁵¹ 2007-2011 ACS (Total Units); 2007-2011 CHAS (Units with Children Present)

⁵² Zillow pulled 7-7-15

According to the U. S. Census Bureau 2013 American Community Survey – 1 year estimates the City of Odessa has 1,849 vacant housing units.⁵³ This is approximately 4.5% of the total housing units located within the city limits of Odessa. While it is not known if the structures are suitable for rehabilitation it would be reasonable to assume that at least a portion of them could be rehabilitated. Some of the barriers to the rehabilitation of these structures include issues of acquisition of the property, the property being located in a flood zone, out of town owners and the structure not being economically feasible to rehabilitate.

Need for Owner and Rental Rehabilitation

As indicated in the Community Needs Survey housing rehabilitation ranked as a high priority for the community. It is through the Housing Rehabilitation, Minor Repair and Emergency Programs the City assists low-income families with needed housing repairs. These programs allow the City staff to thoroughly evaluate the condition of the homes assisted through the program by taking inventory all deficiencies within the structure. The majority of the homes assisted through this program are located in the older areas of the community, generally in the Target Area, and require an extensive amount of rehabilitation work in order to meet local housing codes and community development standards.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the U. S. Government, homes constructed prior to 1979 have the greatest possibility for lead-based paint contamination. The 2007-2011 updated CHAS data indicated 25,269 residential units were constructed in Odessa prior to 1979. The potential for residents to be exposed to lead based paint appears to be high. Although there are a large number of homes built before 1979 in Odessa, an analysis of data from the Ector County Health Department and the City's Housing Rehabilitation Program indicates the percentage of lead contaminated homes to be relatively low. The City of Odessa Housing Rehabilitation Program has performed approximately 151 lead based paint tests between 1999 and 2015 and only 6.6% of the homes rehabilitated tested positive for lead based paint. Therefore, based on actual testing of homes there appears to be a small number of homes that contain lead based paint.

⁵³ U.S. Census Bureau, 2008 American Community Survey – 1 year estimates

MA-25 Public and Assisted Housing – 91.210(b)

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, 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.

**TABLE 45
TOTAL NUMBER OF UNITS BY PROGRAM TYPE⁵⁴**

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project based	Tenant based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available			146	2,262			0	0	0
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

⁵⁴ Odessa Housing Authority

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The Odessa Housing Authority reports the ability to assist approximately 1,536 individuals and families with some form of subsidized housing. The Odessa Housing Authority owns and operates three public housing complexes in Odessa with a total of 317 units. The Housing Authorities public housing complexes include one and two story complexes. The units are relatively new and in good condition compared to older housing units in other cities. The Housing Authority also has available 1,219 Housing Choice (Section 8) Vouchers

**TABLE 46
PUBLIC HOUSING CONDITION**

Public Housing Development	Average Inspection Score
Third Edition	89

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Capital Fund Allocation for FY2013 and FY2014 will be utilized to make improvements to the Odessa Housing Authority’s public housing units. The Capital Fund Allocation for 2013-14 in the amount of \$84,320 and for 2014-15 in the amount of \$87,764 were initially monies under dwelling structure allocated for removal and replacement of floor tiles for all 72 units, however, after advertising in 2014 and 2015 the OHA did not have any local bids from contractors to replace floor tiles.

Therefore, the budget was revised to use the dwelling structure allocation to replace soffit, fascia and repainting at Third Edition.

In March, 2015 the OHA advertised for the replacement of soffit, fascia and repainting at all sites at Third Edition. Only one bid was received and with Board approval the contract was awarded to Steco, Inc.

The requested Capital Fund for 2015-16 which was submitted to HUD on June 28, 2015 in the amount of \$88,096 is allocated under Dwelling Structures for payment of the replacing of soffit, fascia and repainting to be included with the balance of FY-2013 and FY-14. In addition, the OHA will have to pay the balance from reserves. Once this contractor is complete with this work, all capital fund budgets will be closed and submitted to HUD.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

An objective of the Odessa Housing Authority is to improve the living environment of families who reside in public housing units. In the "PHA 5-Year Plan and Annual Plan for Fiscal Years 2015-2019", the Odessa Housing Authority indicates the primary goals are to expand the supply and quality of assisted housing, and to increase the number of assisted housing choices.

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

In addition to developing strategies to assist the community with affordable housing, the OHA is taking measures to implement the Rental Assistance Demonstration (RAD) Program and the Board Approved the Section 8 Administrative Plan amendment to include Project Based Voucher.

Two Housing Apartment coordinators are currently on site at two public housing unit locations in the City. The coordinators are responsible for annual inspections, coordinate maintenance and identify public housing improvement needs. The success of on site management coordinators 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".

The Odessa Housing Authority conducts monthly on site Resident Council Meetings at each public housing complex where speakers from various organizations provide information concerning educational programs, awareness programs, Neighborhood Watch Programs, parenting, life skills classes and employment programs. The Monthly Resident Council meetings with management, residents and speakers encourage residents to become self-sufficient.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

There are several agencies in the community that provide homeless assistance services. Many of these agencies are members of the Odessa Homeless Coalition and provide a variety of services including emergency shelter, transitional housing, permanent supportive housing, permanent housing and supportive service providers. The homeless housing service providers within the community are describe below.

**TABLE 47
Facilities and Housing Targeted to Homeless Households**

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	38	0	41	0	0
Households with Only Adults	106	0	102*	27	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

*These beds are reserved for individuals of the Criminal Justice System

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

- ❖ *211* provides an information and referral service.
- ❖ *Advantage Detox, Inc.* provides 10 individuals and 10 unaccompanied youth with detoxification for 3 to 5 days and then refers the client to a residential facility for further treatment.
- ❖ *American Red Cross of Southwest Texas* provides relief to victims of disaster such as emergency food, clothing, shelter, prescription medication, and helps prevent, prepare for, and respond to emergencies.
- ❖ *Catholic Charities* provides for emergency services and operates the Corey Learning Center, which includes GED preparation and Workforce Readiness.
- ❖ *Centers for Children and Families* provides counseling, Parent Power, Kids First, Post adoption support, military support, parent education classes, and preparation for adult living.
- ❖ *Communities in Schools* provides crisis intervention, case management, job training, life skills training, health care and adult education to students who attend ECISD schools.
- ❖ *Ector County Independent School District-Student Assistance Services* provides social and economic needs and assists families in obtaining clothing, food, shelter and other basic needs. The Homeless Assistance Program (H.A.P.) provides services to help homeless students enroll in and succeed in school through the federal McKinney Vento Act. H.A.P. assists students by removing obstacles and providing families with resources needed to support their student's education and to ensure the student graduates on time.
- ❖ *Ector County Veterans Services* provides homeless veterans and their widows with job training, substance abuse treatment, mental health care, housing placement, life skills training and health care.
- ❖ *Family Health Clinic* partnering with *Medical Center Hospital* provides medical and dental services for children and adults.

- ❖ *Greater Opportunities of the Permian Basin, PROJECT HEAD START* improves the educational opportunities of homeless children and families, emphasizing immediate enrollment.
- ❖ *Harmony Home Children's Advocacy Center* provides forensic interviews, therapy services, victim services, community education, outreach, and case management to children who have been abused.
- ❖ *Meals on Wheels of Odessa* provides hot noon meals 5 days a week to the elderly or homebound. They also can provide meals to homeless that are staying in motels.
- ❖ *Medical Center Hospital* provides indigent health care.
- ❖ *Mission Odessa* provides case management, substance abuse treatment as well as referral for housing placement.
- ❖ *Odessa Affordable Housing* provides Homebuyer Education Classes, credit counseling, Foreclosure Prevention counseling.
- ❖ *Odessa Links* provides access to resources and follow-up care, together with local organizations. Links is the only licensed agency in Odessa with the Homeless Management Information System that agencies are using to prevent duplication of services and produce accurate reports.
- ❖ *Odessa Regional Hospital* provides homeless persons who present at their hospital with information on community resources.
- ❖ *Permian Basin Community Centers* provides services for individuals with mental illness, mental retardation, developmental disabilities, and chemical dependency.
- ❖ *Permian Basin Mission Center* promotes the general welfare of the less fortunate and provides food, clothing, eyeglasses, rental, utility and prescription assistance.
- ❖ *Permian Basin Regional Commission on Alcohol and Drug Abuse* provides outreach, screening, assessment and referral to treatment services.

- ❖ *Safe Place of the Permian Basin* provides a 24 hour crisis hotline, licensed professional counseling, support groups, legal advocacy, and experienced advocates providing help with employment, housing, education, and resource referral to all victims of family violence.
- ❖ *Salvation Army* provides emergency shelter, food, clothing, furniture, utility assistance, disaster services, housing assistance, full church services and pastoral counseling.
- ❖ *Texas Department of Aging and Disability Services* provides a comprehensive array of aging and disability services, supports and opportunities that are easily accessed in local communities.
- ❖ *West Texas Food Bank* provides food to area agencies for their food pantries. They currently provide food to 16 area pantries.
- ❖ *Workforce Solutions of the Permian Basin* provides life skills and job training.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

EMERGENCY SHELTERS

- ❖ *The Crisis Center* – provides emergency shelter assistance for victims of sexual assault and/or family violence. The Crisis Center’s Angel House: The Family Violence Shelter in Odessa can currently provide safe housing, case management and life skills training for up to 24 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-survivor clients.
- ❖ *Door of Hope Mission* is able to provide emergency shelter for up to 50 adult males. Other services provided by the Mission include case management services for up to 20 men.
- ❖ *Family Promise of Odessa, Inc.* is an interfaith non-profit network of 13 congregations and dozens of volunteers working together to provide 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.

- ❖ *Salvation Army* provides emergency shelter for up to 24 adult males and 8 adult females. The shelter can also provide case management.

TRANSITIONAL HOUSING

- ❖ *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.

PERMANENT SUPPORTIVE HOUSING

- ❖ *Odessa Housing Authority* provides long-term housing for low-income persons through public housing, Section 8 Vouchers, Section 8 Home Ownership Program, Public Housing, and Tax Credit Apartments.
- ❖ *Permian Basin Community Centers* provides permanent supportive housing for clients with developmental disabilities. They have 27 beds for individuals and provide mental health services, substance abuse services, HIV services as well as life skills training.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are distinctive populations that HUD identifies as having special needs. These special populations, include elderly, frail elderly, persons with disabilities, persons with mental disabilities and persons with HIV/AIDS. As a part of the Consolidated Plan process an analysis was conducted in order to determine the available services for these populations.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

ELDERLY

Based on projections by the U. S. Department of Health and Human Services the senior population is expected to increase over the next decade both nationwide and here in Odessa by 37.8%⁵⁵. Based on these projections our community will be faced with challenges to provide for the health care, housing, and nutrition needs of the elderly.

The latest data from 2013 indicates there are 44.6 million Americans who are 65 years old or older. This represents 14.1% of the U.S. population, or one in every eight Americans.⁵⁶ Between 2010 and 2050, the United States is projected to experience rapid growth in its older population. In 2050, the number of Americans aged 65 and older is projected to be 88.5 million, more than double its projected population of 40.2 million in 2010. By 2030 members of this group are projected to represent 19% of the population, up from 12.8% from 2008.⁵⁷

The median income of all households in the United States headed by older people in 2013 was \$25,396 for males and \$20,484 for females.⁵⁸ This makes approximately 3.9 million (9.1%) elderly people living below the poverty level in 2012 and another 2.4 million (5.5%) of the elderly were classified as "near-poor" with income between the poverty level and 125% of the poverty level.⁵⁹

⁵⁵ U.S. Census Bureau 2014 National Population Projections: Summary Tables
<http://www.census.gov/population/projections/data/national/2014/summarytables.html>

⁵⁶ American Fact Finder -U.S. Census Bureau. 2013 ACS 1-year estimates

⁵⁷ Administration on Aging U. S. Department of Health & Human Services: The Next Four Decades, Population Estimates and Projections May, 2010

⁵⁸ American Fact Finder -U.S. Census Bureau. 2013 ACS 1-year estimates

⁵⁹ A Profile of Older Americans: 2013, Administration on Aging U. S. Department of Health & Human Services

Approximately 8.7% or 9,463 people living in Odessa are considered elderly with approximately 8.4% earning below the poverty level in the past year. For all older persons reporting income in 2013 (27.2 million), 7.5% reported earning less than \$10,000 and 33% reported earning less than \$25,000 which is under the median income for a one person household.⁶⁰

The needs of the senior population will vary depending on the state of their health and their level of income. The frail elderly will increasingly require more help from health and human service agencies while the non-frail elderly will need preventative services to maintain good physical, mental and financial health.

PERSONS WITH DISABILITIES

From the latest data, 12.7% of people in Odessa reported some degree of disability whether it is sensory, physical, mental, self-care or other form of disability. While those individuals age 65 and older make up 8.7% (9,463) of the total population it is estimated that 53.1% of this age group has some form of disability and 82% of this population has a physical disability. Table 48 shows the percentage of persons with disabilities by age.

**TABLE 48⁶¹
AGE OF PERSONS WITH DISABILITIES (Non-institutionalized)**

Citizens of Odessa	Age	Disabled Population	Percent of Disabled Population	Percent of Age Group Total Population
	0 to 4	41	0.3%	0.4%
	5 to 17	1,220	8.8%	5.5 %
	18 to 64	7,642	54.9%	11.4%
	65 and over	5,022	36.1%	53.1%
TOTAL		13,925	100%	12.8%

PERSONS WITH MENTAL DISABILITIES

Of the estimated 12,710 persons who are disabled in the City of Odessa approximately 17.3% of them suffer from some sort of cognitive disability⁶².

An estimated 43.7 million Americans ages 18 and older, 18.6% of the population, reported a diagnosable mental illness in 2012.⁶³ In addition, mental and behavioral

⁶⁰ American Fact Finder – U.S. Census Bureau. 2013 ACS 1-year estimates

⁶¹ 2013 American Community Survey 1-Year Estimate

⁶² 2012 American Community Survey 1-Year Estimate

disorders are the leading cause of disability in the U.S. for ages 15-74. Neuropsychiatric disorders (mental and behavioral disorders and other neurological disorders) are overall the leading cause of disability in the United States.⁶⁴

PERSONS WITH ALCOHOL AND/OR DRUG ADDICTION

In 2013, an estimated 21.6 million persons aged 12 or older were classified with substance dependence or abuse in the past year.⁶⁵ Of these 21.6 million people the majority of them, 14.7 million, were dependent on alcohol alone. The rest were either dependent on illegal drugs only or on both alcohol and illegal drugs.

In 2014, Permian Basin Community Centers reported the following for Ector and Midland County: 481 adults were admitted to Intensive Residential Treatment. Of these, 342 were male and 139 were female. 205 adults were admitted to Residential Detoxification. In addition, 160 females were admitted to the Adult Female Outpatient program, and 130 adolescents between age 13-17 were admitted to the Youth Outpatient Program. The top three substances of dependence for adults were alcohol, amphetamines, and opioids, consecutively.⁶⁶

The current demographic information available from the Texas Department of Health for persons with HIV/AIDS is based on the Permian Basin and not just the City of Odessa. The Texas Department of Health reports that for 2013 there were seven new cases reported for the Permian Basin. Since 1980 thru 2013 there have been 295 cases of AIDS, including those that began as HIV. There are currently 133 persons living with HIV/AIDS in the Permian Basin⁶⁷

INVENTORY OF HOUSING AND SERVICES FOR PERSONS WITH HIV/AIDS

The availability of housing for persons with HIV/AIDS is almost non-existent. There are no residential facilities or inpatient facilities identified in Ector County. Services are also limited. The Permian Basin Community Centers reported providing services for 426 persons in a 12 county area since January 2010.

⁶³ National Institute of Mental Health

⁶⁴ National Institute of Mental Health

⁶⁵ U.S. Department of Health & Human Services – 2013 National Survey on Drug Use and Health

⁶⁶ Permian Basin Community Centers- 3-19-2015

⁶⁷ Texas Department of Health. HIV/STD Epidemiology Division Surveillance Branch, Annual Report 2013

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

There are a few agencies that provide services to persons with disabilities. Persons with disabilities can seek support services from the Permian Basin Community Centers, A.B.L.E. Center for Independent Living, and the Texas Department of Aging and Disability Services who provide the following services.

*Permian Basin Community Centers provides these services:*⁶⁸

- ❖ Screening, intake and referral services
- ❖ Assessment, including diagnosis, treatment planning services and plan of care oversight
- ❖ Medication related services, including medication clinics, laboratory monitoring, medication education and providing medication when appropriate
- ❖ Emergency counseling services for persons in crisis
- ❖ Long term counseling services for persons with major mental illness
- ❖ Support for individuals and families, including respite care
- ❖ Family support services include information, education and counseling
- ❖ Case management and care coordination
- ❖ Supported housing services
- ❖ Continuity of care services for persons returning to the community from a state hospital
- ❖ Early Childhood Intervention for infants and toddlers who experience developmental delays
- ❖ Substance Abuse Programs
- ❖ Adult residential substance abuse treatment through the Turning Point Program

A.B.L.E. Center for Independent Living

The A.B.L.E. Center is a local non-profit agency that provides services to people who have a physical disability. Their services include:

- ❖ Peer Counseling
- ❖ Advocacy
- ❖ Independent Living Skills Training
- ❖ Home modifications such as ramps, handrails, low profile steps, etc.

⁶⁸ Permian Basin Community Centers web site

*Texas Department of Assistive and Rehabilitative Services*⁶⁹

The Texas Department of Assistive and Rehabilitative Services provide programs and support for people with disabilities and families of children with development delays to try and improve the quality of their lives and to enable their full participation in society. Some of the services offered through their various divisions include:

- 1) The *Rehabilitation Technology Resource Center* keeps track of the latest innovations in equipment and engineering services designed to help people with disabilities. The center provides the following services:
 - ❖ Information and referral
 - ❖ Assessments about jobsite and home modifications
 - ❖ Demonstration and loan of equipment including wheelchairs and aids for communication, daily living, deaf and hard of hearing
 - ❖ Vehicle modifications including the installation of wheelchair lifts, hand controls, reduced effort steering and other adaptive vehicle equipment

- 2) The *Comprehensive Rehabilitation Services* provide services for persons with traumatic spinal cord injury or traumatic brain injury to relearn skills such as walking, talking, eating or writing. The services are provided through:
 - ❖ Inpatient Comprehensive Medical Rehabilitation – a variety of intensive therapies, medical care and other services on an inpatient basis at an accredited rehabilitation hospital
 - ❖ Outpatient Services for occupational therapy, physical therapy, speech therapy and cognitive therapy
 - ❖ Post-Acute Traumatic Brain Injury Services Program which help an individual deal with injury related cognitive difficulties

- 3) The *Independent Living Services* division promotes self-sufficiency for the disabled person.
 - ❖ Counseling and guidance
 - ❖ Training and tutorial services
 - ❖ Adult basic education
 - ❖ Rehabilitation facility training
 - ❖ Telecommunications, sensory and other technological aids for people who are hearing impaired
 - ❖ Vehicle modification
 - ❖ Assistive devices such as artificial limbs, braces, wheelchairs, and hearing aids

⁶⁹ Texas Department of Assistive and Rehabilitative Services web site

- 4) The *Vocational Rehabilitation Program* assists people with physical or mental disabilities prepare for, find or keep a job. The assistance they can obtain through this program includes:
- ❖ Evaluation to determine the degree of disability and the person's job capabilities
 - ❖ Counseling and guidance to help the person and their family plan vocational goals and adjust to the working world
 - ❖ Job skills
 - ❖ Hearing aids and other communication equipment for the hearing impaired
 - ❖ Medical treatment or therapy to lessen the disability
 - ❖ Assistive devices
 - ❖ Rehabilitation technology devices and services to improve job function
 - ❖ Training in appropriate work behaviors and other skills
 - ❖ Job placement assistance to be compatible with a person's physical and mental ability
 - ❖ Follow up after job placement to ensure success

The *Texas Department of Aging and Disability Services* has programs which are offered both to older Texans as well as persons with disabilities. These services can include:⁷⁰

- ❖ Adult Foster Care
- ❖ Residential Care
- ❖ Personal Assistance Services
- ❖ Community Living Assistance and Support Services
- ❖ Family Care Services
- ❖ In-Home and Family Support Services
- ❖ Home delivered meals

The programs listed above can provide supervision for the disabled person during the day, relief for the family member taking care of the person, therapy services, transportation, personal hygiene assistance, laundry and light housekeeping services, medical supplies, prescription medication assistance and assistance for wound care.

Persons with mental disabilities can receive services from the local division of the *Texas Department of Mental Health and Mental Retardation, Permian Basin Community Centers*. In order to be eligible for the services a comprehensive

⁷⁰ Texas Department of Aging and Disability Services web site

diagnostic evaluation is required. Referrals are accepted from a variety of sources; the client must have a history of developmental delay before the age of 18 and go through a thorough screening process. Once it is determined that a person is eligible the Permian Basin Community Centers offers a variety of services for the client including:⁷¹

- ❖ Day Habilitation
- ❖ Skills Development
- ❖ Sheltered Workshop
- ❖ Supported Employment
- ❖ In-home and Family Support
- ❖ Respite Care

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Due to the continued reduction in both Community Development Block Grant Funds and HOME Investment Partnership Program funds the city did not allocate any funds to project that would go specifically to assist with special needs housing. However, the City does provide down payment and closing cost assistance to any eligible household that wishes to purchase a home in Odessa. Therefore, there is the potential for special needs households to receive assistance to purchase a home.

The City also has an Emergency, Minor Repair, Rehabilitation and Reconstruction Program where assistance is provide to those homeowners who are in need of repairs. This need can include making ADA improvements to the home and making it more accessible for the person to continue to reside in their home rather than going to a nursing facility. All newly reconstructed homes built through the department are standard with the wider doors, a low threshold, and wide hallways and bathrooms with a sufficient turning radius for a wheelchair. The construction of the home is based on trying to fulfill the current as well as the future needs of the homeowner.

The City is providing funding to Odessa Meals on Wheels in order for the organization to continue to provide hot noon meals and weekend meals to those who are homebound or elderly.

⁷¹ Permian Basin Community Centers web site

MA-40 Barriers to Affordable Housing – 91.210(e)

Describe any negative effects of public policies on affordable housing and residential investment.

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.

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

The current construction boom has impacted 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. The cost per square foot for construction of homes built by the City has increased from an average of \$52.47 per square foot in 2005 to approximately \$75.00 per square foot in 2010 to \$90.00 per square foot in 2015. This is an increase of approximately 20% in the last five (5) years.

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 in some cases doubled. The City and its local non-profit housing partners have been aggressive in identifying and purchasing lots and maintaining them in inventory for future affordable housing development.

The City has also developed an Infill Housing Construction Program where new affordable homes are being construction on vacant lots throughout the community. This program is an additional way in which affordable housing is being made available to the citizens in Odessa.

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.

MA-45 Non-Housing Community Development Assets – 91.215 (f)**Economic Development Market Analysis****TABLE 49⁷²
BUSINESS ACTIVITY**

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	5,567	3,129	15	9	-6
Arts, Entertainment, Accommodations	4,484	5,780	12	16	4
Construction	3,371	2,970	9	8	-1
Education and Health Care Services	4,098	5,226	11	14	4
Finance, Insurance, and Real Estate	2,029	1,987	5	6	0
Information	518	561	1	2	0
Manufacturing	3,029	1,873	8	5	-3
Other Services	1,728	1,817	5	5	0
Professional, Scientific, Management Services	1,815	1,570	5	4	0
Public Administration	0	0	0	0	0
Retail Trade	4,670	5,610	12	16	3
Transportation and Warehousing	1,636	1,194	4	3	-1
Wholesale Trade	2,962	2,525	8	7	-1
Total	35,907	34,242	--	--	--

⁷² 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

**TABLE 50⁷³
LABOR FORCE**

Total Population in the Civilian Labor Force	49,923
Civilian Employed Population 16 years and over	47,271
Unemployment Rate	5.31
Unemployment Rate for Ages 16-24	13.75
Unemployment Rate for Ages 25-65	3.46

**TABLE 51⁷⁴
OCCUPATIONS BY SECTOR**

Occupations by Sector	Number of People
Management, business and financial	7,633
Farming, fisheries and forestry occupations	1,936
Service	5,759
Sales and office	12,741
Construction, extraction, maintenance and repair	7,249
Production, transportation and material moving	3,294

**TABLE 52⁷⁵
TRAVEL TIME**

Travel Time	Number	Percentage
< 30 Minutes	38,713	85%
30-59 Minutes	4,696	10%
60 or More Minutes	2,020	4%
Total	45,429	100%

⁷³ 2007-2011 ACS

⁷⁴ 2007-2011 ACS

⁷⁵ 2007-2011 ACS

TABLE 53⁷⁶
EDUCATIONAL ATTAINMENT BY EMPLOYEMENT STATUS
(POPULATION 16 AND OLDER)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	6,704	471	3,685
High school graduate (includes equivalency)	10,793	565	3,058
Some college or Associate's degree	12,465	487	2,575
Bachelor's degree or higher	6,766	167	1,064

TABLE 54⁷⁷
EDUCATIONAL ATTAINMENT BY AGE

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	246	419	1,164	3,158	2,369
9th to 12th grade, no diploma	2,840	1,929	1,912	2,278	1,347
High school graduate, GED, or alternative	3,194	4,829	3,293	6,304	2,908
Some college, no degree	4,481	4,498	3,015	4,825	2,095
Associate's degree	352	911	898	1,393	347
Bachelor's degree	486	1,822	1,219	2,497	1,077
Graduate or professional degree	40	440	677	1,348	517

⁷⁶ 2007-2011 ACS

⁷⁷ 2007-2001 ACS

TABLE 55⁷⁸
EDUCATIONAL ATTAINMENT – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	21,016
High school graduate (includes equivalency)	30,545
Some college or Associate's degree	33,285
Bachelor's degree	44,935
Graduate or professional degree	57,500

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The oil industry is the major economic factor in Odessa, Texas but economic procedures are being taken to diversify the economy. Some of the top private sector job providers include Wal-Mart, Saulsbury Companies and Odessa Regional Hospital.⁷⁹

The leading employment sectors in Odessa are the oil and gas industry which according to the 2007-2011 ACS has a 15% share of workers. Other top business sectors include healthcare, educational services, and retail trade to make up the largest share of workers.

Some of the most popular jobs in Odessa where the majority of the workers are college graduates are wholesale and manufacturing sales representatives, registered nurses, petroleum engineers, educational, vocational and school counselors, sales managers, financial managers, management analysts, and medical and health services managers.⁸⁰

Describe the workforce and infrastructure needs of the business community:

The City conducted a partial analysis of building and housing conditions for the purpose of re-designating the Slum and Blight Area in 2008. An extensive survey of the physical conditions of properties within an identified part of the Target Area and included the downtown business district indicated that approximately 43% of the structures in the Slum and Blight Area contained moderate to serious deterioration. The analysis included a visual inspection of all properties for problems such as

⁷⁸ 2007-2011 ACS
⁷⁹ CityTownInfo.com
⁸⁰ CityTownInfo.com

weakened foundations, broken windows, structural deterioration, poor roofing, chipped, cracked or peeling paint, etc.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period.

The City is currently working with a private developer to bring a major hotel and convention center to downtown Odessa. This major investment will increase the demand for employees at all levels from management to maintenance, it will bring in events that would normally not be held in Odessa and increase the revenue generated for the City. It is also the beginning of the redevelopment of the downtown area and outlined in the Comprehensive Plan the City is developing.

In addition, the City of Odessa has partnered with the Odessa Hispanic Chamber of Commerce on the Mexico Initiative Program. This Initiative is designed to promote international trade with the Mexican States of Chihuahua and Sinaloa. The purpose of the initiative is to expand businesses and manufacturing opportunities in Odessa by bringing Mexican companies to the area.

Since the energy industry is no longer nationalized the opportunity for the export of materials and expertise to support Mexico's energy industry is an additional way to grow Odessa's economy by expanding business opportunities for the local business with this initiative.

With the implementation of this initiative it is our vision the La Entrada Pacifico transportation route will be revived and Odessa will become the center for distribution of the products coming into and going out of the United States.

Describe any needs for workforce development, business support or infrastructure these changes may create.

The development of the hotel/convention center will bring the need for all levels of people from the workforce. There will be a need for a wide range of people in the workforce with a variety of skills from construction workers, to people in the service industry, to management professionals as well as the need for more transportation services and retail services.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The current job market in Odessa is very fluid. While there have been some layoffs from the oil and gas industry slowdown, there continues to be a need for entry level employees especially in the food industry and in administrative services. There also

exists a need for drivers with Commercial Drivers Licenses with endorsements such as HazMat.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Workforce Solutions of the Permian Basin works with the local community colleges and use a targeted occupation list that is established by the Permian Basin Workforce Development Board to develop workforce training programs. The training is targeted to those occupations on a list that has been determined to have the highest growth and wage potential in the area. Some of the training programs that are offered by Odessa College include Commercial Truck Driving, Auto and Diesel Technology, Health Care and Law Enforcement which are all needs within the job market.

These training programs will only enhance the community and provide for more opportunities for our citizens which in turn lead to a better overall thriving community.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City, at this time, does not have a comprehensive economic development plan. However, the City is developing a Comprehensive Plan to guide the city into the future.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

According to the Economic and Market Analysis Division of the U. S. Department of Housing and Urban Development it is estimated that 40% of all renters and 20% of all owners in the Ector County area are living in housing with at least one of the following housing conditions: incomplete plumbing facilities, incomplete kitchen facilities, with more than one persons per room and selected monthly owner costs greater than 30% of the household income or gross rent of greater than 30% of household income.⁸¹

There are 24 block groups located within the 13 census tracts in Odessa where the median income level is less than 80% MFI. Over 17,385 households, more than 45% of all Odessa households, are within this area. These neighborhoods generally have an older housing stock and less opportunity for economic growth. Overcrowding issues may be evident in these neighborhoods as well.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The City defines "areas of low-income concentration" as any census tract where more than 50% of the households are low-income. The City has designated these areas as the Target Area. The estimated percentage of low-income households or households earning less than 80% of median family income in Odessa is 40.8%.⁸² The majority of these households reside within the City's Target Area. The Census 2000 reports that 48% of the City's entire population resides within the Target Area. The concentration of minorities is also disproportionately greater within the Target Area. Areas of minority concentration are those areas with more than 50% of minority households.

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.

What are the characteristics of the market in these areas/neighborhoods?

Much of the development of affordable housing has been located in the City's Target Area and the majority of lots available for development are concentrated within this area. There are very few areas currently available for the development of housing

⁸¹ U.S. Census Bureau, Selected Housing Characteristics, 2009-2013 American Community Survey 5-year estimates

⁸² American Fact Finder – Income in the past 12 months.

subdivisions that do not require substantial investment of funds for infrastructure such as streets, utilities, curbs and gutters. Odessa, like many other communities in West Texas, has many vacant or unused drill sites located in primarily residential neighborhoods.

The City's Building Inspection Division reported that from 2010 to 2014 an average of 463 building permits for single-family detached units were issued each year. This figure is more than twice the annual average of new construction from the previous 5 years. The valuation of the homes constructed ranged from \$45,448,338 in 2010 to a high of \$135,911,165 in 2013. The average value of the homes being constructed was \$199,498.⁸³ Within the City's Target Area however, very few new homes have been constructed. Of the 2,315 new homes constructed in the City over the last five years only 199 or 8.6% were constructed in the City's Target Area.⁸⁴

Are there any community assets in these areas/neighborhoods?

Community assets typically are facilities such as schools, libraries, community centers, parks and access to commercial businesses including grocery stores, retail stores and medical facilities. The target area does have available parks, an aquatic center, a spray ground, community centers, and schools but they are lacking access to commercial businesses.

Most of the development in Odessa is expanding to the east and north parts of the community, although in the past year there has been some development to the west part of Odessa but the south side of Odessa still has a severe lack of resources for those citizens.

Are there other strategic opportunities in any of these areas?

With the construction of the hotel and convention center in downtown Odessa it is anticipated that this will initiate development in both the downtown area and to the south part of Odessa.

⁸³ City of Odessa, Building Inspection Division. Application by Census Report.

⁸⁴ City Of Odessa Building Inspection Report. New Residential Construction Reports – 2010-2014.

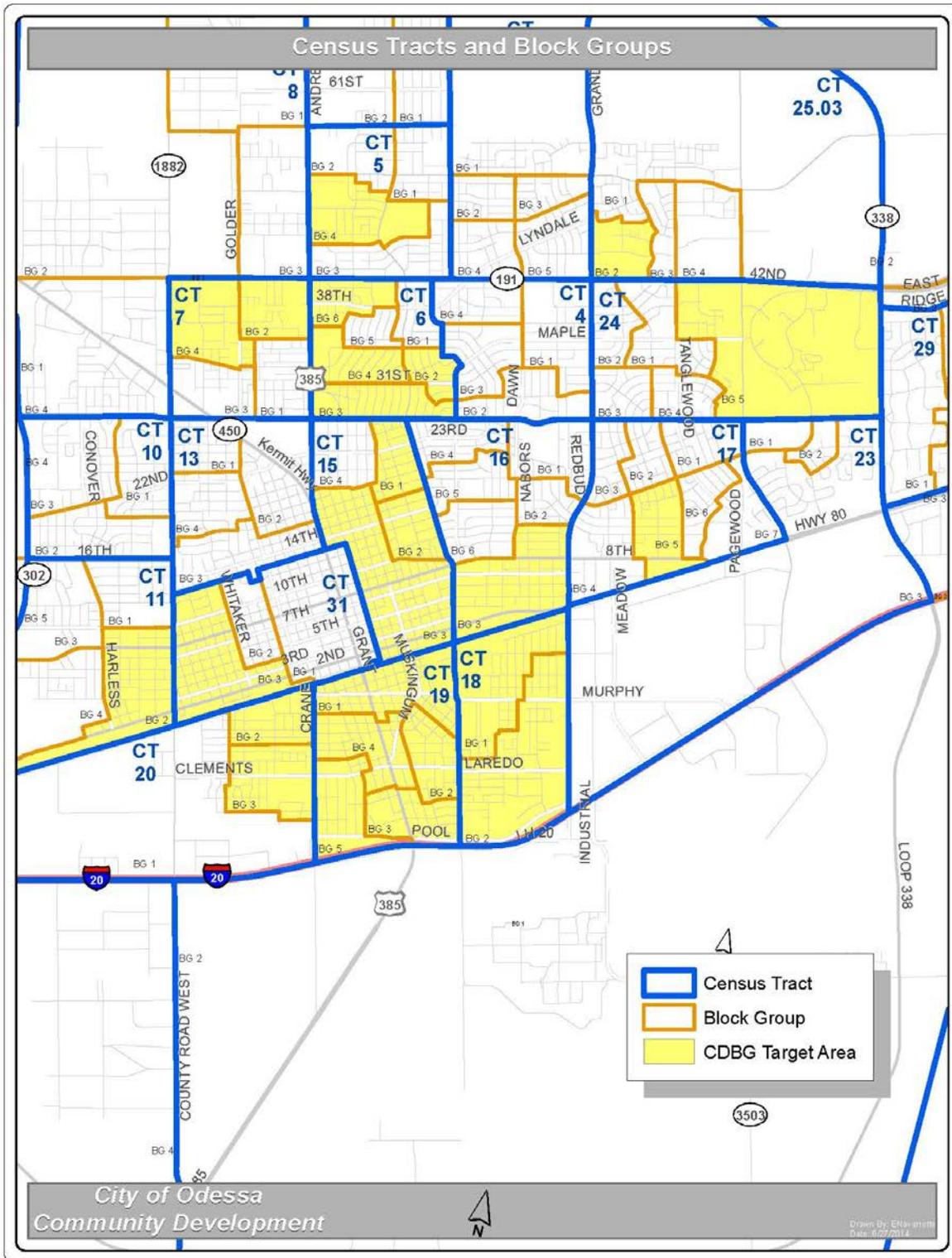
STRATEGIC PLAN

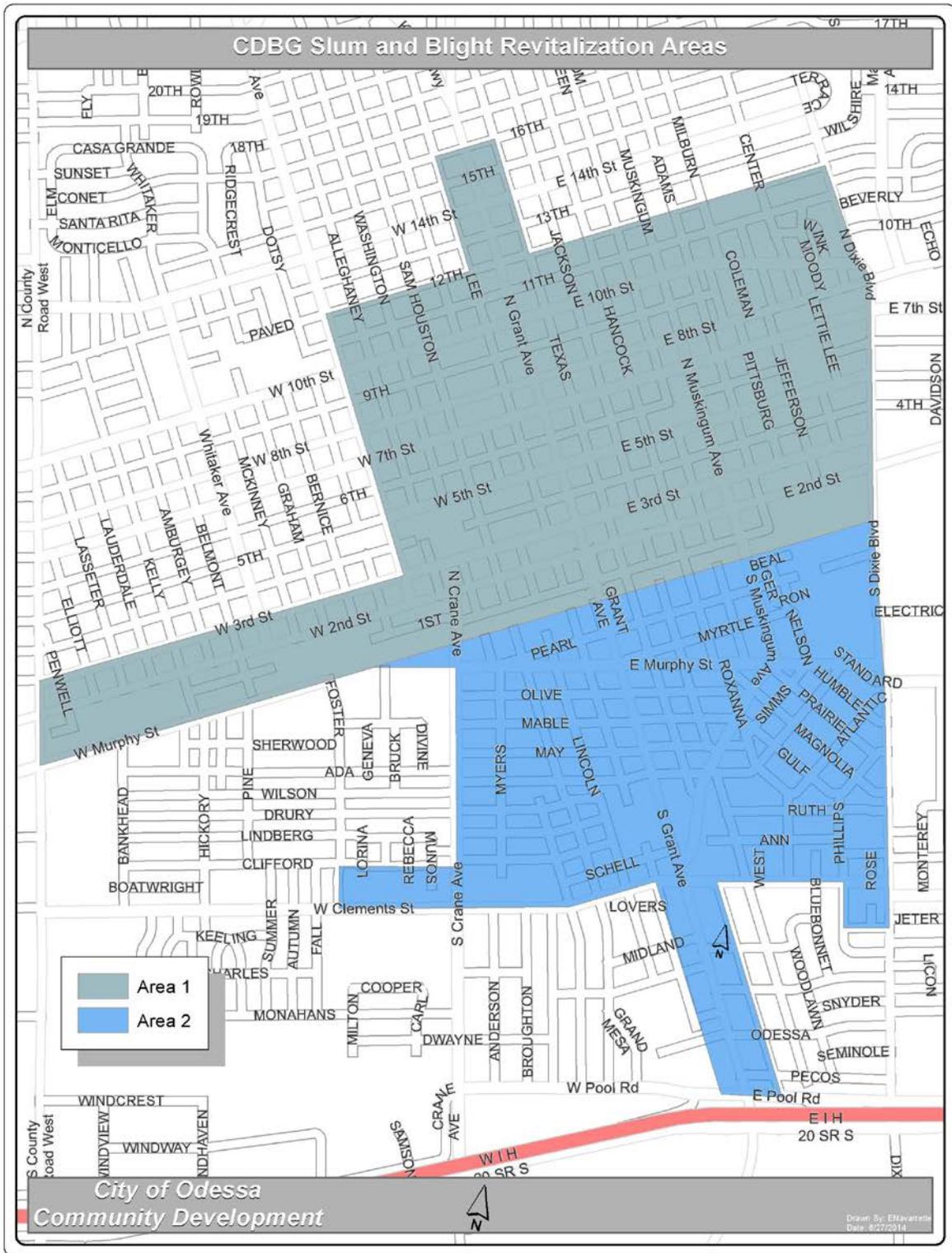
Strategic Plan

SP-05 Overview

Strategic Plan Overview

The development of the Strategic Plan is a direct result of public hearings, community meetings, surveys including mail-out surveys, and discussions with citizens, City Departments, community stakeholders, Community Development Advisory Committee and City Council members. All data collected was tabulated and analyzed in order to establish high, medium and low priorities for the Consolidated Plan. The methodology for establishing the priorities included the dissemination of surveys at public hearings, community meetings, local public service agencies, City of Odessa website and direct mail. The results of the surveys were compiled and sorted into five categories including housing, public facilities and improvements, public service, community and infrastructure development and economic development. Each category was then divided into three sections based on level of importance and determine by the responses submitted.





SP-10 Geographic Priorities – 91.215 (a)(1)

**TABLE 56
GEOGRAPHIC AREA**

1	Area Name:	CDBG TARGET AREA
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	>51%
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

SP-30 Influence of Market Conditions – 91.215 (b)

**TABLE 57
INFLUENCE OF MARKET CONDITIONS**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	<p>The current construction boom has impacted 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. The average value of all new residential construction from the City Building Inspections for 2014 is \$244,284 which is an increase of 16.5% from 2013. The cost per square foot for construction of homes built by the City has increased from an average of \$52.47 per square foot in 2005 to approximately \$90.00 per square foot in 2014 (City of Odessa Community Development Department, 2013). These prices are reflective of special City pricing and do not reflect the open market which is currently between \$110 and \$120 per square foot. Increases in the cost of materials, labor and contractor overhead have contributed to higher construction costs.</p>
Rehabilitation	<p>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.</p>
Acquisition, including preservation	<p>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.</p> <p>Additionally, 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 in some cases doubled.</p>

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

**TABLE 58
ANTICIPATED RESOURCES**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	744,768	0	271,277	1,016,045	2,400,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	209,468	0	0	209,468	700,000	

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 will continue to use 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 with regards to public service and public facility and improvement activities. The City will continue its partnership with other members of the Odessa Housing Consortia and utilize funding appropriately as needed. Several mixed lot, mixed income projects are in the development stage with multiple funding resources that should 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 funds at 100%. The City of Odessa provided the most recent match contribution by partnering with Odessa Affordable Housing to utilize contributions from eligible sources. The past three years Odessa Affordable Housing, Inc has begun construction on a development of sixteen townhomes using funding from CHDO set-aside to offset some of the costs. A portion of the townhomes are available to homebuyers who have an income of 80% or less AMI. OAHI agreed to provide match funding from eligible infrastructure costs in the amount of \$104,973.24 that are directly in support of those HOME assisted units. In addition, OAHI has provided the costs of salaries and materials relating to providing homebuyer counseling to the clients who receive HOME down payment assistance. This provided an additional match contribution of \$1092. The City of Odessa will use the previous years' surplus match to meet the match requirement for program year 2014, 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 49 acres that will be developed into a mixed use, mixed lot housing development. Construction will take place in several phases from a mixture of private funding and tax credit resources. The first phase will consist of 400 multifamily units, of which 100 of these will be made affordable and available to teachers from Ector County Independent School District. The following phases will include townhomes, single family homes, a senior living complex, retail and public areas such as a park, walking trails and swimming pools.

In addition, the City is working with another developer to complete a tract of land by a previous affordable housing development. The City maintains ownership of the land surface but the mineral rights are owned by OXY, a petroleum company. The developer has acquired an attorney and negotiations are underway to acquire the mineral rights of the land. The development will consist of mixed use, mixed income housing. Multifamily housing will be constructed with a four percent bond and will target those households whose incomes are at 60% or less of area median income. 80% of the units will be available to families with incomes of 60% or less of area median income, and the remaining 20% of units will be available at market rate. Additionally, the single family units and townhomes will also have 20% of units available to those households with incomes less than 80% of area median income.

Finally, negotiations are underway for a piece of land owned by Ector County Independent School District. Once acquired, the City will partner with Odessa Housing Finance Corporation to develop a 21 unit subdivision of single family homes and townhomes. The townhomes will be made affordable to those households with incomes at 80% or less of area median income, and the single family homes will be made affordable for those with 120% or less of area median income.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

**TABLE 59
INSTITUTIONAL DELIVERY STRUCTURE**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Odessa Housing Finance Corporation	Developer	Ownership	Jurisdiction
Odessa Links	Non-profit organizations	Homelessness	Jurisdiction
Odessa Housing Authority	PHA	Public Housing	Region
Meals On Wheels of Odessa	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Family Promise	Non-profit organizations	Homelessness	Jurisdiction
Greater Opportunities of the Permian Basin	Non-profit organizations	Non-homeless special needs public services	Jurisdiction

Assess of Strengths and Gaps in the Institutional Delivery System

The role of public institutions, nonprofit organizations and private entities who 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, neighborhood revitalization, 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.

The City of Odessa has utilized CDBG and HOME Program funds to address the need for affordable housing through its Housing Rehabilitation/Reconstruction Program, Infill Construction Program, Community Housing Development Organization and Homeownership Assistance Programs. The City has been able to leverage federal funds with other sources of funding to meet the needs in the community by working

with other organizations. The Odessa Housing Finance Corporation, Odessa Affordable Housing, Inc., Odessa Housing Authority, and Odessa Creative Housing Solutions Corporation are important partners in the City’s Homeownership Assistance Programs by providing a number of services to prospective homebuyers. The 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 are utilized to provide subsidized rental assistance to low income persons throughout the City.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

**TABLE 60
TARGETED SERVICES**

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	
Mortgage Assistance	X	X	
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills		X	X
Mental Health Counseling	X		X
Transportation	X	X	X

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Odessa Links, the lead agency of the Homeless Coalition in Odessa, 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 Homeless Coalition was established in 1999 as a response to the growing need of the community to comprehensively address the issues of the City's homeless population.

Links participates in the Texas Homeless Network's 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 tools through their ClientTrack/HMIS (Homeless Management Information System), to electronically store client case records. As the lead agency for the Odessa Homeless Coalition Links serves as the *Community Liaison* and is responsible for media relations to increase community awareness about homelessness, recruit volunteers, and promote Coalition activities.

While the Coalition works as a collaborative to bring all the services available in our community together, individual agencies are responsible for actually providing the services. The Coalition maintains a list of homeless service agencies and the specific services they provide. A few of the resources are listed below:

- ❖ *The Crisis Center* – provides emergency shelter assistance for victims of sexual assault and/or family violence.
- ❖ *Door of Hope Mission* is able to provide emergency shelter for up to 50 adult males. Other services provided by the Mission include case management services for up to 20 men
- ❖ *Family Promise of Odessa, Inc.* is an interfaith non-profit network of 13 congregations and dozens of volunteers working together to provide shelter, meals, and support services to homeless families with children.
- ❖ *Salvation Army* provides emergency shelter for up to 24 adult males and 8 adult females. The organization can also provide case management.
- ❖ *Permian Basin Community Centers* provides permanent supportive housing for clients with developmental disabilities. They have 27 beds for individuals and provide mental health services, substance abuse services, HIV services as well as life skills training. Permian Basin Community Centers for Mental Health and Mental Retardation provides services for individuals with intellectual and

developmental disabilities, severe mental illnesses, substance abuse disorders, and HIV/AIDS. PBCC funds 17 beds for individuals with intellectual and developmental disabilities, Tenant Based Rental Assistance and Transitional Supportive Housing for individuals with severe mental illnesses, and rental assistance to individuals with HIV/AIDS.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The strengths in service delivery for special needs populations and homeless are the City's Consolidating planning process, needs assessment and resource networking provided by Links.

A major deficiency in services for persons with HIV was determined during the needs assessment process. Currently there is only one agency that assists those persons with HIV, Permian Basin Assistance Services, which services multiple counties within the Permian Basin.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The combined efforts of the City of Odessa and the Odessa Housing Consortium provide many opportunities for affordable housing, neighborhood revitalization, 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.

The City of Odessa has utilized CDBG and HOME Program funds to address the need for affordable housing through its Housing Rehabilitation/Reconstruction Program, Infill Construction Program, Community Housing Development Organization and Homeownership Assistance Programs. The City has been able to leverage federal funds with other sources of funding to meet the needs in the community by working with other organizations. The Odessa Housing Finance Corporation, Odessa Affordable Housing, Inc., Odessa Housing Authority, and Odessa Creative Housing Solutions Corporation are important partners in the City's Homeownership Assistance Programs by providing a number of services to prospective homebuyers. The 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 are utilized to provide subsidized rental assistance to low income persons throughout the City.

SP-45 Goals Summary – 91.215(a)(4)

**TABLE 61
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	2015	2019	Affordable Housing	CITY WIDE	Housing	CDBG HOME	Homeowner Housing Rehabilitated: 25 Household Housing Unit
2	Expand Homeownership Opportunities	2015	2019	Affordable Housing	CITY WIDE	Housing	HOME	Direct Financial Assistance to Homebuyers: 5 Households Assisted
3	Expand the Number of New Affordable Homes	2015	2019	Affordable Housing	CITY WIDE	Housing	HOME	Homeowner Housing Added: 3 Household Housing Unit
4	Public Facilities and Improvements	2015	2019	Public Facilities and Improvements	CDBG TARGET AREA	Public Facilities and Improvements	CDBG	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2 Persons Assisted
5	Public Services	2015	2019	Non-Homeless Special Needs	CITY WIDE	Public Services	CDBG	Public Services provided to high priority needs: 2 Agencies Assisted
6	Community Development and Infrastructure	2015	2019	Non-Housing Community Development	CITY WIDE	Community Development and Infrastructure	CDBG	Buildings Demolished: 60 Buildings

**TABLE 62
GOAL DESCRIPTIONS**

1	Goal Name	Preserve Existing Housing Stock
	Goal Description	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.
2	Goal Name	Expand Homeownership Opportunities
	Goal Description	<p>The outcome of this activity is the affordability of decent housing.</p> <p>The down payment and closing cost assistance provided by the City is often the determining factor when purchasing a home for both the low-income buyer and the mortgage company. Assistance is provided to eligible buyers based on household income, family size and ability to obtain a mortgage. The potential buyer is able to purchase an eligible new home or existing home within the city limits of Odessa.</p>
3	Goal Name	Expand the Number of New Affordable Homes
	Goal Description	<p>The outcome of this activity is the availability of affordable housing.</p> <p>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 was established for the purpose of providing 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. (CHDO). The CHDO will continue to construct new homes and/or acquire, rehabilitate and sell homes to qualified low-income persons.</p>

CITY OF ODESSA 2015-2019 CONSOLIDATED PLAN

4	Goal Name	Public Facilities and Improvements
	Goal Description	<p>The objective of providing improvements to the public facilities within the community will achieve the goal of providing suitable living environments.</p> <p>The need for new public facilities or improvements to existing public facilities was identified as a high priority during the Consolidated Plan process, specifically, to youth centers, child care facility and recreational facilities. In previous years the City has provided for improvements to several public facilities including community centers, parks, youth centers and childcare centers. There are many public facility and improvement needs that were identified as a high priority during the needs assessment. Due to limited and continual diminished funding, the City will provide assistance in two of the high priority categories during the next five years.</p>
5	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 impacting their ability to provide services. It has become difficult for agencies to meet the demand with the current resources available. The City has partnered 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 during the next five years.</p>
6	Goal Name	Community Development and Infrastructure
	Goal Description	<p>The objective of providing funding to these activities will help achieve the goal of providing suitable living environments.</p> <p>CDBG funds will be provided to the Demolition Program for the removal of slum and blight. Like most communities Odessa has a number of vacant and dangerous buildings that have been abandoned and are 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>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Housing continues to be the most important identified need within the community. Through the City's housing assistance programs homeowners and potential homebuyers can obtain assistance to meet a variety of housing needs. The housing strategy will focus on the highest priorities established by the Consolidated Plan and will include the continuation of the Housing Rehabilitation/Reconstruction Program, strengthening the Homebuyer Assistance Program, utilizing establish partnerships to expand the number of newly constructed affordable homes and working with the Odessa Homeless Coalition to establish a transitional housing facility to serve families with children as well as expanding housing for seniors and the special needs populations.

The City anticipates serving thirty-three (33) extremely low, low or moderate income households over the next five years to provide them with a form of affordable housing.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Activities to Increase Resident Involvements

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 also referrals to local agencies who partner with the OHA to assist with homeownership.

Two Housing Apartment coordinators are currently on site at two public housing unit locations in the City. The coordinators are responsible for annual inspections, coordinate maintenance and identify public housing improvement needs. The success of on site management coordinators 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".

Is the public housing agency designated as troubled under 24 CFR part 902?

No

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

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.

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

The current construction boom has impacted 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. The cost per square foot for construction of homes built by the City has increased from an average of \$52.47 per square foot in 2005 to approximately \$75.00 per square foot in 2010 to \$90.00 per square foot in 2015. This is an increase of approximately 20% in the last five (5) years. 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 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 in some cases doubled. The City and its local non-

profit housing partners have been aggressive in identifying and purchasing lots and maintaining them in inventory for future affordable housing development.

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.

The most significant barrier to affordable housing for many low-income families is credit and access to funds for down payment and closing cost. Poor credit and lack of credit impact the ability of many low-income buyers to purchase a home because lenders are less likely to provide mortgage loans to persons with low credit scores.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

There are several issues that serve as barriers in developing affordable housing. These barriers include the ever-increasing costs of construction and rehabilitation, lack of contractors, increasing cost of residential lots, availability 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. 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 in some cases doubled. 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.

SP-60 Homelessness Strategy – 91.215(d)

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

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 actually providing the services.

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

Links participates in the Texas Homeless Network's 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 tools through their ClientTrack/HMIS (Homeless Management Information System), to electronically store client case records.

With Odessa Links being the "nerve-center" for Odessa agencies and a participating HMIS-Homeless Management Information System user, the organization serves as the lead agency for the Odessa Homeless Coalition. The Odessa Homeless Coalition continues to collaborate with different organizations that have a strong commitment to utilize their resources in order to provide for homeless families in Odessa.

Addressing the emergency and transitional housing needs of homeless persons

EMERGENCY SHELTERS

- ❖ *The Crisis Center* – provides emergency shelter assistance for victims of sexual assault and/or family violence. The Crisis Center's Angel House: The Family Violence Shelter in Odessa can currently provide safe housing, case management and life skills training for up to 26 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-survivor clients.

- ❖ *Door of Hope Mission* is able to provide emergency shelter for up to 50 adult males. Other services provided by the Mission include case management services for up to 20 men.
- ❖ *Family Promise of Odessa, Inc.* is an interfaith non-profit network of 13 congregations and dozens of volunteers working together to provide 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.
- ❖ *Salvation Army* provides emergency shelter for up to 24 adult males and 8 adult females. The organization can also provide case management.

TRANSITIONAL HOUSING

- ❖ *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. No change

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.

The Odessa Homeless Coalition developed Project HOPE (Homeless Opportunities for Personal Excellence). Project HOPE is a transitional self-sufficiency program that provides long term supportive services and leasing 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 in an effort to meet the Odessa Homeless Coalition's mission *"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". The Project HOPE program addresses the needs of homeless households by providing scattered site rental assistance for up to a 24 month period along with Continuum of Care services to help increase their education, skills, and incomes to begin the path towards their goals of becoming self-sufficient. The goal is to continue increasing the number of families Project HOPE can assist and the supportive services available to them. Even with the overwhelming need for housing several families have been housed through the program and Links continues to work on getting other families eligible for the program.

Upon entry into Project Hope, clients are entered into the HMIS-Homeless Management Information System by a case manager staffed at Odessa Links. The case manager evaluates client needs, coordinate/map resources, and implements long-term self-sufficiency plans. Transportation is provided by bus tickets as needed while clients learn to budget for travel or the purchase of transportation. Emergency child care assistance is made available to allow clients the time to apply and access subsidized child care payments with partner agencies. Depending on the level of client needs, mainstream benefits and supportive services are available as they transition from living on the street or in emergency shelter to living independently. Each client is provided with service programs that will enhance their knowledge base such as life skills, parenting classes, health literacy, job skills, financial literacy, credit counseling, and budgeting classes as identified in their self-sufficiency plan. Clients will be required to abide by their plan to remain in the Project HOPE program. The Case Manager promotes personal excellence for clients and guides them through Odessa's Continuum of Care path towards self-sufficiency. Clients who successfully complete the program will have the resources to access local housing programs that offer down payment and closing cost assistance.

Through years of research and community planning, Project HOPE was developed and has evolved into a program that best fits the Odessa community and the needs of local homeless families. Project HOPE is in its fourth year of operation and is successfully utilizing existing housing options, local supportive services, and long-term self-sufficiency plans to reduce reoccurring cycles of homelessness and ultimately breaking the cycle of poverty for our participating families. In providing these resources families are able to maintain employment, pursue higher education, financially plan or budget accordingly; and are able to recover from unfortunate circumstances rather than be limited to the hurdles of poverty.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

There are several agencies in the City of Odessa who provide rental and utility payment assistance in order to aid citizens who are in jeopardy of becoming homeless due to non-payment of rent. Some of the reasons individuals may need this assistance include employment issues, financial problems, insufficient income to meet the need of the family, cost of medication and increased utility costs.

Among the agencies that provide rental assistance is the Salvation Army, Permian Basin Mission Center, Catholic Charities, Permian Basin Community Centers, and the American Red Cross. Each agency has their own set of criteria which they use to qualify those persons seeking assistance. These agencies and others provide a safety net for many low-income families.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Odessa has developed a strategy for addressing lead based paint related issues. The City works diligently to keep a licensed Lead Inspector and Lead Risk Assessor on Staff. Staff will then assess 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.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to the U. S. Government, homes constructed prior to 1979 have the greatest possibility for lead-based paint contamination. The 2013 American Community Survey data indicated 27,981 residential units were constructed in Odessa prior to 1979. The potential for residents to be exposed to lead based paint appears to be high. Although there are a large number of homes built before 1979 in Odessa, an analysis of data from the Ector County Health Department and the City's Housing Rehabilitation Program indicates the percentage of lead contaminated homes to be relatively low. The City of Odessa Housing Rehabilitation Program has performed approximately 144 lead based paint tests between 1999 and 2014. Of these, ten properties, or 7% of the homes rehabilitated tested positive for lead based paint. Therefore, based on actual testing of homes there appears to be a small number of homes that contain lead based paint.

How are the actions listed above integrated into housing policies and procedures?

The City of Odessa currently has a licensed staff as Lead Based Paint Risk Assessor. Any homes that need rehabilitation or minor repairs built prior to 1979 are tested for lead based paint. If lead based paint is present, specific criteria are followed as procedure.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

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

The City of Odessa and the Odessa Housing Consortium will continue to provide individualized housing opportunities to individuals based on their specific needs. The City's Infill Housing Program which was recently established is one additional option available to those individuals who want to purchase a home. The Odessa Housing Authority administers the Section 8 Homeownership Program which provides low income families who receive Section 8 Voucher Assistance with an opportunity to use their monthly rental assistance payment toward the purchase of their own home. The City will also continue to partner with members of the Odessa Homeless Coalition to establish and meet selected priorities.

All program services administered by the City of Odessa, members of the Odessa Housing Consortium and various nonprofit social service agency providers are designed to aid low-income persons in obtaining employment and educational opportunities necessary for becoming self-sufficient citizens and less reliant on public assistance programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The housing services offered are elements in the City's Anti Poverty Strategy that for many are the only way to obtain housing repair, purchase a home or obtain rental assistance. Many low-income persons utilize the Housing Rehabilitation Program for needed repairs to their homes. The City can provide assistance to income eligible families to purchase a home through its Homeownership Assistance Programs. Single family units are subsidized with HOME funds that are used for down payment and closing cost assistance. The CDBG and HOME Housing Rehabilitation Reconstruction Programs also provide homeowners with complete housing, minor or emergency housing repair assistance.

SP-80 Monitoring – 91.230

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

The City's Community Development Department developed a Subrecipient Monitoring Guidebook with the assistance of the U. S. Department of Housing and Urban Development. The procedures outlined in the guidebook will ensure that the projects funded under the CDBG and HOME Programs comply with program requirements and serve to address the City's goals. The Community Development staff provides technical assistance to all agencies and organizations beginning with the application process until the project is completed in order to ensure that national objectives and contract requirements are met. The City conducts one-on-one orientations with each agency that is awarded CDBG funds and advises them of the monitoring requirements and provides them with all of the necessary documents required by the City of Odessa. During one-on-one sessions with subrecipients, the City provides information on compliance requirements, reimbursement requirements and provides any necessary technical assistance. The relationship is continued until all funds are expended. New subrecipients are provided with additional technical assistance and closer supervision in order to ensure they are in compliance with all regulations.

The City has established an ongoing monitoring strategy in order to ensure the compliance of all CDBG and HOME funded projects. Public Service agencies are monitored by the appropriate staff to ensure they are accurately providing assistance to eligible clients based on program specific requirements such as income, residency requirements, etc.

Public Facility and Improvement projects whether conducted through an outside agency or internal city department are monitored by Community Development staff to ensure compliance with all applicable requirements. Community Development staff provides guidance on issues regarding procurement, pre-bid contractor requirements, Davis Bacon Wage Rate requirements, etc.

Housing Rehabilitation/Reconstruction Assistance Programs whether administered through the Community Development Department or outside agencies, are monitored by the appropriate housing staff. Applicants are screened to ensure that

they meet all program requirements including property ownership, income eligibility, residency requirements, etc.

Applicants seeking assistance to purchase a home through the City's homebuyer programs must also be screened by Community Development staff to ensure that they meet the standards established by the City. Applicants are required to provide information regarding their income, family size, etc. Once a homebuyer has been assisted with down payment and closing costs the City files a Subordinate Deed of Trust with a lien period of 5 to 15 years, depending on the amount of assistance the buyer received. During the lien period the buyer is required to certify to the City on an annual basis they are still residing in the home, that they are not leasing or sub-leasing the property and are maintaining the property and keeping it clear of code violations. The City also verifies through records search at the appraisal district and utility bill verification that the buyer still resides in the home.

On-site inspections are required on all construction projects including Housing Rehabilitation, Demolition, New Construction, and Public Facilities and Improvement projects. Three HOME Units at Disciples Village II are inspected with required tenant recertification annually. Inspections are conducted to ensure that projects meet all applicable program standards.

ACTION PLAN

Expected Resources
AP-15 Expected Resources – 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	744,768	0	271,277	1,016,045	2,400,000	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	209,468	0	0	209,468	700,000	

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 will continue to use 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 with regards to public service and public facility and improvement activities. The City will continue its partnership with other members of the Odessa Housing Consortia and utilize funding appropriately as needed. Several mixed lot, mixed income projects are in the development stage with multiple funding resources that should 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 funds at 100%. The City of Odessa provided the most recent match contribution by partnering with Odessa Affordable Housing to utilize contributions from eligible sources. The past three years Odessa Affordable Housing, Inc has begun construction on a development of sixteen townhomes using funding from CHDO set-aside to offset some of the costs. A portion of the townhomes are available to homebuyers who have an income of 80% or less AMI. OAHF agreed to provide match funding from eligible infrastructure costs in the amount of \$104,973.24 that are directly in support of those HOME assisted units. In addition, OAHF has provided the costs of salaries and materials relating to providing homebuyer counseling to the clients who receive HOME down payment assistance. This provided an additional match contribution of \$1092. The City of Odessa will use the previous years' surplus match to meet the match requirement for program year 2014, 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 49 acres that will be developed into a mixed use, mixed lot housing development. Construction will take place in several phases from a mixture of private funding and tax credit resources. The first phase will consist of 400 multifamily units, of which 100 of these will be made affordable and available to teachers from Ector County Independent School District. The following phases will include townhomes, single family homes, a senior living complex, retail and public areas such as a park, walking trails and swimming pools.

In addition, the City is working with another developer to complete a tract of land by a previous affordable housing development. The City maintains ownership of the land surface but the mineral rights are owned by OXY, a petroleum company. The developer has acquired an attorney and negotiations are underway to acquire the mineral rights of the land. The development will consist of mixed use, mixed income housing. Multifamily housing will be constructed with a four percent bond and will target those households whose incomes are at 60% or less of area median income. 80% of the units will be available to families with incomes of 60% or less of area median income, and the remaining 20% of units will be available at market rate. Additionally, the single family units and townhomes will also have 20% of units available to those households with incomes less than 80% of area median income.

Finally, negotiations are underway for a piece of land owned by Ector County Independent School District. Once acquired, the City will partner with Odessa Housing Finance Corporation to develop a 21 unit subdivision of single family homes and townhomes. The townhomes will be made affordable to those households with incomes at 80% or less of area median income, and the single family homes will be made affordable for those with 120% or less of area median income.

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	2015	2019	Affordable Housing		Housing	CDBG: \$500,000 HOME: \$157,102	Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Expand Homeownership Opportunities	2015	2019	Affordable Housing		Housing		Direct Financial Assistance to Homebuyers: 1 Households Assisted
3	Public Facilities and Improvements	2015	2019	Public Facilities and Improvements		Public Facilities and Improvements	CDBG: \$10,460	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1 Persons Assisted
4	Public Services	2015	2019	Non-Homeless Special Needs		Public Services	CDBG: \$55,000	Public service activities other than Low/Moderate Income Housing Benefit: 81 Persons Assisted
5	Community Development and Infrastructure	2015	2019	Non-Housing Community Development		Community Development and Infrastructure	CDBG: \$140,000	Buildings Demolished: 12 Buildings

Goal Descriptions

1	Goal Name	Preserve Existing Housing Stock
	Goal Description	The Housing Rehabilitation/Reconstruction Program is the most utilized program administered by the City of Odessa. The purpose of the program is to assist low-income homeowners to make necessary repairs to their homes. The program offers several options for homeowners based on their specific needs, including rehabilitation, reconstruction, minor repair or emergency assistance. HOME Funds are not used for the minor or emergency repair programs. CDBG funds may also be used by local non-profit housing agencies for Minor Repair Assistance Programs.
2	Goal Name	Expand Homeownership Opportunities
	Goal Description	The down payment and closing cost assistance provided by the City is often the determining factor when purchasing a home for both the low-income buyer and the mortgage company. Assistance is provided to eligible buyers based on household income, family size and ability to obtain a mortgage. The potential buyer is able to purchase an eligible new home or existing home within the city limits of Odessa.
3	Goal Name	Public Facilities and Improvements
	Goal Description	City Council Allocated \$10,460 to Hollingsworth Head Start, which is managed by Greater Opportunities of the Permian Basin. Funds will be used to facilitate repairs to the HVAC system for adequate heating and cooling for the building. In addition, funds will be used for parking lot lighting improvements to increase visibility and safety for children and families who utilize the building in the early morning and late evening.
4	Goal Name	Public Services
	Goal Description	City Council allocated CDBG funding to three public service activities for the 2015-2016 program year. Meals on Wheels was allocated \$25,000 to provide hot noon and weekend meals to thirty-two (32) elderly or homebound individuals. Family Promise was provided with \$10,000 to assist twelve (12) homeless families with children with immediate emergency needs such as transportation expenses and childcare as part of their Homeless Family Support Program. Finally, the Elderly and Disabled Lawn Care Program was given \$20,000 to provide lawn care services, including mowing, weed eating and edging, up to seven times a year for thirty (30) elderly and disabled households that qualify.
5	Goal Name	Community Development and Infrastructure
	Goal Description	City Council allocated \$140,000 in CDBG funds to the Demolition Program for the removal of twelve (12) vacant and/or dangerous structures. The funding also covers 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.

AP-35 Projects – 91.220(d)

Introduction:

The 2015 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 2015-2019 Consolidated Plan five-year investment strategy. The U. S. Department of Housing and Urban Development allocated \$744,768 in CDBG funds and \$209,468 in HOME funds to the City of Odessa. An additional \$271,277 in unprogrammed CDBG funds was allocated at the final public hearing on April 28, 2015. The HOME funds were allocated exclusively to housing related activities as required by statute.

The City of Odessa began to notify the citizens of the community meetings and public hearings in early January 2015. The public hearings and community meeting dates were posted on the Government Access Channel, notification letters were mailed to 96 agencies & organizations, notices with surveys were placed at 30 locations, and ads were placed in English and Spanish in the Odessa American. In addition, television interviews were conducted on three local news stations. A total of 45 citizens attended the one community meeting and two public hearings. In addition, approximately 60 citizens attended the final public hearing at the regular City Council meeting in which CDBG and HOME funds were allocated on April 28, 2015.

During the final public hearing, 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	CDBG Housing Rehabilitation/Reconstruction
4	DEMOLITION PROGRAM
5	ELDERLY AND DISABLED LAWN MOWING PROGRAM
6	HOLLINGSWORTH HEAD START FACILITY REPAIRS
7	MEALS ON WHEELS
8	FAMILY PROMISE
9	HOME ADMINISTRATION
10	HOME Housing Rehabilitation Reconstruction

AP-38 Project Summary

1	Project Name	CDBG HOUSING REHABILITATION/RECONSTRUCTION
	Target Area	
	Goals Supported	Preserve Existing Housing Stock
	Needs Addressed	Housing
	Funding	:
	Description	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.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	The purpose of the program is to meet the objective of providing decent housing by preserving and sustaining five (5) low to moderate income owner occupied homes with either a comprehensive full rehabilitation of the home or a reconstruction of the home and to revitalize neighborhoods.
	Location Description	This program is provided city wide, but a majority of people assisted will reside within the CDBG Target Area.
Planned Activities		
2	Project Name	ELDERLY AND DISABLED LAWN MOWING PROGRAM
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	:
	Description	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.
	Target Date	8/31/2016

	Estimate the number and type of families that will benefit from the proposed activities	Thirty (30) elderly and disabled households will benefit from this service.
	Location Description	City Wide
	Planned Activities	
3	Project Name	HOLLINGSWORTH HEAD START FACILITY REPAIRS
	Target Area	
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Public Facilities and Improvements
	Funding	:
	Description	Funds will be utilized to provide HVAC and lighting repairs to the Hollingsworth Head Start Facility.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Sixty-eight (68) low to moderate income children are enrolled at this facility and will benefit from this activity.
	Location Description	
	Planned Activities	
4	Project Name	CD ADMINISTRATION
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Administrative funds cover the salary and operation costs for the Community Development Staff.

	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
5	Project Name	CDBG REHAB ADMIN
	Target Area	
	Goals Supported	Preserve Existing Housing Stock
	Needs Addressed	Housing
	Funding	:
	Description	Funds will be used to cover the cost of program delivery and soft costs related to the Housing Rehabilitation Program.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	DEMOLITION PROGRAM
	Target Area	
	Goals Supported	Community Development and Infrastructure
	Needs Addressed	Community Development and Infrastructure
	Funding	:
	Description	Funds will be used for the costs associated with the removal of unsafe residential or commercial structures.

	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Funding is anticipated to remove twelve (12) structures.
	Location Description	
	Planned Activities	
7	Project Name	MEALS ON WHEELS
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	:
	Description	Funds will be used to provide a hot noon meal and weekend meals to the elderly and homebound residents of Odessa.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Thirty-two (32) elderly and homebound individuals will benefit from the activity.
	Location Description	City wide
	Planned Activities	
8	Project Name	FAMILY PROMISE
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	:
	Description	Funds will be used to assist homeless families with children with immediate emergency needs through the Family

		Support Program.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	Twelve (12) homeless families with children will benefit from the activity.
	Location Description	
	Planned Activities	
9	Project Name	HOME ADMINISTRATION
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Funds will be used to support the HOME Program.
	Target Date	8/31/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
10	Project Name	HOME Housing Rehabilitation Reconstruction
	Target Area	
	Goals Supported	Preserve Existing Housing Stock
	Needs Addressed	Housing
	Funding	HOME: \$157,102
	Description	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.
Target Date	8/31/2016
Estimate the number and type of families that will benefit from the proposed activities	Two (2) low to moderate income households will benefit from this activity
Location Description	
Planned Activities	

AP-50 Geographic Distribution – 91.220(f)

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.

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.

As a result of the 2010 Census and 2008-2012 American Community Survey, Odessa’s Target Area has been reduced by 11 block groups and one (1) Census Tract from the previous 2000 Census Data.

Geographic Distribution

Target Area	Percentage of Funds
CDBG TARGET AREA	70

Rationale for the priorities for allocating investments geographically

In regard to 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 are allocated CDBG funds are always located in the CDBG Target Area. During the 2015 program year approximately 70% of the HOME and CDBG funds are dedicated to the Target Area. While other projects funded with CDBG and HOME funds are not 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 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 – 91.220(g)

Introduction

The Odessa City Council allocated a total of \$ 1,016,045 in CDBG funds, as well as \$209,468 in HOME funds to various projects for the 2015 program year. The following are the housing projects that will be undertaken during the upcoming program year.

2015-2019 OBJECTIVE: PROVIDE ASSISTANCE TO 25 ELIGIBLE HOMEOWNERS WITH REHABILITATION OR RECONSTRUCTION OF THEIR HOME:

The City Council allocated \$500,000 in CDBG funds to provide 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. The City proposes to assist five (5) households during the first year of the 2015-2019 Consolidated Plan.

The City Council allocated \$157,102 in HOME funds to provide 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. The City proposes to assist two (2) households during the first year of the 2015-2019 Consolidated Plan.

2015-2019 OBJECTIVE: UTILIZE HOME FUNDS TO PROVIDE ASSISTANCE TO FIVE (5) ELIGIBLE HOMEBUYERS FOR THE PURCHASE OF A NEW OR EXISTING HOME.

Council allocated funding in previous years to provide down payment and closing cost assistance to eligible buyers based on household income, family size and ability to obtain a mortgage. With the remaining funding, the City proposes to assist at least one (1) household during the first year of the 2015-2019 Consolidated Plan.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	7
Acquisition of Existing Units	0
Total	7

AP-60 Public Housing – 91.220(h)

Introduction

An objective of the Odessa Housing Authority is to improve the living environment of families who reside in public housing units. In the “PHA 5-Year Plan and Annual Plan for Fiscal Years 2015-2019”, the Odessa Housing Authority indicates the primary goals are to expand the supply and quality of assisted housing, and to increase the number of assisted housing choices.

With the current booming local economy, the demand for Housing Assistance or Section 8 assistance continues to escalate. Currently, between Landmark, Third Edition, Key West Senior Village Phase I & II and the Section 8 Housing Choice Voucher Program, there are approximately 277 applicants on the Waiting list. The Odessa Housing Authority sold La Promesa Apartments in December 2010, although La Promesa is no longer administered by the Odessa Housing Authority, it remains an affordable housing complex.

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

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

In addition to developing strategies to assist the community with affordable housing the OHA is taking measures to implement the Rental Assistance Demonstration (RAD) Program and the Board Approved the Section 8 Administrative Plan amendment to include Project Based Voucher.

The Capital Fund Allocation for FY 2013 and FY 2014 will be utilized to make improvements to the Odessa Housing Authority’s public housing units. The Capital Fund Allocation for 2013-14 in the amount of \$ 84,320 and 2014-15 in the amount of \$87,764 were initially monies under dwelling structure allocated for removal and replacement of floor tiles for all 73 units, however, after advertising in 2014 and 2015 the OHA did not have any local bids from contractors to replace floor tiles.

Therefore, the budget was revised to use the dwelling structure allocation to replace soffit, fascia and repainting at Third Edition.

In March, 2015 the OHA advertised for the replacement of soffit, fascia and repainting at all sites at Third Edition. Only one bid was received and with Board approval the contract was awarded to Steco, Inc.

The requested Capital Fund for 2015-16 which was submitted to HUD on June 28, 2015 in the amount of \$88,096 is allocated under Dwelling Structures to fund for payment for the replacing of soffit, fascia and repainting to be included with the balance of FY-2013 and FY-14. In addition, the OHA will have to pay the balance from reserves. Once this contractor is complete with this work, all capital fund budgets will be closed and submitted to HUD.

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 also referrals to local agencies who partner with the OHA to assist with homeownership.

Two Housing Apartment coordinators are currently on site at two public housing unit locations in the City. The coordinators are responsible for annual inspections, coordinate maintenance and identify public housing improvement needs. The success of on site management coordinators 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".

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The focus of the 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.

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

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 tools their Client Track/HMIS (Homeless Management Information System), to electronically store client case records.

With Odessa Links being the nerve center for Odessa agencies and a participating HMIS Homeless Management Information System user, the organization serves as the lead agency for the Odessa Homeless Coalition. The Odessa Homeless Coalition continues to collaborate with different organizations that have a strong commitment to utilize their resources in order to provide for homeless families in Odessa.

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 developed Project HOPE (Homeless Opportunities for Personal Excellence). Project HOPE is a transitional self-sufficiency program that provides long term supportive services and leasing 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 in an effort to meet the Odessa Homeless Coalition's mission *"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”.

Project HOPE program addresses the needs of homeless households by providing scattered site rental assistance for up to a 24 month period and providing Continuum of Care services to help increase their education, skills and incomes to begin the path towards their goals of becoming self-sufficient.

The goal is to continue increasing the number of families Project HOPE can assist and the supportive services available to them. Even with the overwhelming need for housing several families have been housed through the program and Links continues to work on getting other families eligible for the program.

Upon entry into Project HOPE clients are entered into the HMIS by a case manager staffed at Odessa Links. The case manager evaluates clients' needs, coordinate/map resources and implements long term self-sufficiency plans. Transportation is provided by bus tickets as needed while clients learn to budget for travel or the purchase transportation. Emergency child care assistance is made available to allow clients the time to apply and access subsidized child care payments with partner agencies. Depending on the level of client needs, mainstream benefits and supportive services are available as they transition from living on the street or in an emergency shelter to living independently. Each client is provided with service programs that will enhance their knowledge base such as life skills, parenting classes, health literacy, job skills, financial literacy, credit counseling and budgeting classes as identified in their self-sufficiency plan. Clients will be required to abide by their plan to remain in the Project HOPE program. The Case Manager promotes personal excellence for clients and guides them through Odessa's Continuum of Care path to self-sufficiency. Clients who successfully complete the program will have the resources to access local housing programs that offer down payment and closing cost assistance.

The original three year term ended in December of 2014. Links requested an additional year and was granted renewal beginning in January 2015.

Addressing the emergency shelter and transitional housing needs of homeless persons

The current agencies that provide these services are listed below:

Emergency Shelters

- ❖ *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 26 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 survivor clients.
- ❖ *Door of Hope Mission* is able to provide emergency shelter for up to 50 adult males. Other services provided by the Mission include case management services for up to 20 men.
- ❖ *Family Promise of Odessa, Inc.* is an interfaith non-profit network of 13 congregations and dozens of volunteers working together to provide 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.
- ❖ *Salvation Army* provides emergency shelter for up to 24 adult males and 8 adult females. The organization can also provide case management.

Transitional Housing

- ❖ *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.

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:

Client outcomes are measured through milestones within three main program goals and success is dependent on individual service plans and client defined goals of personal excellence. Goals include but not limited to:

1. Ability to obtain and remain in permanent housing

- ❖ Clients have successfully exited the program to pursue permanent housing
- ❖ Clients have set personal housing goals and action plans to pursue their goals.
- ❖ Clients have accessed credit counseling with local partner agency

2. Increase skills and income

- ❖ All clients have accessed mainstream benefits through health and human service agencies and have talked to the Workforce for better employment or educational opportunities.
- ❖ Clients have accessed supportive services for credit counseling
- ❖ Clients work towards finding better paying jobs and researching educational opportunities (some clients may enroll in college courses).
- ❖ Clients have found better employment with increase in pay
- ❖ Clients have successfully completed certification programs

3. Achieve greater self-determination

- ❖ Clients have opened savings accounts and set a monthly savings goal to contribute to their savings each month
- ❖ Clients have set personal goals in their self-sufficiency planners with the intention to complete at least one of those goals within 6 months of their entry date.
- ❖ Clients have begun to eliminate past debt or creating healthy debt (i.e. secured loans/credit cards) to improve credit

The projected time frame to complete personal goals is 24 months but some clients may achieve their goals before their allotted time.

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:

There are several agencies in the City of Odessa who provide rental and utility payment assistance in order to aid citizens who are in jeopardy of becoming homeless due to non-payment of rent. Some of the reasons individuals may need this assistance include employment issues, financial problems, insufficient income to meet the need of the family, cost of medication and increased utility costs.

Among the agencies that provide rental assistance are the Salvation Army, Permian Basin Mission Center, Catholic Charities, Permian Basin Community Centers, and the American Red Cross. Each agency has their own set of criteria which they use to qualify those persons seeking assistance. These agencies and others provide a safety net for many low-income families.

Discussion

The Odessa Homeless Coalition, using the data collected from the Homeless Survey, estimated the gaps in the services available for the homeless population in Odessa. The 2014 survey indicated several gaps in meeting the needs of homeless people. Among the most important gaps was the need for additional housing assistance for homeless persons. There is inadequate housing available based on information provided by survey participants, an analysis of the data revealed a shortage (or gap) of 42 beds to meet the emergency, transitional, and permanent supportive housing of individual homeless persons.

There is also housing available for the homeless individual with children but based on the information provided during the survey, an analysis of the data revealed a shortage (or gap) of 43 beds to meet the emergency, transitional and permanent supportive housing needs of the homeless individual with children.

AP-75 Barriers to affordable housing – 91.220(j)

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.

Since 2010, the economic conditions in Odessa have once again improved due to the oil and gas industry. With the community still being at the peak of the “boom”, the City’s annual funding from HUD has continued to decrease, and the additional funding from the Recovery Act has come to an end. The cost of housing and living expenses continues to rise, and the City is now facing new challenges to build affordable housing on limited funding.

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

There are several issues that serve as barriers in developing affordable housing. These barriers include the ever-increasing costs of construction and rehabilitation, lack of contractors, increasing cost of residential lots, availability 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. 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 in some cases doubled. 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 construction boom has impacted 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. The average value of all new residential construction from the City Building Inspections for 2014 is \$244,284 which is an increase of 16.5% from 2013. The cost per square foot for construction of homes built by the City has increased from an average of \$52.47 per square foot in 2005 to approximately \$90.00 per square foot in 2014 (City of Odessa Community Development Department, 2013). These prices are reflective of special City pricing and do not reflect the open market which is currently between \$110 and \$120 per square foot. 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.

Home builders have reported increases in labor costs and in some material costs as a consequence of competition with the oil and gas industry. In addition, this competition 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 (HUD Office of Policy Development and Research, 2013).

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 – 91.220(k)

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 which primarily affect the City's low-income neighborhoods. Some of these obstacles include the lack of funding to adequately 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. The homes have been made available to assist low and moderate-income families purchase decent and affordable housing. The program has allowed families who typically couldn't buy a new home the opportunity to purchase newly constructed homes in well-established neighborhoods. To date, seven homes have been completed and sold. The income from the sale of the homes is used to construct additional infill homes. The program continues to enhance the economic stability and viability of our community.
- ❖ Additional tax credit properties have been developed with Sedona Springs adding 100 apartment units and Sage Brush Village, adding an additional 112 units. The addition of these units adds to the existing Arbor Oaks and Arbor Terrace complexes which provide a combined 256 units.
- ❖ The City of Odessa has several housing development projects in the planning stage with affordable housing partners. Odessa Housing Finance Corporation has 49 acres that will be developed into a mixed use, mixed lot housing development. Construction will take place in several phases from a mixture of private funding and tax credit resources. The first phase will consist of 400 multifamily units, of which 100 of these will be made affordable and available to teachers from Ector County Independent School District. The following phases will include townhomes, single family homes, a senior

living complex, retail and public areas such as a park, walking trails and swimming pools.

- ❖ The City is working with another developer to complete a tract of land by a previous affordable housing development. The City maintains ownership of the land surface but the mineral rights are owned by OXY, a petroleum company. The developer has acquired an attorney and negotiations are underway to acquire the mineral rights of the land. The development will consist of mixed use, mixed income housing. Multifamily housing will be constructed with a four percent bond and will target those households whose incomes are at 60% or less of area median income. 80% of the units will be available to families with incomes of 60% or less of area median income, and the remaining 20% of units will be available at market rate. Additionally, the single family units and townhomes will also have 20% of units available to those households with incomes less than 80% of area median income.
- ❖ Negotiations are underway for a piece of land owned by Ector County Independent School District. Once acquired, the City will partner with Odessa Housing Finance Corporation to develop a 21 unit subdivision of single family homes and townhomes. The townhomes will be made affordable to those households with incomes at 80% or less of area median income, and the single family homes will be made affordable for those with 120% or less of area median income.

Actions planned to foster and maintain affordable housing

The City has taken the following 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 has 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 priced between \$30,000 and \$95,000. 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 homes priced up to \$120,650. 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 has developed a strategy for addressing lead based paint related issues. The City works diligently to keep a licensed Lead Inspector and Lead Risk Assessor on Staff. Staff will then assess 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 through the use of 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 developed 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 have been made available to assist low and moderate-income families purchase decent and affordable housing. The program has allowed families who typically couldn't 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.

The City of Odessa utilizes CDBG and HOME Program funds 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. The 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 are utilized to 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 through the Hendley Subdivision, the Hendley II Subdivision, the Martinez Addition, the Dr. Richard W. Washington, Sr. Addition, and 12 new homes constructed in Oxy Estates, a City administered Infill Housing Construction Program, funding received through the Texas Department of Housing and Community Affairs Neighborhood Stabilization Program, as well as through the City's Community Housing Development Organization (CHDO). 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.

The City, in conjunction with non-profit providers, work together to provide services that address many needs of the community. During the 2015 program year, CDBG funds will be utilized to; a) Provide the elderly and homebound with hot noon-time meals, and b) Provide immediate and emergency needs to homeless families with children, and c) Provide repairs to a public facility that provides early education to low-income children.

The City of Odessa has several housing development projects in the planning stage with affordable housing partners. Odessa Housing Finance Corporation has 49 acres that will be developed into a mixed use, mixed lot housing development. Construction will take place in several phases from a mixture of private funding and tax credit resources. The first phase will consist of 400 multifamily units, of which 100 of these will be made affordable and available to teachers from Ector County Independent School District. The following phases will include townhomes, single family homes, a senior living complex, retail and public areas such as a park, walking trails and swimming pools.

In addition, the City is working with another developer to complete a tract of land by a previous affordable housing development. The City maintains ownership of the land surface but the mineral rights are owned by OXY, a petroleum company. The developer has acquired an attorney and negotiations are underway to acquire the mineral rights of the land. The development will consist of mixed use, mixed income

housing. Multifamily housing will be constructed with a four percent bond and will target those households whose incomes are at 60% or less of area median income. 80% of the units will be available to families with incomes of 60% or less of area median income, and the remaining 20% of units will be available at market rate. Additionally, the single family units and townhomes will also have 20% of units available to those households with incomes less than 80% of area median income.

Finally, negotiations are underway for a piece of land owned by Ector County Independent School District. Once acquired, the City will partner with Odessa Housing Finance Corporation to develop a 21 unit subdivision of single family homes and townhomes. The townhomes will be made affordable to those households with incomes at 80% or less of area median income, and the single family homes will be made affordable for those with 120% or less of area median income.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. 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 2015-2019 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 Odessa Housing Authority issues Section 8 Housing Choice Vouchers to approximately 1219 persons or families for housing assistance and received \$5,552,304 for the upcoming 2015 program year. Odessa Housing Finance Corporation provides interim construction financing to assist the City in its housing programs. OHFC currently has \$540,106.95 for the upcoming 2015 program year.

The 2015-2019 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, due to the fact that OAH will no longer qualify based on the new HOME rules. OAH no longer receives HOME set aside funds, and they expended the remaining \$ 546,618 in CHDO proceeds during the 2013 program year. The proceeds were spent on the construction of affordable homes on the project site of 8th and Coronado.

The City submitted a request to have the CHDO 15% set-aside requirement reduced for the Program Years 2012 and 2013 and 2014. HUD reduced the amounts as requested as of December 30, 2013.

The City can no longer request to have the CHDO 15% set-aside. Due to the fact the City still remains without a qualifying CHDO, the 15% set aside will be returned to HUD. The City continues to look for a prospective CHDO.

2. 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.

4. 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 listed on the homeowner's insurance policy as a lien holder, as well as requiring the homebuyer report to the City on an annual basis.

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Not Applicable

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

Not Applicable

Appendix - Alternate/Local Data Sources

1	Data Source Name American Community Survey 2009-2013 5-year est.
	List the name of the organization or individual who originated the data set. American Community Survey
	Provide a brief summary of the data set. 5-year estimates 2009-2013
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.
2	Data Source Name Odessa Housing Authority
	List the name of the organization or individual who originated the data set. Odessa Housing Authority
	Provide a brief summary of the data set. Odessa Housing Authority provided alternative numbers to the ones already inserted into the IDIS system
	What was the purpose for developing this data set?
	Provide the year (and optionally month, or month and day) for when the data was collected. This data was received on June 9, 2015.
	Briefly describe the methodology for the data collection.
	Describe the total population from which the sample was taken.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.

3	<p>Data Source Name 2008 American Community Survey 1-year estimates</p> <p>List the name of the organization or individual who originated the data set.</p> <p>Provide a brief summary of the data set.</p> <p>What was the purpose for developing this data set?</p> <p>Provide the year (and optionally month, or month and day) for when the data was collected.</p> <p>Briefly describe the methodology for the data collection.</p> <p>Describe the total population from which the sample was taken.</p> <p>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</p>

Application for Federal Assistance SF-424

* 1. Type of Submission:

- Preapplication
 Application
 Changed/Corrected Application

* 2. Type of Application:

- New
 Continuation
 Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

08/14/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

B-15-MC-48-0024

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Odessa

* b. Employer/Taxpayer Identification Number (EIN/TIN):

75-6000626

* c. Organizational DUNS:

0810840550000

d. Address:

* Street1: 119 W 4th Street Suite 104

Street2:

* City:

Odessa

County/Parish:

* State:

TX: Texas

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code: 79750

e. Organizational Unit:

Department Name:

Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix: Mrs.

* First Name:

Merita

Middle Name:

* Last Name:

Sandoval

Suffix:

Title: Director of Community Development

Organizational Affiliation:

* Telephone Number: 432-335-4820

Fax Number:

* Email: msandova@odessa-tx.gov

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

*** Other (specify):**

*** 10. Name of Federal Agency:**

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.218/14.239

CFDA Title:

Community Development Block Grant and Home Investment Partnerships Program

*** 12. Funding Opportunity Number:**

*** Title:**

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

[Add Attachment](#)

[Delete Attachment](#)

[View Attachment](#)

*** 15. Descriptive Title of Applicant's Project:**

Community Development Block Grant and HOME eligible projects

Attach supporting documents as specified in agency instructions.

[Add Attachments](#)

[Delete Attachments](#)

[View Attachments](#)

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant

* b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:

* a. Start Date:

* b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="954,236.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="271,277.00"/>
* g. TOTAL	<input type="text" value="1,225,513.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- a. This application was made available to the State under the Executive Order 12372 Process for review on .
- b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- Yes
- No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
Middle Name:
* Last Name:
Suffix:

* Title:

* Telephone Number: Fax Number:

* Email:

* Signature of Authorized Representative: 

* Date Signed:

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

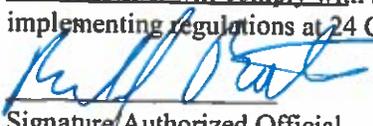
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.


Signature/Authorized Official

Date

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation – It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan – Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan – It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds – It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) _____, _____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force – It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its

jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.


Signature/Authorized Official

8-10-15
Date


Title

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;


Signature/Authorized Official


Date


Title

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.