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## WHAT IS SECTION 8 NEW CONSTRUCTION?

The Section 8 New Construction Program was created under Section 23 of the U. S. Housing Act of 1937. This Congressional Act authorized the establishment of State and local Housing Authorities. These Housing Authorities would own and manage single and multi-family housing units available to low-income families at low cost.

The Housing Authority of the City of Odessa (OHA) owns and manages 108 units. These units are only provided to seniors (ages 62 years or older), near elderly (at least 55 years of age, but below age 62), and individuals with any type of impairment..

104 units are 1 bedroom\*

4 units are 2 bedroom\*\*

\*2 - one bedroom units are for individuals with any type of impairment

\*\*2 - two bedroom units are for individuals with any type of impairment

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**Housing Authority of the  
City of Odessa  
124 E. 2nd Street  
P. O. Box 154  
Odessa, Texas 79762  
(432) 333-1088**



**EQUAL HOUSING  
OPPORTUNITY**

HUD-934.3(1-80)

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## **SECTION 8 NEW CONSTRUCTION**

### *LANDMARK APARTMENTS*

(Apartment Complex for Seniors and Individuals with any type of impairment only.)



1101 N. Kelly  
Odessa, Texas 79761  
(432) 337-2671 - Office

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### **WHO IS ELIGIBLE FOR THE PROGRAM?**

You are eligible for the Section 8 New Construction Housing Program if your income and/or your spouses combined income does not exceed the income limits which are available in the office. This program only assists Seniors ages 62 years or older, near elderly (anyone who is 55 years of age), and individuals with any tupe of impairment.

### **HOW DO I APPLY?**

You may fill out an application for the Section 8 New Construction Housing Assistance Program at the Landmark Apartments. The Housing Coordinator will place your name on the waiting list. When a unit becomes availabe a letter will be sent to you. You will then be interviewed and the process of verifying your eligibility will begin.

Applications are accepted Monday through Friday, from 8:30 a.m. until 4:00 p.m.

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### **DO I HAVE ANY SPECIAL PRIVELEGES?**

A tenant in the Section 8 New Construction Program is like any other renter except that the Housing Authority is subsidizing some of the rent. The tenant must pay rent on time, keep the property clean and undamaged and not breake any of the conditions of the lease. Also, if a household member possesses or sells illegal drugs or engages in any crime or violence, then the tenant may have to leave the program.

### **HOW MUCH WILL I PAY FOR RENT?**

Your rent will depend upon your income. Generally, it will not be more than 30% of your adjusted monthly income.

### **HOW LONG CAN I STAY IN THE UNIT?**

You may continue to live ina a Section 8 New Construction unit as long as you meet the following conditions:

- You do not break any of the Progam Rules
- You do not owe the Housing Authority money for back rent or damages

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### **WHAT AM I RESPONSIBLE FOR?**

As long as you live in a Section 8 New Construction unit, you are responsible for keeping the premises clean and safe: paying reasonable charges for damages caused by the household or guests: paying the rent on time: and living in a manner that does not disturb the neighbors' peaceful enjoyment of the area. In other words, like any other person who rents property, you must follow the rules of the lease and the rules of the Section 8 New Construction Program.

### **WHERE CAN I FIND OUT MORE?**

To find out more about the Section 8 New Construction Housing Program and other housing programs for low and very low income families, you may call, write, or visit the Landmark Apartments located at 1101 N. Kelly and meet with the Housing Coordinator on site. You may also contact the Odessa Housing Authority's main office located at 124 E. 2nd Street, telephone number (432) 333-1088 for further information.