

**OHFC
BOARD MEETING
May 6, 2026
12:00 pm**

AGENDA

- I. Call to order.
- II. Determine that a quorum is present.
- III. Review and approve the minutes for the Monthly Meeting held on April 8, 2026.
- IV. Review and approve the Financials ending March 31, 2026.
- V. Review and discuss the Executive Director's Report ending April 30, 2026.
- VI. New Business- Any Director
- VII. Adjourn

ODESSA HOUSING FINANCE CORPORATION

Monthly Board Minutes

April 8, 2026

12:00 pm

BE IT REMEMBERED that at 12:00 pm on this the 8th day of April, there came and was held a monthly meeting of the Board of Directors of the Odessa Housing Finance Corporation, located in their corporate office at 3801 N. Dixie Blvd., Odessa, Texas.

Members Present: Mr. Dow Kelly, Mrs. Brenda Worthen, Mr. Virgil Trower, Mr. Thomas Blackstone, Mr. Lance Marker, and Mr. Mike Withrow.

Members Absent: Mrs. Courtni Ward

Others present: Ms. Jill Miller

A quorum being present, the monthly board meeting was called to order by the President Mr. Thomas Blackstone and the following proceedings were held:

Board Meeting Minutes for the Annual Meeting held January 21, 2026, were reviewed. A motion was made by Mrs. Brenda Worthen and seconded by Mr. Lance Marker; the minutes were approved.

Ms. Jill Miller then presented the Financial Report ending February 28, 2026. A motion was duly made by Mr. Mike Withrow, seconded by Mr. Lance Marker and approved of by all.

Ms. Jill Miller presented the Executive Director's Report ending March 31, 2026, Attached on following page.

Other Business

None

Upon motion duly made by The Board and unanimously approved, and there being no further business, the meeting was adjourned at 1:00 p.m.


Mr. Thomas Blackstone, President


Mr. Dow Kelly, Secretary

Odessa Housing Finance Corporation
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Jill Miller
Executive Director

EXECUTIVE DIRECTOR'S REPORT

April 8, 2026

Real Estate Status

<u>Address</u>	<u>Leased</u>	<u>Price</u>
3921 E. Everglade	Leased	\$1800 a month
1409 Driver	Leased	\$1300 a month
1411 Driver	Leased	\$1300 a month
2407 Beechwood	Leased	\$1300 a month
2409 Beechwood	Leased	\$1300 a month
1908 N Hancock	Leased	\$1900 a month
137 Quail Run	Leased	\$1600 a month
1201 E 56 th	Leased	\$1800 a month
1202 Alameda	Leased	\$1800 a month

Eighty-Seventh Apartment Complex

The Apartments are at 98% occupancy and doing well. We have an issue with the TPO on Building 1 and are looking into warranty on it, but the TPO is literally waving and not holding at all. We have a roofing specialist coming to look at the roof this week to determine if we have an insurance claim or a lawsuit.

Single-Family Housing at 87th

The infrastructure grant from ODC no longer exists so we are trying to come up with another way to finance this.

South-Side Lots

OHFC/OAHI 12 lots on Fitch and the 33-lots just two blocks went out for bid for the infrastructure and were awarded in February. The infrastructure is completed at Smith Heights. All 12 homes are complete and we have 11 sold. We have started 6 of the next 33 houses. They are moving along nicely. We have 3 sold and 2 more under contracts. The next 10 across the street have started and we are moving along much better.

New LIHTC Development

Vera in Odessa is Complete and as of the end of August 100% leased with a waitlist. The staff is doing a great job. The private partners have put their share of Vera up for sale.

New LIHTC Senior Development

COVE is now known as Magnolia Living in Odessa for active Seniors 62 and up!!! We are at 99% occupancy and getting a ton of traffic and people interested in living there. Unfortunately, we have had 6 people pass away in the last 3 months, so it makes it hard to get to 100%. We are really going to work in the next year to only lease to people that can truly still live on their own.

Credit Counseling/Home Buyer Education/Rehab

Credit Counseling is going well.