

# ODESSA HOUSING FINANCE CORPORATION

## Monthly Board Minutes

December 3, 2025

12:00 pm

**BE IT REMEMBERED** that at 12:00 pm on this the 3<sup>rd</sup> day of December, 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: Mrs. Connie Coats, Mr. Thomas Blackstone, Mr. Dow Kelly, Mr. Lance Marker, Ms. Megan Gossett, and Mr. Virgil Trower.

Members Absent: Mrs. Brenda Worthen.

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 Meeting held September 3, 2025, were reviewed. A motion was made by Mrs. Connie Coats and seconded by Mr. Lance Marker; the minutes were approved.

Ms. Jill Miller then presented the Financial Report ending October 31, 2025. A motion was duly made by Mr. Dow Kelly, seconded by Mr. Megan Gossett and approved of by all.

Ms. Jill Miller presented the Executive Director's Report ending November 30, 2025.

(See Attachment)

### **Other Business**

None

### **Adjourn**

Upon motion duly made by The Board and unanimously approved, and there being no further business, the meeting was adjourned at 1:17 p.m.

  
Mr. Thomas Blackstone, President

  
Mr. Dow Kelly, Secretary

**Odessa Housing Finance Corporation**  
**3801 N. Dixie Blvd. \* Odessa, Texas 79762**  
**Office (432) 362-2349 \* Fax (432) 362-4200**

Jill Miller  
Executive Director

**EXECUTIVE DIRECTOR'S REPORT**

December 3, 2025

**Real Estate Status**

<b><u>Address</u></b>	<b><u>Leased</u></b>	<b><u>Price</u></b>
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 <sup>th</sup>	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.

**Single-Family Housing at 87<sup>th</sup>**

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 2 sold and 2 more contracts for January. The other 2 will be completed by the end of January and we are ready to star on the next 10 across the street.

**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.