



**CITY COUNCIL AND
ODESSA DEVELOPMENT CORPORATION
JOINT MEETING
CITY OF ODESSA, TEXAS**

MARCH 5, 2019

On March 5, 2019, a joint meeting was held with the Odessa City Council and the Odessa Development Corporation Board (ODC) at 3:00 p.m., in the Lecture Hall, Dr. Greg Williams Continuing Education Building, 2714 Robertson, Odessa, Texas.

City Council Members present: Mayor David R. Turner; Council members; Dewey Bryant, District Two; Detra White, District Three; and Tom Sprawls, District Four; Mari Willis, District Five; and Peggy Dean, At-Large.

City Council Member absent: Malcolm Hamilton, District One.

ODC members present: Betsy Triplett-Hurt, Melanie Hollmann, Gene Collins and Ted Tuminowski.

ODC members absent: Tim Edgmon.

Others present: Michael Marrero, City Manager, Norma Grimaldo, City Secretary; Natasha Brooks, Senior Assistant City Attorney; Phillip Urrutia, Assistant City Manager; Cindy Muncy, Interim City Manager; Renee Earls, and others.

Mayor Turner convened the City Council meeting to order. Mrs. Triplett-Hurt recognized Mr. Collins. The ODC meeting could not be called to order, as there was no quorum.

Mayor Turner gave the invocation.

Ms. Hollmann arrived at 3:05 p.m.

Discuss, review, and consider the Workforce Housing Study - Mrs. Earls stated that CDS held interviews, had site visits, and provided a survey. She introduced Steve Spillette and Michal Prats. Mr. Spillette provided information about CDS. The study was to assist in meeting the needs of housing. He provided a summary of the study findings.

Mr. Tuminowski arrived at 3:10 p.m.

Mr. Spillette reviewed the research and study methods used. The methods included the demographics, employment and wages, housing, employee survey and industry. Mr. Prats identified the rental housing market findings. The apartment rates followed the oil and gas industry and the single-family housing followed the apartment market rates. He reviewed the last ten years of rent, which increased by 107%. There was a need for more rental property. The demand was 6,000 affordable rental units and it was not for oil and gas related. The for sale housing market had a decrease in the number of homes sold.

Mr. Spillette provided some recommended strategies. For rental housing, there needed to be a separation of oil field workers and regular worker housing. Different types of housing

should be considered but not man camps. Vacant lots and drill sites should be used for the housing to activate the parcels for tax base. He recommended to contract directly with employees and not employers. He recommended preserving existing affordable rents for the lower income workforce and assisting renters until the market stabilizes.

Council member Sprawls arrived at 3:40 p.m.

Mr. Spillette provided strategies for the for sale issues. He suggested maximizing municipal infrastructure availability and lower its cost such as infill. The City should facilitate labor availability and directly assist homebuyers. For the long-term housing stability, the city should create a desirable community. He recommended shifting the goals to planning, thinking and organization. He suggested creating an Odessa workforce housing organization, revitalize downtown, and improve the quality of life amenities. The housing organization would be devoted to workforce housing and well funded with active involvement. Mr. Prats stated neighborhood housing was needed in downtown to create an urban place to improve the quality of life. He suggested invest to improve the attraction of the city. There was interest and community buy in. There were opportunities to collaborate and create solutions.

Mr. Spillette provided implementation and funding tools that included the Housing Odessa Workers, philanthropic housing program partnerships, public assistant to acquire infill sites and support of nonprofit multifamily and rental housing developers. Mr. Prats suggested to work with mortgage firms, use philanthropic assistance in development and operation of quality of life amenities. Targeting housing assistance for specific workers in industries was suggested by collaborating with the employers.

Mr. Spillette discussed City policies and actions. He stated that improvement was needed on the staffing issues and the delays for the permitting process. He suggested assist with housing in the hiring of workers. Other recommendations included to assist with the worker housing, provide for regulatory permission of full range of housing types including triplexes, and combine code enforcement and renovation assistance for single-family housing.

Mrs. Triplett-Hurt stated that ODC would take the lead for the housing initiative. She asked for Council support of \$5 million of ODC funds for the housing. The funds still needed to be approved by ODC and Council. A meeting was scheduled for March 20 at 7:30 at ORMC to discuss projects and responsibilities. She invited those interested to attend. She thanked Council member Bryant for the materials provided with Austin. Mrs. Triplett-Hurt stated that Rick Napper offered an employee to assist with this project. Mr. Prats stated that there was an AICP certification that specializes in this type of projects. He stated it was an everyday operation for the organization.

Mayor Turner thanked the partners and ODC for their work. The Council adjourned at 4:47 p.m. There was no other business, the meeting adjourned at 4:47 p.m.

ATTEST:

APPROVED:

Norma Aguilar-Grimaldo, TRMC, CMC
City Secretary

David R. Turner
Mayor