



CONSORTIUMS

***Presented by
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Central Texas Housing Consortium
Temple & Belton Housing Authorities***

What is a Consortium?

- A partnership of two or more Public Housing Authorities to perform operations and services

What Authorizes Consortiums?

- Quality Housing and Work Responsibility Act of 1998, Section 515
- Title 24, Part 943, Combined Federal Regulation, November 2000
- Texas Local Government Code 392

Why Form a Consortium?

- Declining Resources
- Increasing Administrative Requirements
- HUD Identification of Public Housing Authorities in Difficulty

ADVANTAGES

- Economies of Scale
 - Staff Expertise - Specialization
 - Broader Network of Services
 - Financial Flexibility
 - One Set of Policies
 - One Joint PHA Plan
 - Greater Technology Resources
 - One Board

CHALLENGES

- Perception of loss of control by Board members
 - Individual Housing Authority Boards can still participate by holding monthly or quarterly advisory meetings.

- “What if it doesn’t work out?”
 - Agency can withdraw at the end of its fiscal year and return to operating as it had previously, but rewards and payouts of a Consortium are long term.

Legal Status of Consortiums

- A consortium is not a legal entity.
- Each participating Housing Authority maintains individual agency identity with HUD.
- HUD has now formally recognized the formation of consortiums.

Creating a Consortium

- Discussion between interested Housing Authorities – Executive Directors and Boards
- Participating Housing Authorities designate a Lead Agency and outline responsibilities.
- Participating Housing Authorities synchronize fiscal years.
- Participating agencies execute a Consortium Agreement.



Central Texas Housing Consortium

Central Texas Housing Consortium

❖ A Three Step Process

1. Management Agreement – 2002 to 2004
2. Consortium – Effective 1/1/2005
3. Consolidation – Future Goal

Management Agreement

- Temple Housing Authority and Belton Housing Authority entered into a Management Agreement in May 2002, in which THA assumed management of all BHA properties and programs.
- Management fee was established.

Major Improvements in Belton

- Between May 2002 and April 2007
 - 106 Public Housing units renovated out of 156
 - Improved PHAS score from 79 to 95
 - Established Resident Advisory Board
 - Developed and implemented PHA Plan
 - Improved occupancy rate in Public Housing from 84% to 98%
 - Timely expenditure of Capital Grant funds
 - Awarded first competitive grant in 2003: ROSS – only 3 in Texas
 - Increased investments
 - Received grant from local entity to replace Rural Development HVAC units

Before Renovation



Before Renovation



Before Renovation



Before Renovation



After Renovation



After Renovation



After Renovation



After Renovation



BHA Resident Center

Belton Housing Authority



BHA Resident Center Sign



Computer Lab

BHA Resident Center



Consortium Agreement

- Agreement between Temple and Belton effective January 1, 2005.
- Because each Housing Authority maintains its legal status, the Consortium can be structured in a manner established by the participating agencies.
- Natural progression from Management Agreement

Similarities to Management Agreement

- Temple Housing Authority has function as Lead Agency – conducts operations, etc.
- All employees are Temple Housing Authority employees.
- Mayors appoint Housing Authority Board members

Differences to Management Agreement

- Respond to joint Consortium Board
- Joint plans and policies
- Ability for other Housing Authorities to join
- Housing Authority Boards appoint Consortium Board members from their membership or Mayors appoint directly to the Consortium Board

Benefits of the Central Texas Housing Consortium

- Organized for growth and efficiency
- Other Housing Authorities may join
- Economies of scale
- Greater scope of services
 - Resident Services – GED, Scholarships, Child Care, Job Placement
 - Homeownership Program

Housing Authorities in Central Texas Area

<u>Housing Authority</u>	<u>Owned Units</u>	<u># Vouchers</u>
Temple	967	0
Belton	196	0
Rogers	48	0
Cameron	150	141
Gatesville	156	0
Goldthwaite	36	0
Granger	26	0
Hico	50	0
Killeen	145	80
Lometa	36	0
Lott	48	0
Moody	50	0
Taylor	224	63
TOTAL	2,132	284



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Chair: NAHRO Small Agency Task Force



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Questions?

