

# ***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 Consortia

- 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 consortia.

# 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**

**TEMPLE HOUSING AUTHORITY**

**BELTON HOUSING AUTHORITY**



# 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 December 2009
  - 122 public housing units renovated out of 156
  - Remaining 34 currently under renovation
  - 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% in a short amount of time
  - Timely expenditure of Capital Grant funds

# Improvements Continued

- Awarded first competitive grant in 2003: ROSS – only 3 in Texas
- Awarded two ROSS grants in 2007 - Family & Elderly
- Increased investments
- Received grants from local entity to replace Rural Development HVAC units and kitchen cabinets

# Before Renovation



# Before Renovation



# Before Renovation



# Before Renovation



# Before Renovation



# After Renovation



# After Renovation



# After Renovation



# After Renovation



# After Renovation



# BHA Resident Center Sign



# BHA Resident Center

## Belton Housing Authority



# 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
<b>TOTAL</b>	<b>2,132</b>	<b>284</b>

# CONTACTS

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# Questions?



Tembell

