

Consortia of Public Housing Agencies

NAHRO Annual Conference

October 15, 2006

Atlanta, Georgia

Authorization

- ❖ Section 13 (a) of the U.S. Housing Act of 1937.
- ❖ 24 CFR Part 943.
- ❖ HUD Notice PIH 2001 -xx.
 - Never Issued

Consortium Definition

- ❖ Two or more PHAs that join together to perform planning, reporting, and other administrative or management functions for participating PHAs, as specified in a consortium agreement.
- ❖ Each PHA retains its identity.

Consortium/Legal Entity

- ❖ Consortium is not a separate legal entity
- ❖ Separate Annual Contributions Contracts (ACCs) with participating PHAs continue

Requirements of Consortium

- ❖ Submission of Joint PHA Plan
- ❖ Lead Agency collects the funds and allocates funds according to the consortium agreement
- ❖ Participating PHA must adopt the same fiscal year as the Lead Agency

PHAs Must Synchronize Fiscal Years

- ❖ PIH Notice 2001-25, issued July 23, 2001
- ❖ Process on or before submission of joint PHA Plan
- ❖ Update electronic management systems
- ❖ Update payment systems
- ❖ Prorated funds

Restrictions on Lead Agency

- ❖ Field office shall review and consult with FHEO, OGC.
- ❖ Must not be designated troubled
- ❖ Must not have failed civil rights compliance threshold for new funding
- ❖ Must not have PHAS designation withheld for civil rights compliance or other reasons
- ❖ Restrictions do not apply to participating PHAs

Consortia Programs Covered

Public Housing

- ❖ Operations
- ❖ Capital
- ❖ Grants
- ❖ ROSS
- ❖ Any Combination

Section 8

- ❖ Vouchers
- ❖ Certificates
- ❖ Project-Based
- ❖ Special Housing
- ❖ Mod Rehab
- ❖ SRO

All the program or Nothing

- ❖ If a PHA elects to enter a consortium on an eligible program, the whole program under the ACC for that category including all dwelling units and funding is covered
- ❖ i.e., No partial spin-offs of program sections such as only the FSS program component in the HCV

Elements of the Consortium Agreement

- ❖ Agreement governs the formation and operation of the consortium and must be consistent with agreements between HUD and PHAs
 - Names of participants and included program categories
 - Functions to be performed during the term
 - Name of Lead Agency
 - Allocation of funds and responsibility
 - Period of existence and terms to withdraw
 - Must acknowledge conditions subject to the Joint PHA Plan
 - Must be signed by each PHA representative

Consortium Agreements May Also Include

- ❖ Reporting obligations of Lead Agency
- ❖ Procedures for ACC compliance
- ❖ Breach, recourse, dissolution, change of Lead agency
- ❖ Administrative payments
- ❖ Disclosure of litigation
- ❖ Audit requirements
- ❖ General structure

Texoma Housing Partnership Savings

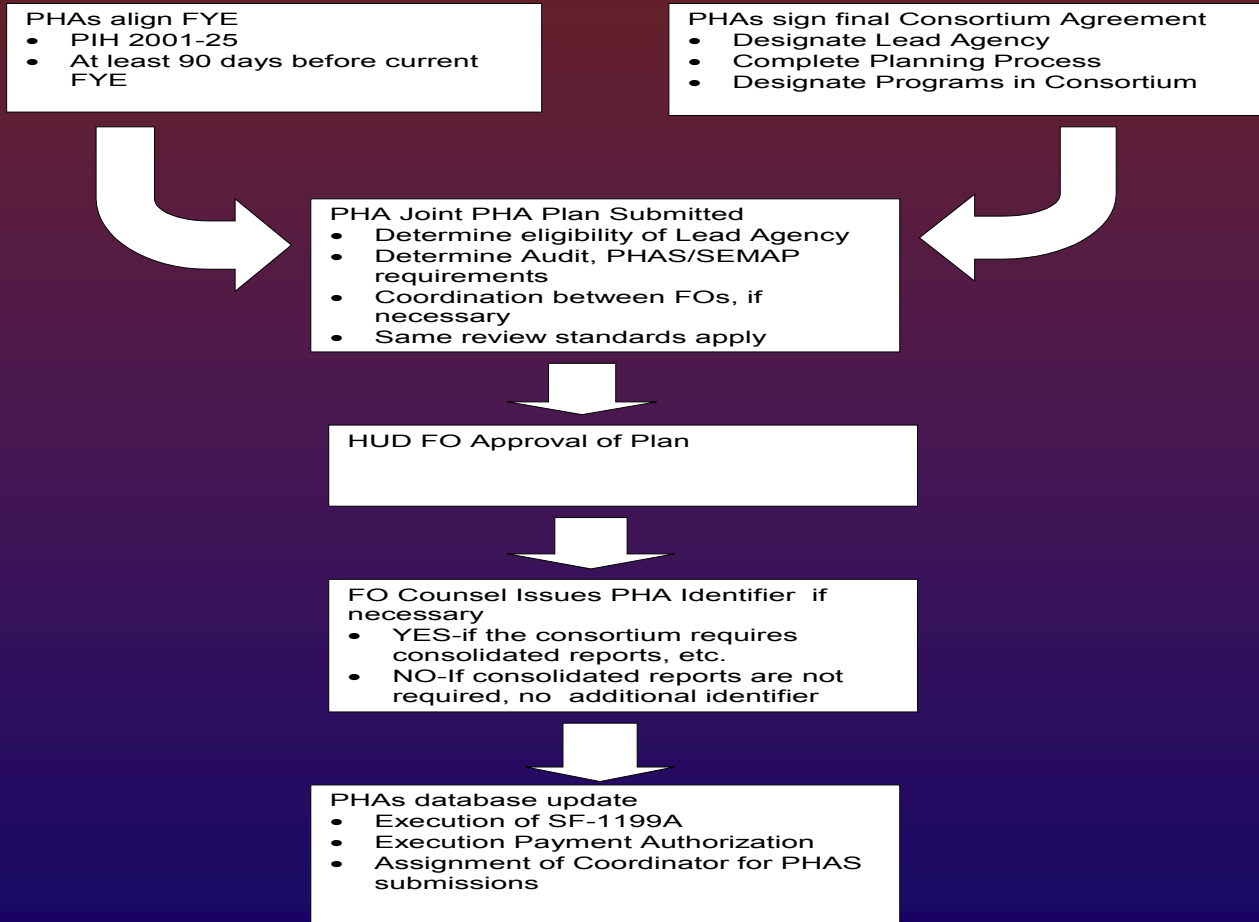
- ❖ 17 PHAs in the consortium (public housing)
- ❖ Reduction in planning and advertising cost
- ❖ Reduced Annual Audit Fees
- ❖ Decreased CPA Fees
- ❖ Reduced Insurance Premiums
- ❖ Consolidated Capital Improvements
- ❖ Reduced Administration and Meetings

Henry & Bowling Green Consortium

- ❖ Section 8 Programs
- ❖ Planning Cost Reduction
- ❖ Single Administrator on Multiple Agencies
- ❖ Increase Utilization Rates and Jurisdictions
- ❖ Share Staff in Specialty Programs (FSS & Homeownership)

Consortia Flow Chart

Consortium Flowchart



Additional Information

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