



TEXOMA HOUSING PARTNERS

The Nation's First Affordable Housing Consortium



www.texomahousing.org

20
18

ANNUAL REPORT

Message from Executive Director **Allison Reider**



We proudly present our first annual report which gives you a guided tour of our history, shares with you who we are as a team, and shows you what can be accomplished when you work together toward common goals.

Texoma Housing Partners Consortium (THP) has seen substantial changes over the past year or so, most notably the transition to become a stand-alone organization. For over two decades Texoma Council of Governments (TCOG) administered the affordable housing program on behalf of THP through an administrative contract. TCOG provided the day to day administration and in 2000 created the nation's first affordable housing consortium while continuing to grow the program. With this growth came the opportunity to move away from an administrative contract and effective September 1, 2017, THP became their own organization.

Our Vision is quite simple: to be "In Constant Pursuit" pursuit of innovation with an emphasis on building new opportunities to enrich lives while creating real homes for our families.

I hope you enjoy reading about our organization and I invite you to visit us should you have any questions.

Allison Reider
Executive Director

“In Constant Pursuit”

- Mission -

By constantly pursuing and developing innovative strategies, THP will continue to be a proven expert in providing families quality rental housing and opportunities to enrich their lives.



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“In Constant Pursuit”

We believe in order to pursue and successfully implement innovative strategies, we must first be of like mind.

We have defined our organizational values and will be grounded in them daily as we focus our collective energies toward a better tomorrow.

THP Employees and Board Members hold to the following Values:

Loyalty We are steadfast in our commitment to each other and the work we do every day. We reliably support one another and the decisions that are made as we pursue our goals.

Respect We recognize each other as individuals with a variety of skills and abilities: we appreciate the value we all bring to the organization and embrace our diversity.

Integrity We are committed to making fair and equitable decisions in the best interest of our organization, our employees and our residents.

Dignity We understand we must first value ourselves before we can value others. We acknowledge everyone we meet has a right to be valued and respected and treated ethically.

Compassion We are motivated to go out of our way to help others; to meet them where they are with resolve to make things better.

Our HISTORY



1993-94

8 Cities contract with TCOG for administrative services.



1995-98

New Cities contract with TCOG, total now 12.



1998-99

Quality Housing Work Responsibility Act Legislation enacted, allowing for consortia.



1999

4 new Cities contract with TCOG, total now 16.



2000

Consortium established.



2001

1 new City joins consortium, total now 17.



2011

1 new City joins consortium, total now 18.



2017

1 new City joins consortium, total now 19.



2017

THP grows to 24 staff with annual budget of nearly \$4 million dollars. Transition to stand alone organization completed.

Our CAMPUS's

The main office of THP is located in Bonham, Texas with a satellite office located in Howe, Texas.

In addition to these offices, THP operates a full-service Maintenance facility which houses all equipment and supplies. Additionally, THP offers social services at the Teach, Empower, Assist, Motivate (TEAM) Center where a variety of educational and social programs are provided to residents and the community at large.

Main Office - Bonham, Texas



Maintenance Facility



Satellite Office - Howe, Texas



TEAM Center Building



BOARD OF COMMISSIONERS

One representative from each city serves on the THP Board and provides oversight to the consortium with a Regional mindset. They concern themselves with the interest of the whole rather than the individual city they represent which ultimately benefits everyone.



President
Marty Burke
Celeste



Vice President
Frank Budra
Pottsboro



Secretary
Virgil Cornwell
Savoy



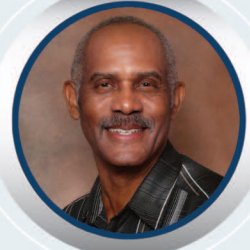
Beth Woodson
Bells



Lori Clayton
Bonham



Tracie Teal
Ector



Les Cooks
Farmersville



Cliff Gibbs
Gunter



Glenn Lee
Honey Grove

BOARD OF COMMISSIONERS



Jeff Stanley
Howe



Cecil Jones
Ladonia



Libby Schroeder
Leonard



Pam Glass
Princeton



Patti Kanegae
Tioga



Sherry Howard
Tom Bean



Joann Duncan
Trenton



Lane H. Jones
Van Alstyne



Allan West
Whitewright



Loretta Oliver
Windom

ADMINISTRATIVE STAFF

MEET OUR TEAMS

The THP administration is staffed by a team with over 100 years combined experience in the housing field. Professional and compassionate, this team provides daily oversight to all administrative and resident related activities.



Susan Ensley
Deputy Executive Director



Christina Phelps
HR/Payroll Manager



Susie Orman
Housing Manager



Doris Kirk
Housing Accounting
Specialist



Jan Knight
Housing Eligibility
Specialist



Lou Ann Taylor
Social Services
Coordinator



Melody Michaud
Housing Specialist

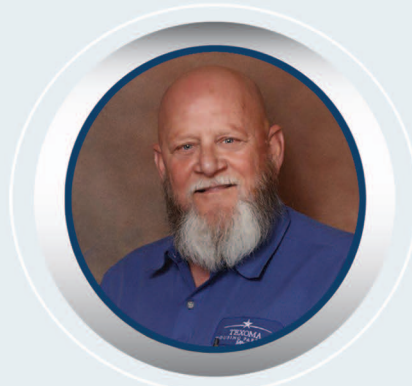


Kathy Steed
Housing Specialist

MEET OUR TEAMS

MAINTENANCE TEAM

The THP Maintenance is staffed by a team with over 100 years combined experience in all maintenance trades. This skilled and accomplished team provides preventative and on-going maintenance as well as turning units for occupancy and maintaining all landscape.



Mike Hayes
Maintenance Supervisor



Steve Idell
Lead Mechanic
Work Order



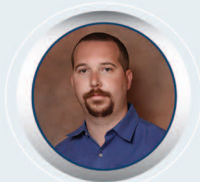
Weston Bush
Assistant
Maintenance Supervisor



John Smith
Lead Landscape



**Lonnie
Ashlock**
Mechanic



**Kevin
Adkins**
Landscape



**Michael
Burkhard**
Landscape



**Steve
Cammack**
Mechanic



**Kasey
Dickson**
Mechanic



**Shane
Hewitt**
Mechanic



**Larry
Jones**
Make Ready



**Jared
Lanford**
Mechanic



**David
Ryan**
Mechanic



**D.J.
Stewart**
Make Ready



**Scott
Strouse**
Mechanic

Our PROPERTIES

THP is responsible for maintaining over 27 million dollars of rental inventory including 520 units located across a four-county area. Our portfolio includes 19 Cities with affordable housing units; The Meadows, a 6 unit conventional property; Deer Run, 6 units of affordable housing and 4 standalone affordable units.



Bonham



Deer Run



Trenton



Leonard

IMPROVEMENTS, ADDITIONS, INNOVATIONS and ACCOMPLISHMENTS

During the first year of being a standalone organization THP successfully planned and accomplished the following administrative and maintenance improvements.

- Addition of Leonard Housing Authority into the Consortium;
- Conversion of the Leonard office into a rental unit;
- Conversion of a Howe unit into a satellite office;
- Bonham Police substation remodel;
- Fannin County Sherriff's substation established;
- Installation of new signage across all cities;
- Installation of new HVAC in all Leonard units
- Installation of new tub surrounds site 2 of Celeste;
- Fence replacement in Tioga;
- Installation of new windows across various sites in Windom, Whitewright, Farmersville and Honey Grove;
- Construction of new storage for administration building;
- Expansion of maintenance yard to include additional fencing and gravel;
- Completed Visioning workshop;
- Completed Strategic Planning;
- Updated Personnel Policy;
- Updated Occupancy Policy;
- Updated Lease;
- Completed 4409 work orders;
- Completed 114 make readies;
- Completed 114 new move-ins;
- Maintained 98% or higher occupancy;
- Achieved High Performer Status on Public Housing Assessment System (PHAS) Score.



SOCIAL SERVICES ACTIVITIES

The Teach, Empower, Assist and Motivate (TEAM) Center gives public housing residents and the community access to a variety of social and educational programs such as tutoring for the GED test, ESL and adult literacy classes.

Some activities from last year include:

Backpacks provided to 217 children;

TEAM Center participates as a site for the Kool Kid lunch program serving over 200 children;

Windom Baptist Church sponsors VBS;

Resident Christmas luncheon with over 100 in attendance;

4-H Club provides Christmas day dinner to 26 THP residents;

GED Program provided in the TEAM Center computer lab with over 30 participants

Community wide recycling event sponsored by the Literacy Council with all proceeds going to the GED program;

Food Pantry established;

Halloween Carnival



In Constant Pursuit

FUTURE IMPROVEMENTS

Living our vision means never being satisfied, it means we are in a continual mode of moving forward with thoughtful innovation and a commitment to improvement.

Some of our future improvement plans include:

New window installation across all cities;

New parking in Celeste and Howe;

Remodel Howe unit into a Community Room;

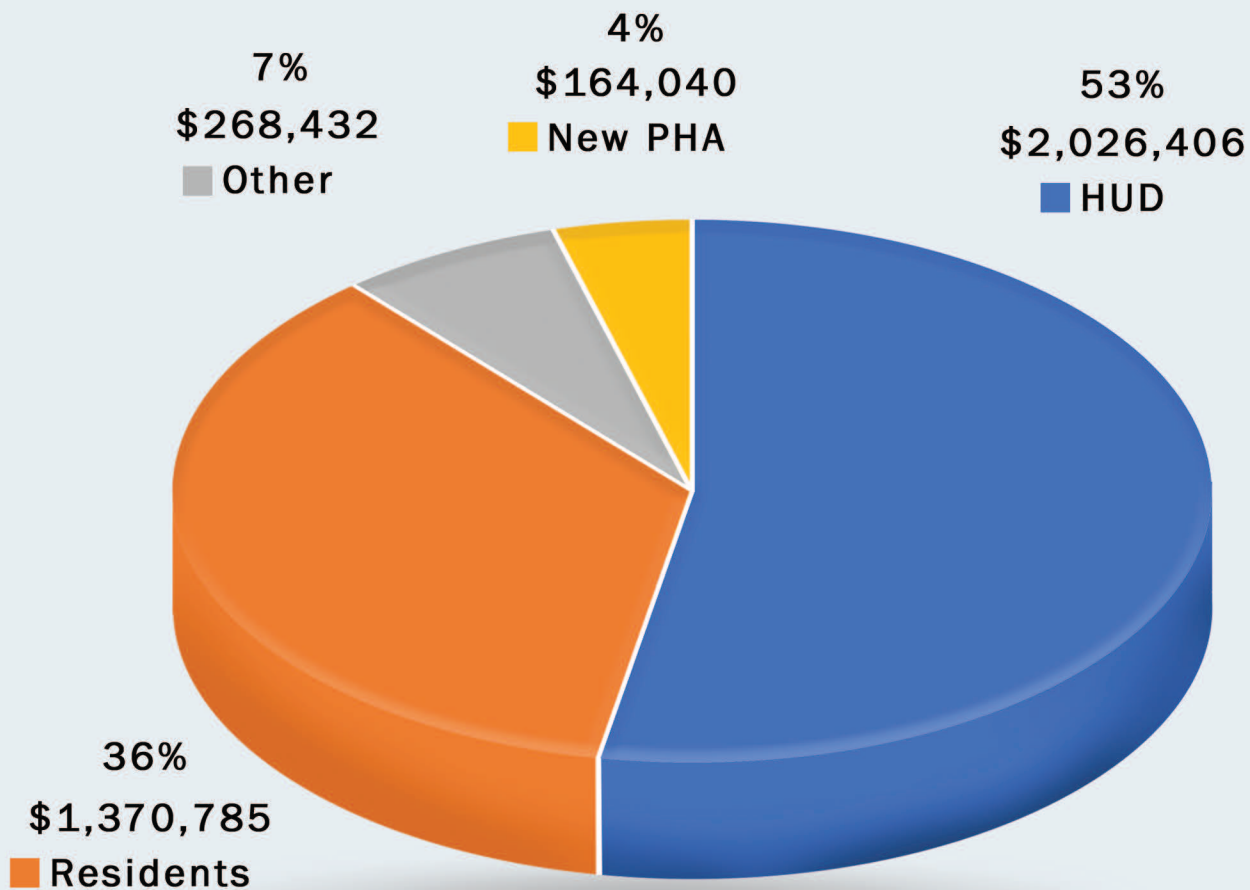
Exterior Paint in Bonham;

Exterior Paint in Honey Grove.



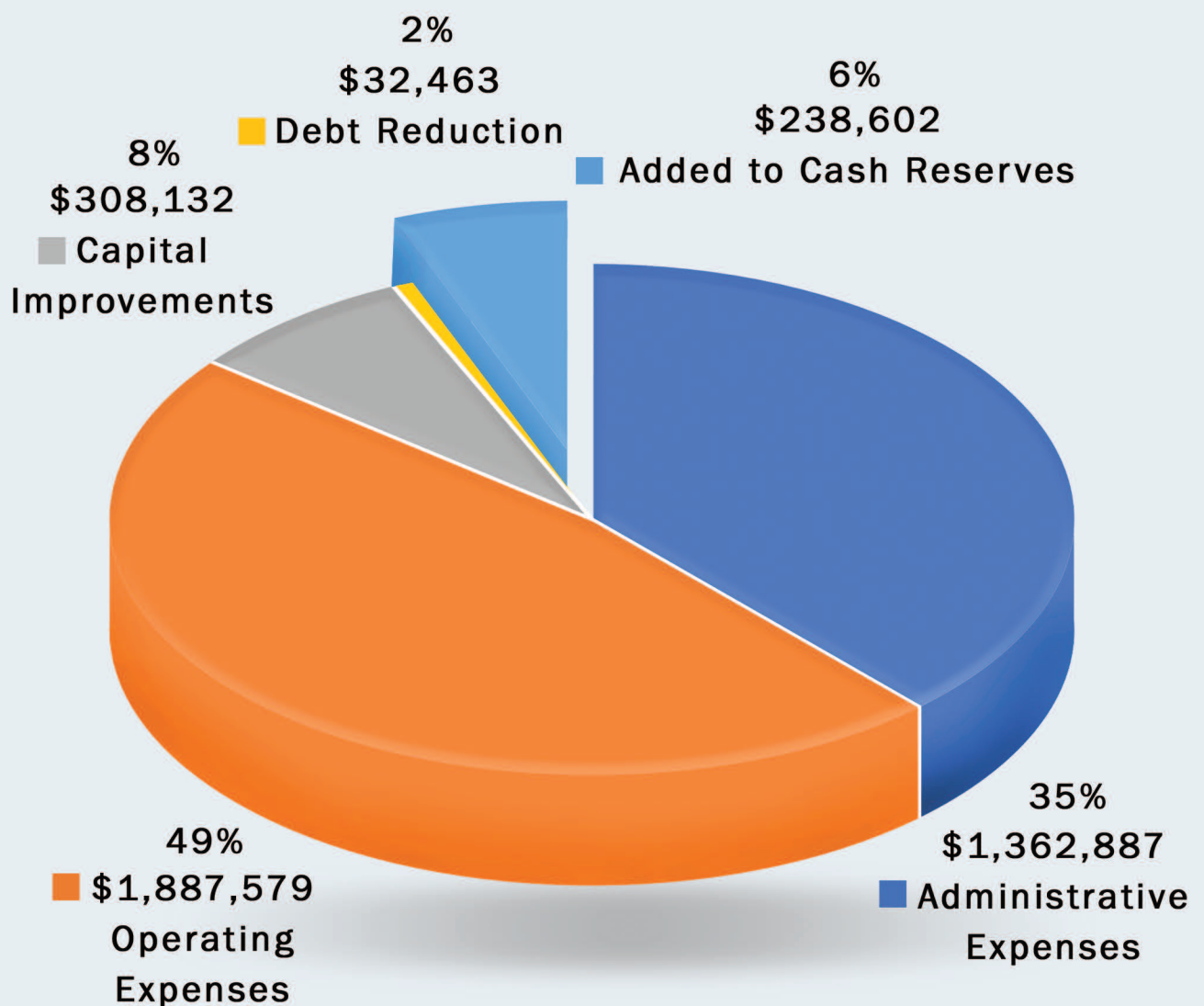
FISCAL YEAR END 3/31/2018

TOTAL INCOME
\$3,829,663



FISCAL YEAR END 3/31/2018

TOTAL EXPENSES \$3,829,663





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Mission Statement

By constantly pursuing and developing innovative strategies, THP will continue to be a proven expert in providing families quality rental housing and opportunities to enrich their lives.

Administrative Office
810 West 16th Street
Bonham, Texas 75418
903-583-3336