Colorado Springs
Annual Report
Housing Authority

2019

Photo Credit: Christine Offenbecher

Providing affordable housing throughout the Pikes Peak Region for over 50 years.

Who We Serve:

Housing Program - Current Units Available:

⇢ Section 8 vouchers - 2,290

⇢ Conventional Public Housing - 706

⇢ Low Income Housing Tax Credit Partnerships - 1,863

⇢ CSHA Owned/Managed - 813

⇢ Down payment assistance loans (Program not funding any more loans): 850 (113 active)

TOTAL HOUSING - 5,785

Key Demographics:

⇢ Extremely Low Income (<30% AMI)

⇢ Vouchers (Including Section 8) = 82%

⇢ Conventional Public Housing = 78%

⇢ Handicapped/Disabled Vouchers (Including Section 8) = 48%

⇢ Conventional Public Housing = 50%

⇢ Elderly Vouchers (Including Section 8) = 26%

⇢ Conventional Public Housing = 25%

** The above information serves as a "snapshot" taken at a given time.

** Housing and demographics data updated quarterly.

1st Quarter 2020

Our Mission:

- *The CSHA is dedicated to providing and sustaining quality affordable housing by being innovative, performance-oriented, and results driven.*

- *We work to establish effective partnerships and sound fiscal practices to benefit the quality of life in the Pikes Peak Region.*

Our Values:

The CSHA is committed to being a leader in the provision of quality affordable housing by:

- *Being accountable to our customers, our community, and each other.*

- *Striving for excellence in performance and communication.*

- *Creating and sustaining a durable, communicative, and positive organization.*

2019 Report Card:

The Colorado Springs Housing Authority is held to strict compliance and performance standards in the operation of our housing programs. Several important indicators that are used to evaluate the CSHA each year include:

PHAS
Public Housing Assessment System

Measures the performance of a Housing Authority in the operation of the Public Housing Program.

For fiscal year 2019, the CSHA achieved a score of 95 out of 100 points.

REAC
Real Estate Assessment Center

The inspection process used in assessing the physical condition of properties in the Public Housing Program. The primary purpose of conducting inspections is to insure properties are maintained to HUD quality standards.

Inspection scores for 2019 averaged 89% out of 100 *points.*

ANNUAL AUDIT
For fiscal year 2019, the CSHA received an "unmodified clean" audit report, meaning there were no audit findings and that the CSHA is considered a "low-risk" for concerns. This marks the *seventh consecutive year* the Authority has achieved this standing.

SEMAP
(Section Eight Management Assessment Program)

Measures the performance of a Housing Authority that administers the Housing Choice Voucher Program (Section 8) in 14 key areas. For fiscal year 2019, the CSHA achieved a score of 103. The Authority utilized 99% of the total capacity for vouchers in 2019.

OCCUPANCY

The CSHA is required to maintain certain levels of tenant occupancy in our units to meet optimum standards. For fiscal year 2019, the occupancy rate in the Public Housing Program was 99%. The occupancy rate in non-public housing programs was 98%, indicating strong performance.

2019 at a Glance

REVENUE:

Dwelling Rental:	$ 8,661,638
Operating Grants:	2,375,307
Other Operating Revenue:	1,137,566
TOTAL REVENUE:	32,174,511
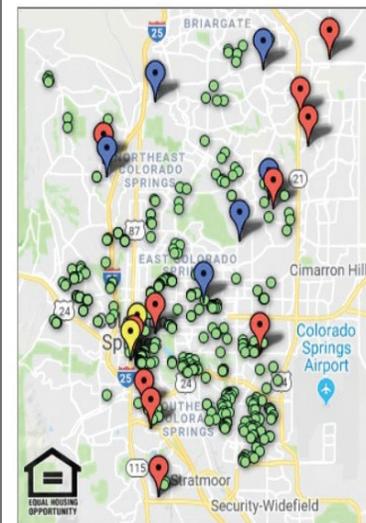
Here for You!

Property Legend:
- ▲ Managed Properties
- ▲ Tax Credit Properties
- ▲ Public Housing
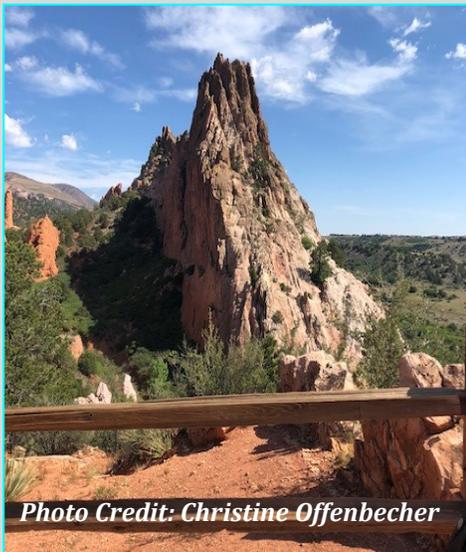- ▲ Housing Authority Offices

EXPENSES:

Administration:	$ 3,561,166
Operations:	5,173,029
Housing Assistance Payments:	17,479,949
TOTAL EXPENSES:	26,214,144

Photo Credit: Christine Offenbecher

TOTAL NET POSITION:

Total Assets:	$46,482,216
Total Liabilities:	18,173,874
Net Position:	28,308,342

Most Recent Figures From Independent Audit as of December 31, 2019

** Does Not Include Depreciation of $ 3,104,109

The Colorado Springs Housing Authority does not discriminate against race, color, national origin, disability, sex and other protected characteristics.

EQUAL HOUSING OPPORTUNITY

COLORADO SPRINGS HOUSING AUTHORITY