

## 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.

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

## 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.



# Financial Statement 2020\*

## REVENUE:

Dwelling Rental:	\$ 9,095,470
Operating Grants:	\$23,942,996
Other Operating Revenue:	\$ 1,376,660
<b>TOTAL REVENUE:</b>	<b>\$34,415,126</b>

Administration:	\$ 3,797,543
Operations:	\$ 6,072,437
Housing Assistance Payments:	\$17,811,860

## EXPENSES:

Total Expenses:	\$27,681,840
Total Assets:	\$48,607,337
Total Liabilities:	\$14,224,532
<b>NET POSITION:</b>	<b>\$33,580,389</b>

Most Recent Figures From  
Independent Audit as of December 31, 2020  
\* Does Not Include Depreciation of \$3,068,570

# Colorado Springs Housing Authority

# 2020 Annual Report



Numerous CSHA properties, including the *Casa de Cerro apartments*, received significant exterior and interior facelifts in 2020, that included interior painting, new decks, new boilers, elevator modernization, and alarm system. Although the Pandemic forced the CSHA to alter its operations, it had a highly successful year and services were not compromised. Additionally, projects to multiple properties were completed.



**Casa  
de  
Cerro**

**THEN  
and  
NOW**



Early into the start of the Pandemic, the CSHA began pre-construction of brand new affordable housing in the south downtown area of Colorado Springs. Following numerous COVID related delays, construction began on four new buildings featuring one, two and three bedroom units. The project replaces a former affordable housing property and offers close proximity to public transportation, shopping and dining. Completion of the new *Shook's Run Apartments* is slated for late 2021.



**COLORADO  
SPRINGS  
HOUSING  
AUTHORITY**



## PERFORMANCE MEASURES

The Colorado Springs Housing Authority (CSHA) is held to strict compliance and performance standards in the operation of our housing programs. Several of the most important indicators that are used to evaluate the CSHA are listed below:

### **PHAS (Public Housing Assessment System)**

Measures the performance of a Housing Authority in the operation of the Public Housing Program. For the fiscal year 2020, the CSHA achieved a score of **95** out of 100 points.

### **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 the fiscal year 2020, the CSHA achieved a score of **103**. The CSHA utilized **99%** of the total capacity for vouchers in 2020.

### **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. Due to COVID-19, REAC Inspections were canceled for 2020.

### **Annual Audit**

For the fiscal year 2020 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 *eighth* consecutive year the CSHA has achieved this rating.

### **Occupancy**

The CSHA is required to maintain certain levels of tenant occupancy in our units to meet optimum standards. For fiscal year 2020, the occupancy rate in the Public Housing Program was **99%**. The occupancy rate in non-public housing programs was **99%**. These rates are higher than the market as a whole and indicate strong performance.

\*\* Performance Measures data updated yearly



## Community Impact

**1st Quarter 2021**

The CSHA impacts neighborhoods throughout Colorado Springs and El Paso County. We are proud to serve low income families, seniors and disabled individuals through multiple programs:

### **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 (93 active)

**TOTAL HOUSING—5,765**

### **KEY DEMOGRAPHICS:**

#### **\* Extremely Low Income (<30% AMI)**

- Vouchers (including Section 8) = 79%
- Conventional Public Housing = 79%
- **Handicapped/Disabled**
- Vouchers (Including Section 8) = 48%
- Conventional Public Housing = 51%

#### **\* Elderly**

- Vouchers (including Section 8) = 27%
- Conventional Public Housing = 27%

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

Δ Housing and demographics are updated quarterly

