



Housing Authority of the City of Columbia, Missouri

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FOR IMMEDIATE RELEASE:

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Columbia Housing Authority Earns “High Performer” Designation from HUD

Columbia, MO – February 15, 2013: On February 7, 2013, the Columbia Housing Authority (CHA) received notice from the U.S. Department of Housing and Urban Development (HUD) that the housing authority was designated as a “High Performer” for the fiscal year ending September 30, 2012.

The performance of the Columbia Housing Authority is evaluated by HUD on an annual basis using the Public Housing Assessment System (PHAS). The Columbia Housing Authority was evaluated using four main criteria: 1.) Physical condition of public housing properties; 2.) Financial condition of the agency; 3.) Management operations; and 4.) Resident satisfaction.

The Columbia Housing Authority earned a score of 93 points out of 100 points possible. Housing authorities scoring 90 points or higher on the assessment are designated as “High Performers” which is an indication of excellence in the overall management and operations of the housing authority. The CHA was also designated as a High Performer in FYE2010 and FYE2009.

The Columbia Housing Authority operates 719 units of Public Housing composed of four (4) property divisions:

- Downtown Family Site.....294 family units composed of 1, 2, 3, & 4 bedroom townhouses.
- Bear Creek Family Site78 family units composed of 1, 2, 3, & 4 bedroom townhouses.
- Oak Towers.....147 high-rise units composed of 0 & 1 bedroom apartments designated for the elderly.
- Paquin Tower.....200 high-rise units composed of 0 & 1 bedroom apartments designated for persons with disabilities.

A copy of the Public Housing Assessment System (PHAS) score report is attached.

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The CHA was also recognized for its professional management of its Section 8 Housing Choice Voucher Program in 2012. The CHA earned a score of 104% on the Section Eight Management Assessment Program (SEMAP).

The 14 key indicators of performance that are assessed for the Housing Choice Voucher Program are:

- Proper selection of applicants from the housing choice voucher waiting list
- Sound determination of reasonable rent for each unit leased
- Establishment of payment standards within the required range of the HUD fair market rent
- Accurate verification of family income
- Timely annual reexaminations of family income
- Correct calculation of the tenant share of the rent and the housing assistance payment
- Maintenance of a current schedule of allowances for tenant utility costs
- Ensure units comply with the housing quality standards before families enter into leases and PHAs enter into housing assistance contracts
- Timely annual housing quality inspections
- Performing of quality control inspections to ensure housing quality
- Ensure that landlords and tenants promptly correct housing quality deficiencies
- Ensure that all available housing choice vouchers are used
- Expand housing choice outside areas of poverty or minority concentration
- Enroll families in the family self-sufficiency (FSS) program as required and help FSS families achieve increases in employment income.

A copy of the Section Eight Management Assessment Program (SEMAP) score report is attached.

“We’ve worked hard to earn the High Performer designation for our Public Housing properties during the past year,” stated Phil Steinhaus, CEO of the Columbia Housing Authority. Likewise, our Section 8 Housing Choice Voucher Program has also set a high standard for professionalism and good program management by achieving a SEMAP score of 104%.

Achieving and maintaining High Performer status has been a goal the CHA for each of its four properties. Seven years ago, HUD mandated that the CHA adopt a new management model that focused on improving each of the CHA’s four properties as individual housing assets rather than managing CHA as a whole.

“Each of our four properties has their own management team who are responsible for providing high quality affordable housing to our residents. These property management teams have worked hard for several years to address a number of performance and management issues with the goal of attaining the HUD High Performer designation while consistently managing our properties in this manner to the benefit of our residents and the Columbia community.”

“Likewise, landlords and tenants alike depend on the CHA to administer the Section 8 Housing Choice Voucher Program in an effective and professional manner that ensures that families receive the housing assistance that they need and landlords have good tenants that respect their properties and abide by the terms of their lease.”

“Professionally run housing programs ensure that everyone is able to live in a safe and healthy neighborhood regardless of income, age, or disability,” said Steinhaus.

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U. S. Department of Housing and Urban Development
 OFFICE OF PUBLIC AND INDIAN HOUSING
 REAL ESTATE ASSESSMENT CENTER

Report Date: 2/7/2013

Public Housing Assessment System (PHAS) Score Report for Interim Rule

PHA Code:	MO007
PHA Name:	Housing Authority of the City of Columbia, MO
Fiscal Year End:	9/30/2012

PHAS Indicators	Score	Maximum Score
Physical	37	40
Financial	24	25
Management	22	25
Capital Fund	10	10
Late Penalty Points	0	
PHAS Total Score	93	100
PHAS Designation	High Performer	

Initial PHAS score issued date: 2/7/2013

Financial Score Details	Score	Maximum Score
Submission Type: Unaudited/A-133		
1. FASS Score before deductions	23.56	25.00
2. Audit Penalties		
Total Financial Score Unrounded (FASS Score - Audit Penalties)	23.56	25.00

Capital Fund Score Details	Score	Maximum Score
Timeliness of Fund Obligation:		
1. Timeliness of Fund Obligation %	90	
2. Timeliness of Fund Obligation Points	5	5
Occupancy Rate:		
3. Occupancy Rate %	99	
4. Occupancy Rate Points	5	5
Total Capital Fund Score (Fund Obligation + Occupancy Rate):	10	10

Notes:

1. The scores in this Report are the official PHAS scores of record for your PHA. PHAS scores in other systems are not to be relied upon and are not being used by the Department.
2. Due to rounding, the sum of the PHAS indicator scores may not equal the overall PHAS score.
3. "0" FASS Score indicates a late presumptive failure. See §§ 902.60 and 902.92 of the Interim PHAS rule.
4. "0" Total Capital Fund Score is due to score of "0" for Timeliness of Fund Obligation. See the Capital Fund Scoring Notice.
5. PHAS Interim Rule website - <http://www.hud.gov/offices/reac/products/prodphasintrule.cfm>



U.S. Department of Housing and Urban Development

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1222 Spruce Street - 3rd Floor
St. Louis, Missouri 63103-2836

December 17, 2012

Mr. Phil Steinhaus
Executive Director
Housing Authority of the
City of Columbia
201 Switzler Street
Columbia, MO 65203

Dear Mr. Steinhaus:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the Columbia Housing Authority. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables the Department of Housing and Urban Development (HUD) to better manage the Section 8 tenant-based program by identifying Public Housing Agency's (PHA) capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The Housing Agency's final SEMAP score for the fiscal year ended **September 30, 2012**, is **104** percent. The following are your scores on each indicator:

Indicator #	Indicator	Points
1	Selection from Waiting List	15
2	Reasonable Rent	20
3	Determination of Adjusted Income	20
4	Utility Allowance Schedule	5
5	HQS Quality Control	5
6	HQS Enforcement	10
7	Expanding Housing Opportunities	5
8	Payment Standards	5
9	Timely Annual Reexaminations	10
10	Correct Tenant Rent Calculations	5
11	Pre-Contract HQS Inspections	5
12	Annual HQS Inspections	10
13	Lease-Up	20
14	Family Self-Sufficiency	N/A
15	Deconcentration Bonus	5
	TOTAL SCORE	104%

Your overall performance rating is **High**.

If you have any questions regarding the above, please do not hesitate to contact Carolyn R. Watson at 314-418-5224.

Thank you for your cooperation with the SEMAP process.

Sincerely,

A handwritten signature in blue ink that reads "Patricia A. Straussner". The signature is written in a cursive style with a large initial "P" and a distinct "A" and "S".

Patricia A. Straussner
Program Center Coordinator
Office of Public Housing