



City of Greensboro

Date: June 11, 2008
To: Andy Scott, Director of Housing & Community Development
From: Internal Audit Division
Subject: Affordable Housing Management, Inc.-Windhill Development LLC

The Internal Audit Division has performed our yearly monitoring visit of Affordable Housing Management which received a Supportive Services grant for Windhill Apartments in the amount of \$16,000 from the City of Greensboro during the 2006 to 2007 grant year.

The Supportive Services grant for \$16,000 was used to assist the Windhill's development with reimbursements for administrative expenses, site based tenant services and tenant assistance. There are 60 apartments in Windhill I. This is the 6th year of a 15-year funding that began in the 2001-2002 grant year, however, the City Council terminated Supportive Services after the 2006-2007 year. Windhill requisitioned only \$3,167 of the \$16,000 grant. This is the third consecutive year that Windhill did not requisition the entire grant.

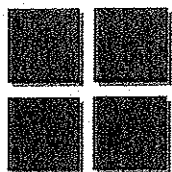
We examined selected financial transactions and program documentation maintained by the agency for compliance with the contract and for assurance that program goals were achieved. Based on our review, it appears that the funds have been spent according to the terms of this contract.

We would like to thank Mr. David Levy, Executive Director; Ms. Debora Osborne, Finance Director and the staff of the Affordable Housing Management for their courtesy and cooperation shown to us during this visit. If there are any questions or comments concerning the details of this visit, we can be reached at 373-2821.

Mickey Kerans
Internal Auditor

Len Lucas
Internal Audit Director

Cc: Bob Morgan, Deputy City Manager
David Levy, Executive Director of Affordable Housing Management, Inc.



HCD

Department of Housing & Community Development

Date: June 10, 2008
To: David Levy, Affordable Housing Management, Inc.
From: Michael Blair, City of Greensboro HCD
RE: 2008 Windhill - Programmatic Evaluation

Project Information:

For reference purposes the Windhill Apartments are located at 201 Windhill Court in Greensboro, NC and consist of 60 apartment units. The property is currently managed by Affordable Housing Management Inc.

The property received a \$16,000 Supportive Services grant in FY06/07.

Spending:

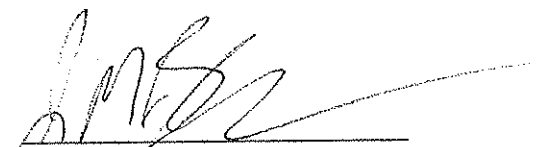
The full amount funded was not fully expended by July 2007.

Programmatic Review:

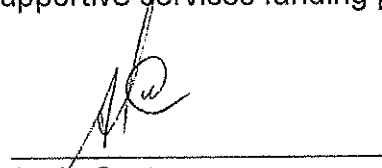
Resident events reported in FY06/07 ranged from financial planning meetings to holiday celebrations. Attendance was moderate. Event records were more or less understandable. The supportive services activity book for Windhill could be organized better.

HCD appreciates the services provided to Windhill residents during FY06/07. All FY06/07 payments made were for eligible expenses per the agreement.

The draft May 21, 2008 Internal Audit report did not contain any findings however the City terminated rental housing Supportive Services after FY06/07 so there is no current FY07/08 supportive services funding or future supportive services funding planned.



Michael Blair
Specialist Grants Compliance



Andy Scott
Director HCD