



City of Greensboro

Date: September 16, 2003
To: Ed Kitchen, City Manager
From: Internal Audit
Subject: Ole Asheboro Street Neighborhood Association 2002-2003

The Internal Audit Division has performed our annual program and compliance audit of the current year's operations of the Nettie Coad Apartments, which consists of 30 units for low-income individuals or families located in David Caldwell School at 503 Martin Luther King, Jr. Drive. These units are owned by the City of Greensboro and are managed by the Ole Asheboro Street Neighborhood Association.

The management contract states that any excess revenues from the rental of these units after all expenses incurred and funding of the reserve accounts should be used in the Ole Asheboro Neighborhood Community. The Neighborhood Resource Center provides services such as promoting National Night Out; A Day in the Park Picnic for kids in the community and Neighborhood Meetings to keep residents aware of upcoming events. The agency received a grant during the year from the Cemala Foundation in the amount of \$72,000 to help build a multi-purpose room in the apartment complex. The construction contract for this project is projected to cost \$94,500 and expected to start in the fall of 2003; will include computers, a food pantry and kitchen. The current management agreement expired on February 1, 2003. The Housing & Community Development Department is currently in process of finalizing a new agreement.

We accompanied Mr. Bill Black, Rehabilitation Supervisor of Housing & Community Development as he inspected approximately fifteen percent of the units and found these to be well maintained and in working order, and the exterior of the units to be well maintained.

We examined selected financial transactions and program documentation maintained by the agency for compliance with the contract. Based on our review, it appears that the excess revenues have been spent according to the terms of the management agreement, with the exception that the new agreement has not been executed.

We would like to thank Ms. Jan Malone, Property Manager and Ms. Lalita Linney, Administrative Assistant of the Nettie Coad Apartments and Ms. Dorothy Brown, Chair of the Board of Directors for their courtesy and cooperation shown us during this audit. If there are any questions or comments concerning the details of this audit, we can be reached at 373-2821.

Len Lucas
Acting Internal Audit Director

Cc: Mitchell Johnson, Assistant City Manager
Ben Brown, Assistant City Manager for Economic Development
Bob Morgan, Assistant City Manager
Andy Scott, Director of Housing & Community Development
Dorothy Brown, Chair of the Board of Directors of Ole Asheboro Neighborhood Association, Inc.