City of Greensboro

Date: June 11, 2008

To: Andy Scott, Director of Housing & Community Development

From: Internal Audit Division

Subject: Greensboro Urban Ministry-Partnership Village Phase II.

The Internal Audit Division has performed our yearly monitoring visit of the Greensboro Urban Ministry-Partnership Village Phase II which received a Supportive Assistance grant in the amount of $17,000 from the City of Greensboro during the 2006 to 2007 grant year.

The Supportive Assistance grant for $17,000 was used to provide supportive assistance to low income households of which reimbursable services may include Administration, Site-based Tenant Services and Monthly Rental Assistance for new residents up to a term of two years. All reimbursed costs by the City were for tenant Monthly Rental Assistance. This is the sixth year of an 18-year term contract to fund Greensboro Urban Ministry which began with the 2001-2002 funding year.

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 the contract with no exceptions noted.

We would like to thank Reverend Mike Aiken, Executive Director; Ms. Aquilla Lanier, Director of Finance; Ms. Nancy Phillips, Business Manager and the staff of the Greensboro Urban Ministry 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
Reverend Mike Aiken, Executive Director of Greensboro Urban Ministry

HCD
Department of Housing & Community Development

Date: June 10, 2008
To: Mike Aiken on behalf of Greenbriar Housing, LLC
From: Michael Blair, City of Greensboro HCD
RE: *2008 Supportive Services - Partnership Village II*

Project Information:

For reference purposes Partnership Village II (PVII) is located at 139 Greenbriar Road, Greensboro, NC and consists of 24 units (3/BR). The property is currently managed by Partnership Property Management (formerly Harris Brown Management).

The program was funded for $17,000 in FY06/07 to provide Supportive Services (Rent, transportation (GTA), childcare and special events) to its residents.

Spending:

The full amount funded was expended prior to the end of FY06/07.

PVII Measures:	**FY04/05**	**FY05/06**	**FY06/07**
Total Served	167 (53A & 114C)	136 (43A & 93C)	166 (54A & 112C)
New Participants FY04/05	80	47	71
Previously in Shelters	44%	47%	40%
Average Occupancy	98%	97%	88% (end year)
Veterans	0	0	0
Length of Stay (those who left)			
Less than 30 days:	0%	N/A	0%
1 to 2 months:	4%	N/A	0%
3-6 months:	13%	N/A	0%
7-12 months:	29%	50% > 6-months	22%
13-24 months:	25%	N/A	74%
25 months to 3 years:	29%	N/A	0%
Transitioned to Permanent Housing	75%	71.4%	86%

Conclusion of FY06/07 Supportive Services Review

Performance records were clear and understandable. The results, or outcomes, appear to be very good with 86% of the 22 families who left in FY06/07 transitioning to Permanent Housing.

The draft May 12, 2008 Internal Audit report did not contain any findings.

Michael Blair
Specialist Grant Compliance

Andy Scott
Director HCD