



City of Greensboro

Date: January 10, 2003
To: Ed Kitchen, City Manager
From: Internal Audit
Subject: Nettie Coad Apartments 2001-2002

The Internal Audit Division has performed a 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 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 to provide neighborhood self-sufficiency programs through the Neighborhood Resource Center in the Ole Asheboro Neighborhood Community. The Neighborhood Resource Center provides services such as a National Night Out and activities for neighborhood youth to clients in the community and support services to the Ole Asheboro Board of Directors.

We accompanied Mr. Bill Black, Rehabilitation Supervisor of Housing & Community Development as he inspected 15 percent of the units: he found these overall 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 contract with no exceptions noted.

We would like to thank Ms. Jan Malone, Property Manager; Ms. Karen F. Davis, Administrative Assistant and Ms. Naomi Randolph, Coordinator of the Neighborhood Resource Center for their courtesy and cooperation shown us during this audit. If there are any questions or comments concerning the details of this audit, please contact us at 373-2821.

Len Lucas
Internal Auditor

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 Street Neighborhood Association