



Washington State Auditor's Office

Troy Kelley

Integrity • Respect • Independence

Accountability Audit Report

Housing Authority of Grays Harbor County

For the period January 1, 2012 through December 31, 2013

Published August 25, 2014

Report No. 1012407





Washington State Auditor

Troy Kelley

August 25, 2014

Board of Commissioners
Housing Authority of Grays Harbor County
Aberdeen, Washington

Report on Accountability

Thank you for the opportunity to work with you to promote accountability, integrity and openness in government. The State Auditor's Office takes seriously our role of providing state and local governments with assurance and accountability as the independent auditor of public accounts. In this way, we strive to help government work better, cost less, deliver higher value and earn greater public trust.

Independent audits provide essential accountability and transparency for Housing Authority operations. This information is valuable to management, the governing body and public stakeholders when assessing the government's stewardship of public resources.

The attached comprises our report on the Housing Authority's compliance and safeguarding of public resources. Our independent audit report describes the overall results and conclusions for areas we examined. We appreciate the opportunity to work with your staff and we value your cooperation during the audit.

Sincerely,

TROY KELLEY
STATE AUDITOR

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AUDIT SUMMARY

Results in brief

In most areas we audited, Housing Authority operations complied with applicable requirements and provided adequate safeguarding of public resources. The Housing Authority also complied with state laws and regulations and its own policies and procedures in the areas we examined.

However, we noted certain matters that we communicated to the Housing Authority management in a letter dated August 19, 2014 related to the tax credit partnership. We appreciate the Housing Authority's commitment to resolving those matters.

About the audit

This report contains the results of our independent accountability audit of the Housing Authority of Grays Harbor County from January 1, 2012 through December 31, 2013.

Management is responsible for ensuring compliance and adequate safeguarding of public resources from fraud, loss or abuse. This includes the design, implementation and maintenance of internal controls relevant to these objectives.

Our audit involved performing procedures to obtain evidence about the Housing Authority's uses of public resources, compliance with state laws and regulations and its own policies and procedures, and internal controls over such matters.

In keeping with general auditing practices, we do not examine every transaction, activity or area. Instead, the areas examined were those representing the highest risk of fraud, loss, abuse, or noncompliance. The following areas were examined during this audit period:

- Open public meeting minutes
- Key system controls
- Tax credit partnership
- Financial condition/restricted funds
- Tenant rental revenue
- Disbursements
- Petty cash

RELATED REPORTS

Financial

Our opinion on the Housing Authority's financial statements and compliance with federal grant program requirements is provided in a separate report, which includes the Housing Authority's financial statements.

Federal grant programs

We evaluated internal controls and tested compliance with the federal program requirements, as applicable, for the Housing Authority's major federal programs, which are listed in the Federal Summary section of the financial statement and single audit report.

INFORMATION ABOUT THE HOUSING AUTHORITY

The Housing Authority of Grays Harbor County was established in 1951. The Housing Authority operates programs primarily funded by the Department of Housing and Urban Development (HUD) to provide rental subsidies and improve the physical condition of the existing public housing projects. These programs serve eligible low-income, elderly and disabled people to meet their needs for safe and sanitary housing. In October 2002, the Housing Authority acquired a 20-unit apartment complex in Aberdeen. In previous years, the Housing Authority acquired an 18-unit apartment complex in Ocean Shores and a 59-unit apartment complex in Hoquiam. The Housing Authority operates four HUD programs that include the Low Rent Public Housing program, the Section 8 Housing Choice Voucher program, the Public Housing Capital Fund program and the Section 8 Housing Assistance Payments program.

The Housing Authority is governed by a five-member Board of Commissioners appointed by Grays Harbor County. In 2013 the Housing Authority employed 24 people and operated on a \$3.5 million annual budget.

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Information current as of report publish date.

Audit history

You can find current and past audit reports for the Housing Authority of Grays Harbor County at <http://portal.sao.wa.gov/ReportSearch>.

ABOUT THE STATE AUDITOR'S OFFICE

The State Auditor's Office is established in the state's Constitution and is part of the executive branch of state government. The State Auditor is elected by the citizens of Washington and serves four-year terms.

We work with our audit clients and citizens to achieve our vision of government that works for citizens, by helping governments work better, cost less, deliver higher value, and earn greater public trust.

In fulfilling our mission to hold state and local governments accountable for the use of public resources, we also hold ourselves accountable by continually improving our audit quality and operational efficiency and developing highly engaged and committed employees.

As an elected agency, the State Auditor's Office has the independence necessary to objectively perform audits and investigations. Our audits are designed to comply with professional standards as well as to satisfy the requirements of federal, state, and local laws.

Our audits look at financial information and compliance with state, federal and local laws on the part of all local governments, including schools, and all state agencies, including institutions of higher education. In addition, we conduct performance audits of state agencies and local governments as well as [fraud](#), state [whistleblower](#) and [citizen hotline](#) investigations.

The results of our work are widely distributed through a variety of reports, which are available on our [website](#) and through our free, electronic [subscription](#) service.

We take our role as partners in accountability seriously, and provide training and technical assistance to governments, and have an extensive quality assurance program.

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