



Office of the Washington State Auditor
Pat McCarthy

Accountability Audit Report

Housing Authority of the City of Kelso

For the period April 1, 2016 through March 31, 2019

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**Office of the Washington State Auditor
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November 12, 2019

Board of Commissioners
Housing Authority of the City of Kelso
Kelso, 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 independent audit report on the Housing Authority's compliance with applicable requirements and safeguarding of public resources for the areas we examined. We appreciate the opportunity to work with your staff and we value your cooperation during the audit.

Sincerely,

Pat McCarthy
State Auditor
Olympia, WA

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AUDIT RESULTS

This report describes the overall results and conclusions for the areas we examined. In those selected areas, Housing Authority operations complied with applicable state laws, regulations, and its own policies, and provided adequate controls over the safeguarding of public resources.

About the audit

This report contains the results of our independent accountability audit of the Housing Authority of the City of Kelso from April 1, 2016 through March 31, 2019.

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.

This audit was conducted under the authority of RCW 43.09.260, which requires the Office of the State Auditor to examine the financial affairs of all local governments. 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, based on our risk assessment for the years ended March 31, 2019, 2018 and 2017, the areas examined were those representing the highest risk of fraud, loss, abuse, or noncompliance. The following areas were examined during this audit period:

- Tenant leases – revenue receipts, accounts receivable, adjustments and collections
- IT security policies – user access, data backup and recovery
- Procurement – public works and purchases
- Accounts payable – general disbursements and credit cards
- Payroll – gross wages and benefit deductions
- Financial condition and fiscal sustainability
- Self-insurance for unemployment

INFORMATION ABOUT THE HOUSING AUTHORITY

The Housing Authority of the City of Kelso is governed by a five-member Board of Commissioners appointed by the Kelso City Council. The Board of Commissioners has delegated responsibility for day-to-day operations to an Executive Director. The Housing Authority owns and manages three housing projects totaling 116 units, 308 Housing Choice Vouchers, and manages several grant programs funded by the U.S. Department of Housing and Urban Development.

Contact information related to this report	
Address:	Housing Authority of the City of Kelso 1415 S. 10th Avenue Kelso, WA 98626
Contact:	Joleen Reece, Executive Director
Telephone:	(360) 423-3490 x 11
Website:	www.kelsohousing.org

Information current as of report publish date.

Audit history

You can find current and past audit reports for the Housing Authority of the City of Kelso 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.

Contact information for the State Auditor's Office	
Public Records requests	PublicRecords@sao.wa.gov
Main telephone	(360) 902-0370
Toll-free Citizen Hotline	(866) 902-3900
Website	www.sao.wa.gov