

**Washington State Auditor's Office**  
**Accountability Audit Report**

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**Housing Authority of the County of King**  
**(King County Housing Authority)**

Report Date  
**September 20, 2011**

**Report No. 1006587**

Issue Date  
**October 24, 2011**



WASHINGTON  
**BRIAN SONNTAG**  
STATE AUDITOR



**Washington State Auditor  
Brian Sonntag**

October 24, 2011

Board of Commissioners  
King County Housing Authority  
Tukwila, Washington

***Report on Accountability***

We appreciate the opportunity to work in cooperation with your Housing Authority to promote accountability, integrity and openness in government. The State Auditor's Office takes seriously our role to advocate for government accountability and transparency and to promote positive change.

Please find attached our report on the King County Housing Authority's accountability and compliance with state laws and regulations and its own policies and procedures. Thank you for working with us to ensure the efficient and effective use of public resources.

Sincerely,

**BRIAN SONNTAG, CGFM**  
STATE AUDITOR

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September 20, 2011**

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# Audit Summary

## King County Housing Authority September 20, 2011

### ***ABOUT THE AUDIT***

This report contains the results of our independent accountability audit of the King County Housing Authority from January 1, 2010 through December 31, 2010.

We evaluated internal controls and performed audit procedures on the activities of the Housing Authority. We also determined whether the Housing Authority complied with state laws and regulations and its own policies and procedures.

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 noncompliance, misappropriation or misuse. The following areas were examined during this audit period:

- Contracts/agreements
- Investments
- Open public meetings/records laws
- Procurement (bidding/prevaling wage)
- Disbursements/expenditures
- Payroll/personnel
- Bond covenants
- Information technology/data security

### ***RESULTS***

In the areas we examined, the Housing Authority's internal controls were adequate to safeguard public assets. The Housing Authority also complied with state laws and regulations and its own policies and procedures in the areas we examined.

## **Related Reports**

**King County Housing Authority  
September 20, 2011**

### ***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.

# Description of the Housing Authority

## King County Housing Authority September 20, 2011

### **ABOUT THE HOUSING AUTHORITY**

The Housing Authority of the County of King, doing business as King County Housing Authority, was created in 1939 in response to the Federal Housing Act of 1937. The Housing Authority's jurisdiction encompasses over 2,134 square miles throughout King County, except within the cities of Seattle and Renton, which have their own housing authorities. The Housing Authority operates out of a central office in Tukwila and several other offices throughout the county. The Housing Authority's purpose is to provide housing assistance to low-income households.

A five-member Board of Commissioners governs the Housing Authority. Commissioners are appointed by the King County Executive and confirmed by the King County Council to serve five-year terms. The Board appoints management to oversee the Housing Authority's daily operations as well as its approximately 320 employees. For fiscal year 2010, the Housing Authority operated on an annual budget of roughly \$160 million.

### **ELECTED OFFICIALS**

These officials served during the audit period:

Board of Commissioners:

Peter Orser (January 1 - December 7,  
2010)  
Doug Barnes (December 7-31, 2010)  
Nancy Holland-Young  
Richard Mitchell  
Michael Brown  
Terry McLlarky

### **HOUSING AUTHORITY CONTACT INFORMATION**

Address: King County Housing Authority  
600 Andover Park West  
Tukwila, WA 98188-3326

Phone: (206) 574-1100

Website: [www.kcha.org](http://www.kcha.org)

## **AUDIT HISTORY**

We audit the Housing Authority annually. In the past six years, the Housing Authority has had one finding. In 2006 we reported noncompliance with the federal Period of Availability. This finding has been resolved.



## **ABOUT THE STATE AUDITOR'S OFFICE**

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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.

Our mission is to work with our audit clients and citizens as an advocate for government accountability. 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.

The State Auditor's Office employees are located around the state to deliver services effectively and efficiently.

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 and fraud, whistleblower and citizen hotline investigations.

The results of our work are widely distributed through a variety of reports, which are available on our Web site and through our free, electronic subscription service.

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

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