



OFFICE OF THE COMPTROLLER  
CITY OF ST. LOUIS



DARLENE GREEN  
Comptroller

*Internal Audit Section*

1520 Market St., Suite 3005  
St. Louis, Missouri 63103-2630  
(314) 657-3490  
Fax: (314) 552-7670

DR. KENNETH M. STONE, CPA  
Internal Audit Executive

December 3, 2012

FILE COPY

Desiree Knapp, Consultant  
St. Louis Leased Housing Associates III, LP  
906 Olive, Suite 610  
St. Louis, MO 63101

RE: St. Louis Leased Housing Associates III, LP (Project #2013-AHC01)

Dear Ms. Knapp:

Enclosed is a report of our fiscal monitoring review of St. Louis Leased Housing Associates III, LP for the period December 1, 2010 through July 31, 2012. The scope of a fiscal monitoring review is less than an audit, and as such, we do not express an opinion on the financial operations of St. Louis Leased Housing Associates III, LP. Fieldwork was completed on November 19, 2012.

This review was made under authorization contained in Section 2, Article XV of the Charter, City of St. Louis, as revised and has been conducted in accordance with the *International Standards for the Professional Practice of Internal Auditing* and through an agreement with the Affordable Housing Commission (AHC) to provide fiscal monitoring to all grant sub-recipients.

If you have any questions, please contact the Internal Audit Section at (314) 657-3490.

Sincerely,

Dr. Kenneth M. Stone, CPA  
Internal Audit Executive

Enclosure

cc: Angela M. Conley, Executive Director, Affordable Housing Commission



# CITY OF ST. LOUIS

**AFFORDABLE HOUSING COMMISSION (AHC)**

**ST. LOUIS LEASED HOUSING ASSOCIATES III, LP  
LOAN AGREEMENT #01-10L**

**FISCAL MONITORING REVIEW  
DECEMBER 1, 2010 THROUGH JULY 31, 2012**

**PROJECT #2013-AHC01**

**DATE ISSUED: DECEMBER 3, 2012**

**Prepared by:  
The Internal Audit Section**



## OFFICE OF THE COMPTROLLER

**HONORABLE DARLENE GREEN, COMPTROLLER**

**CITY OF ST. LOUIS  
AFFORDABLE HOUSING COMMISSION (AHC)  
ST. LOUIS LEASED HOUSING ASSOCIATES III, LP  
FISCAL MONITORING REVIEW  
DECEMBER 1, 2010 THROUGH JULY 31, 2012**

**TABLE OF CONTENTS**

<b>Description</b>	<b>Page(s)</b>
<b>INTRODUCTION</b>	
Background	1
Purpose	1
Scope and Methodology	1
Exit Conference	1
<b>SUMMARY OF OBSERVATIONS</b>	
Conclusion	2
Status of Prior Observations	2
Summary of Current Observations	2

## INTRODUCTION

### Background

**Contract Name:** St. Louis Leased Housing Associates III, LP

**Contract Number:** 01-10L

**Contract Period:** Beginning December 1, 2010

**Contract Amount:** \$100,000

The loan agreement provides funds from Affordable Housing Commission (AHC) to St. Louis Leased Housing Associates III, LP (Developer) to finance the rehabilitation and construction of eighty-six units. With seven of the units rented to households at 50% of the average median income and the remaining seventy-nine units rented to households at 60% or below the median income.

### Purpose

The purpose of the review was to determine the Developer's compliance with federal, state, and local AHC requirements for the period December 1, 2010 through July 31, 2012, and make recommendations for improvements, as considered necessary.

### Scope and Methodology

Inquiries were made regarding the Developer's internal controls relating to the grant administered by AHC. Evidence supporting the reports the Developer submitted was tested and other procedures were performed, as considered necessary.

### Exit Conference

The Agency was offered the opportunity for an exit conference on December 3, 2012, but the Agency declined.

## **SUMMARY OF OBSERVATIONS**

### **Conclusion**

No evidence was found to suggest that the Developer did not fully comply with federal, state, and local AHC requirements.

### **Status of Prior Observations**

The Developer did not have any previous AHC fiscal monitoring reviews.

### **Summary of Current Observations**

There were no current observations.