

# PUBLIC HOUSING ADMINISTRATION

HOUSING FINANCE AGENCY  
SAN FRANCISCO FIELD OFFICE  
1860 Mission Street  
San Francisco 3, California

March 26, 1955

In reply please refer to:  
Management Area A:IAS  
IDA-V-10132:Accounts

Mr. Edward Cole, Secretary  
Chamber of Commerce  
Caldwell, Idaho

Dear Mr. Cole:

In compliance with your request over the telephone this morning when the subject of payments in lieu of taxes, Projects IDA-VN-10161 and IDA-V-10132, was discussed with you, the following information is provided.

These Title V Projects in Caldwell were relinquished to the Chamber of Commerce as of September 30, 1950. Final review of the accounts was completed some months thereafter. It was found in the review that Project IDA-V-10132 had an accrual for payments in lieu of taxes at the time of relinquishment of \$6,988.55 and Project IDA-VN-10161 had an accrual of \$4,555.28.

The Housing Authority of the City of Caldwell, which was the managing body for the Chamber of Commerce, was informed that before the PHA can accept these amounts as eligible charges to expense of the projects, it will be necessary that the PHA receive evidence that these amounts have been paid to the various taxing jurisdictions involved. It was agreed this evidence would be in the form of photostatic copies of checks issued in payment of the payments in lieu of taxes.

Although there have been a number of letters written in respect to this subject as well as field contacts and telephone calls by representatives of the PHA, the Authority failed to comply with our requests for the photostats.

Mr. Edward Cole - 2

Pursuant to our conversation today, we ask that you send us the photostats if the payments have already been made, and, if not, and the Chamber of Commerce intends to make the payments, that action be taken immediately and we then be provided with the photostats of the canceled checks. If the Chamber of Commerce determines not to make the payments, the amounts involved are payable to the FRA.

Sincerely yours,

R. B. SPAULDING  
Chief, Management Area A

April 10, 1953

J. Harold Aird, Chairman  
Housing Authority  
Box 772  
Caldwell, Idaho

Dear Harold,

May I apologize for being so slow in answering your recent letter in regards to the payments in lieu of taxes on the Cleveland Heights and Canyon Hill Park Projects. I believe that the Canyon Hill Park accounts are right and they were held up until the refund on overpayments to the PHA had been received. The Cleveland Heights deal is an altogether different one. In the first place, I believe that the heat to pay these accounts has come at the time of this change as they knew that I probably had most of the information concerning the projects.

As Mr. Spaulding's letter states, the projects were relinquished to the Chamber as of September 30, 1950, but his letter does not state that the 26 units that belonged to the College of Idaho were relinquished and made retroactive to October 1, 1948. In the accruals of payments in lieu of taxes we had carried the College of Idaho units from October 1, 1948 to the time of relinquishment of the entire project on September 30, 1950. This period of time and application to the College units has been one of the bones of contention as you recall about the payments in lieu of taxes. I do not believe that the Authority should have to settle with the PHA on that basis. You had also waited for the over payment refund on Cleveland Heights before settling the payments in lieu of taxes.

As to the amount claimed by PHA as an obligation of PILOT and the bank balance as of closing out the account last December 31 there are two items to take into consideration. First, that the Cleveland Heights Project operated for nearly a year without any tenants to speak of and than was discontinued as of June 30, 1952. We continued to pay a pro-rata share of the cost of the operation of the Housing Authority from this account although there was no income from it. Secondly, in the dismantling of the project, all of the proceeds were paid to the Chamber of Commerce and the Authority paid all of the labor and other bills from the Cleveland Heights account. I believe that in checking your books you will find that more than \$1500.00 was expended on the dismantling of the project. This amount added to the bank balance of last December would be in excess of even the claimed obligations.

I am extremely sorry that these conditions have come up, but I would recommend that you men continue to operate your Authority as you have in the past, that is without too much help from PHA. You have operated long enough to know what you can or cannot do.

Thank you for the kind wishes extended me in your letter. I certainly miss you people a lot and am already looking forward to a visit to Caldwell.

I had a good talk with Eddie Cole when he was down here last week and I am sure that Eddie can fill you in on some of the information that I gave him.

I am returning the letters you sent me for the files.

As ever your friend,

Telfer E. Wright

Please extend a hello to all the members of the Authority for me. Your next meeting will be soon so have a little extra Smorgasbord for me.

March 25, 1953

J. Harold Aird, Chairman  
Housing Authority of the  
City of Caldwell, Idaho

Dear Mr. Aird and Commissioners:

To the best of my ability from records available, following is a financial report of distribution of money from Cleveland Heights Homes Project as of December 31, 1952.

We closed out the Cleveland Heights bank account and there was a balance of \$6,811.81. The following is a list of the liabilities against this account:

Caldwell Independent School District, back payment in lieu of taxes	\$2,158.25 ✓
City of Caldwell, back payment in lieu of taxes (Tuition)	1,511.01 ✓
State of Idaho, back payment in lieu of taxes	293.21 <i>CAVED</i>
Canyon County, back payment in lieu of taxes	1,256.73 <i>CAVED</i>

This makes a total of \$5,219.20, which taken from the bank account of \$6,811.81 leaves a distribution to the co-sponsors of this project of \$1,592.61.

This latter account divided by 86 units gives a distribution to the Chamber of Commerce for its 60 units of \$1,111.20; to the College of Idaho \$481.41. *CAVED*

Some of these payments we have not made to the state and county, using only the city and school as taxing bodies to which we made payment. I believe you might withhold your state and county money because of lack of service from them, but probably you would have to argue with the federal government on this.

It is also my belief they would have a great amount of difficulty in recovering any funds you have retained for these purposes. They will also undoubtedly argue you owe them more than this.

Payment in lieu of taxes for the College of Idaho was taken over retroactive to October 1, 1948, so the accrual statement applied to them during the last three months of 1948, all of 1949 and the first 9 months of 1950.

I sincerely hope that this report completes all of our activity on Cleveland Heights Homes Project. If at any time there is any question that I might be of help to you on please feel free to call on me.

Respectfully submitted

Telpher E. Wright,  
Executive Director

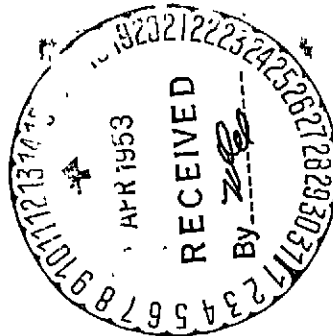
# El Monte Community Chamber of Commerce

FOrest 8-3756



"End of the Santa Fe Trail"

SERVING ALL OF THE COMMUNITY OF EL MONTE—CITY OF EL MONTE, NORWOOD VILLAGE, FIVE POINTS, GARVEY AVENUE, GARVEY ACRES, WEST EL MONTE INDUSTRIAL AREA, SOUTH EL MONTE BUSINESS AND INDUSTRIAL AREA, DURFEE AVENUE AND WEST VALLEY BOULEVARD.



201 NORTH TYLER AVENUE  
POST OFFICE BOX 632  
EL MONTE, CALIFORNIA  
April 10, 1953

J. Harold Aird, Chairman  
Housing Authority  
Box 772  
Caldwell, Idaho

Dear Harold,

May I apologize for being so slow in answering your recent letter in regards to the payments in lieu of taxes on the Cleveland Heights and Canyon Hill Park Projects. ---

I believe that the Canyon Hill Park accounts are right and they were held up until the refund on overpayments to the PHA had been received. The Cleveland Heights deal is an altogether different one. In the first place, I believe that the heat to pay these accounts has come at the time of this change as they knew that I probably had most of the information concerning the projects.

As Mr. Spaulding's letter states, the projects were relinquished to the Chamber as of September 30, 1950, but his letter does not state that the 26 units that belonged to the College of Idaho were relinquished and made retroactive to October 1, 1948. In the accruals of payments in lieu of taxes we had carried the College of Idaho units from October 1, 1948 to the time of relinquishment of the entire project on September 30, 1950. This period of time and application to the College units has been one of the bones of contention as you recall about the payments in lieu of taxes. I do not believe that the Authority should have to settle with the PHA on that basis. You had also waited for the over payment refund on Cleveland Heights before settling the payments in lieu of taxes.

As to the amount claimed by PHA as an obligation of PILOT and the bank balance as of closing out the account last December 31 there are two items to take into consideration. First, that the Cleveland Heights Project operated for nearly a year without any tenants to speak of and then was discontinued as of June 30, 1952. We continued to pay a pro-rata share of the cost of the operation of the Housing Authority from this account although there was no income from it. Secondly, in the dismantling of the project, all of the proceeds were paid to the Chamber of Commerce and the Authority paid all of the labor and other bills from the Cleveland Heights account. I believe that in checking your books you will find that more than \$1500.00 was expended on the dismantling of the project. This amount added to the bank balance of last December would be in excess of even the claimed obligations.

I am extremely sorry that these conditions have come up, but I would recommend that you men continue to operate your Authority as you have in the past, that is without too much help from PHA. You have operated long enough to know what you can or cannot do.

Thank you for the kind wishes extended me in your letter. I certainly miss you people a lot and am already looking forward to a visit to Caldwell.

I had a good talk with Eddie Cole when he was down here last week and I am sure that Eddie can fill you in on some of the information that I gave him.

I am returning the letters you sent me for the files.

As ever your friend,

*Delph*  
Delph E. Wright

Please extend a hello to all the members of the Authority for me. Your next meeting will be soon so have a little extra Smorgasbord for me.

## EXTENSION OF AGREEMENT

This instrument executed this 6th day of February, 1953, by action of both parties does hereby extend the original contract between these parties for a period of five (5) years, commencing on the 1st day of April 1953, and terminating five (5) years after the above date, unless this agreement is continued for a period thereafter by mutual agreement of the parties hereto.

This extension was made by resolution of the Caldwell Chamber of Commerce membership and Board of Directors at a regularly held meeting on Tuesday, February 3, 1953, 6:15 p.m., Golden Pheasant Cafe, Caldwell, Canyon County, Idaho, and this extension is so ordered by this resolution this 6th day of February, 1953.

Attest:

Telfer C Wright  
Secretary

CHAMBER OF COMMERCE

By R C Pasley Jr.  
President

Attest:

Telfer C Wright  
Secretary

HOUSING AUTHORITY

By Harold Gind  
Chairman

CONTRACT

THIS AGREEMENT Made and entered into this *10<sup>th</sup>* day of *February* 1948, by and between the CHAMBER OF COMMERCE of Caldwell, Canyon County, Idaho, a Corporation, party of the first part, hereinafter referred to as the first party and the HOUSING AUTHORITY of the City of Caldwell, Canyon County, Idaho, a quasi-public body, party of the second part, hereinafter referred to as the second party,

WHEREAS, There has heretofore been erected on North Kimball Avenue in the area known as the Rose Garden Park, a group of housing units known as the Canyon Hill Park Project, No. VN-10161, and

WHEREAS, THE first party is the owner of the property on which the housing units were placed by the United States Government, and

WHEREAS, The first party has no provisions for the operation of a housing unit and is not properly equipped to operate said housing unit to its best advantage,

NOW THEREFORE, It is agreed by and between the parties hereto that the title to the real property will remain with the first party and that the first party hereby contracts with the second party for the second party to administer, operate and maintain and control the Canyon Hill Park Homes Project No. VN-10161, for a period of time commencing on the *1<sup>st</sup>* day of *April* 1948, and terminating five years after the above date, unless this agreement is continued for a period thereafter by mutual agreement of the parties hereto.

The second party agrees to hire such personnel as it may take to operate, administer, maintain and prepare said premises

and to keep them in such state of repair as when received and to collect all rent therefrom.

It is further agreed that out of the income of the premises, which income consists principally of rent, the second party is to pay all expenses of every kind and nature, including repairs, upkeep and maintenance.

It is agreed by the first party that in event the second party is unable to secure sufficient income from the rent to maintain, operate and repair said premises, the first party agrees to pay such deficit in operation as may occur over and above the estimated allowable operating plan as approved by the Federal Government.

It is further agreed that any moneys accruing to the Housing Authority over and above the necessary expenses will revert to the first party.

It is further agreed that the second party will operate and maintain the said premises in such a condition and in such a manner as to protect the first party in every possible way and allow no occupancy of said premises which do not comply with the law and the second party further agrees that in the operation thereof that all City ordinances and State and County laws will be observed.

IN WITNESS WHEREOF, The first party has caused this contract to be executed by its President and attested by its Secretary, pursuant to a Resolution of the Board of Directors adopted at a regular meeting of the said Board of Directors.



The second party has caused this contract to be executed by its Chairman and attested by its Secretary, in conformance with a Resolution of the Board of Commissioners.

Attest:

Delphus C Wright  
Secretary

CHAMBER OF COMMERCE

By A C Garbu  
President

Attest:

Delphus C Wright  
Secretary

HOUSING AUTHORITY

By J. Howard Vaid  
Chairman

CONTRACT

THIS AGREEMENT Made and entered into this    day of 194 , by and between the CHAMBER OF COMMERCE of Caldwell, Canyon County, Idaho, a Corporation, party of the first part, hereinafter referred to as the first party and the HOUSING AUTHORITY of the City of Caldwell, Canyon County, Idaho, a quasi-public body, party of the second part, hereinafter referred to as the second party,

WHEREAS, There has heretofore been erected on North Kimball Avenue in the area known as the Rose Garden Park, a group of housing units known as the Canyon Hill Park Project, No. VN-10161, and

WHEREAS, THE first party is the owner of the property on which the housing units were placed by the United States Government, and

WHEREAS, The first party has no provisions for the operation of a housing unit and is not properly equipped to operate said housing unit to its best advantage,

NOW THEREFORE, It is agreed by and between the parties hereto that the title to the real property will remain with the first party and that the first party hereby contracts with the second party for the second party to administer, operate and maintain and control the Canyon Hill Park Homes Project No. VN-10161, for a period of time commencing on the 1<sup>st</sup> day of *April* 1948, and terminating five years after the above date, unless this agreement is continued for a period thereafter by mutual agreement of the parties hereto.

The second party agrees to hire such personnel as it may take to operate, administer, maintain and prepare said premises

and to keep them in such state of repair as when received and to collect all rent therefrom.

It is further agreed that out of the income of the premises, which income consists principally of rent, the second party is to pay all expenses of every kind and nature, including repairs, upkeep and maintenance.

It is agreed by the first party that in event the second party is unable to secure sufficient income from the rent to maintain, operate and repair said premises, the first party agrees to pay such deficit in operation as may occur over and above the estimated allowable operating plan as approved by the Federal Government.

It is further agreed that any moneys accruing to the Housing Authority over and above the necessary expenses will revert to the first party.

It is further agreed that the second party will operate and maintain the said premises in such a condition and in such a manner as to protect the first party in every possible way and allow no occupancy of said premises which do not comply with the law and the second party further agrees that in the operation thereof that all City ordinances and State and County laws will be observed.

IN WITNESS WHEREOF, The first party has caused this contract to be executed by its President and attested by its Secretary, pursuant to a Resolution of the Board of Directors adopted at a regular meeting of the said Board of Directors.

The second party has caused this contract to be executed by its Chairman and attested by its Secretary, in conformance with a Resolution of the Board of Commissioners.

Attest:

*Telfer C Wright*  
Secretary

CHAMBER OF COMMERCE

By

*A. Garber*  
President

Attest:

*Telfer C Wright*  
Secretary

HOUSING AUTHORITY

By

*Harold Lind*  
Chairman

CONTRACT

THIS AGREEMENT Made and entered into this day of 194 , by and between the CHAMBER OF COMMERCE of Caldwell, Canyon County, Idaho, a Corporation, party of the first part, hereinafter referred to as the first party and the HOUSING AUTHORITY of the City of Caldwell, Canyon County, Idaho, a quasi-public body, party of the second part, hereinafter referred to as the second party,

WHEREAS, There has heretofore been erected on North Kimball Avenue in the area known as the Rose Garden Park, a group of housing units known as the Canyon Hill Park Project, No. VN-10161, and

WHEREAS, THE first party is the owner of the property on which the housing units were placed by the United States Government, and

WHEREAS, The first party has no provisions for the operation of a housing unit and is not properly equipped to operate said housing unit to its best advantage,

NOW THEREFORE, It is agreed by and between the parties hereto that the title to the real property will remain with the first party and that the first party hereby contracts with the second party for the second party to administer, operate and maintain and control the Canyon Hill Park Homes Project No. VN-10161, for a period of time commencing on the 1st day of April 1 1948, and terminating five years after the above date, unless this agreement is continued for a period thereafter by mutual agreement of the parties hereto.

The second party agrees to hire such personnel as it may take to operate, administer, maintain and prepare said premises

and to keep them in such state of repair as when received and to collect all rent therefrom.

It is further agreed that out of the income of the premises, which income consists principally of rent, the second party is to pay all expenses of every kind and nature, including repairs, upkeep and maintenance.

It is agreed by the first party that in event the second party is unable to secure sufficient income from the rent to maintain, operate and repair said premises, the first party agrees to pay such deficit in operation as may occur over and above the estimated allowable operating plan as approved by the Federal Government.

It is further agreed that any moneys accruing to the Housing Authority over and above the necessary expenses will revert to the first party.

It is further agreed that the second party will operate and maintain the said premises in such a condition and in such a manner as to protect the first party in every possible way and allow no occupancy of said premises which do not comply with the law and the second party further agrees that in the operation thereof that all City ordinances and State and County laws will be observed.

IN WITNESS WHEREOF, The first party has caused this contract to be executed by its President and attested by its Secretary, pursuant to a Resolution of the Board of Directors adopted at a regular meeting of the said Board of Directors.

The second party has caused this contract to be executed by its Chairman and attested by its Secretary, in conformance with a Resolution of the Board of Commissioners.

Attest:

Delphus C Wright  
Secretary

CHAMBER OF COMMERCE

By W. Garber  
President

Attest:

Delphus C Wright  
Secretary

HOUSING AUTHORITY

By Harold Reed  
Chairman

CONTRACT.

THIS AGREEMENT Made and entered into this 10<sup>th</sup> day of February 1948, by and between the CHAMBER OF COMMERCE of Caldwell, Canyon County, Idaho, a Corporation, party of the first part, hereinafter referred to as the first party and the HOUSING AUTHORITY of the City of Caldwell, Canyon County, Idaho, a quasi-public body, party of the second part, hereinafter referred to as the second party,

WHEREAS, There has heretofore been erected at 22nd and Cleveland at Caldwell, Canyon County, Idaho, a group of housing units known as the Cleveland Heights Homes Project, Idaho No. 10132, and

WHEREAS, The first party is the owner of the property on which the housing units were placed by the United States Government, and

WHEREAS, The first party has no provisions for the operation of a housing unit and is not properly equipped to operate said housing unit to its best advantage,

NOW, THEREFORE, It is agreed by and between the parties hereto that the title to the real property will remain with the first party and that the first party hereby contracts with the second party for the second party to administer, operate and maintain and control the Cleveland Heights Homes Project, Idaho No. 10132, for a period of time commencing on the 1<sup>st</sup> day of September 1946, and terminating 5 years after the above date unless this agreement is continued for a period thereafter by mutual agreement of the parties hereto.

The second party agrees to hire such personnel as it may take to operate, administer, maintain and prepare said premises



and to keep them in such state of repair as when received and to collect all rent therefrom.

It is further agreed that out of the income of the premises, which income consists principally of rent, the second party is to pay all expenses of every kind and nature, including repairs, upkeep and maintenance.

It is agreed by the first party that in event the second party is unable to secure sufficient income from the rent to maintain, operate and repair said premises, the first party agrees to pay such deficit in operation as may occur over and above the estimated allowable operating plan as approved by the Federal Government.

It is further agreed that any moneys accruing to the Housing Authority over and above the necessary expenses will revert to the first party.

It is further agreed that the terms of this contract shall be retroactive to September 1st, 1946.

It is further agreed that the second party will operate and maintain the said premises in such a condition and in such a manner as to protect the first party in every possible way and allow no occupancy of said premises which do not comply with the law and the second party further agrees that in the operation thereof that all City ordinances and State and County laws will be observed.

IN WITNESS WHEREOF, The first party has caused this contract to be executed by its President and attested by its Secretary, pursuant to a Resolution of the Board of Directors adopted at a regular meeting of the said Board of Directors.

The second party has caused this contract to be executed by its Chairman and attested by its Secretary, in conformance with a Resolution of the Board of Commissioners.

Attest:

*Telfer Wright*  
Secretary

Attest:

*Telfer Wright*  
Secretary

CHAMBER OF COMMERCE

By *A. G. Baker*  
President

HOUSING AUTHORITY

By *Harold Bird*  
Chairman

STATE OF IDAHO     )  
                          ) ss  
County of Canyon )

On this 10<sup>th</sup> day of February, in the year 1948, before me, THE UNDERSIGNED, a Notary Public in and for said State, personally appeared A.C. Garber, known to me to be the President of the corporation that executed the instrument and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

S E A L

Notary Public for State of Idaho  
Residing at Caldwell, Idaho

STATE OF IDAHO     )  
                          ) ss  
County of Canyon )

On this 10<sup>th</sup> day of February, in the year 1948, before me, THE UNDERSIGNED, a Notary Public in and for said State, personally appeared J Harold Aird, Chairman of the Board of Directors of the Housing Authority, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

S E A L

Notary Public for State of Idaho  
Residing at Caldwell, Idaho

# CONTRACT

THIS AGREEMENT Made and entered into this 10<sup>th</sup> day of February 1948, by and between the CHAMBER OF COMMERCE of Caldwell, Canyon County, Idaho, a Corporation, party of the first part, hereinafter referred to as the first party and the HOUSING AUTHORITY of the City of Caldwell, Canyon County, Idaho, a quasi-public body, party of the second part, hereinafter referred to as the second party,

WHEREAS, There has heretofore been erected at 22nd and Cleveland at Caldwell, Canyon County, Idaho, a group of housing units known as the Cleveland Heights Homes Project, Idaho No. 10132, and

WHEREAS, The first party is the owner of the property on which the housing units were placed by the United States Government, and

WHEREAS, The first party has no provisions for the operation of a housing unit and is not properly equipped to operate said housing unit to its best advantage,

NOW, THEREFORE, It is agreed by and between the parties hereto that the title to the real property will remain with the first party and that the first party hereby contracts with the second party for the second party to administer, operate and maintain and control the Cleveland Heights Homes Project, Idaho No. 10132, for a period of time commencing on the 1<sup>st</sup> day of September 1946, and terminating 5 years after the above date, unless this agreement is continued for a period thereafter by mutual agreement of the parties hereto.

The second party agrees to hire such personnel as it may take to operate, administer, maintain and prepare said premises

and to keep them in such state of repair as when received and to collect all rent therefrom.

It is further agreed that out of the income of the premises, which income consists principally of rent, the second party is to pay all expenses of every kind and nature, including repairs, upkeep and maintenance.

It is agreed by the first party that in event the second party is unable to secure sufficient income from the rent to maintain, operate and repair said premises, the first party agrees to pay such deficit in operation as may occur over and above the estimated allowable operating plan as approved by the Federal Government.

It is further agreed that any moneys accruing to the Housing Authority over and above the necessary expenses will revert to the first party.

It is further agreed that the terms of this contract shall be retroactive to September 1st, 1946.

It is further agreed that the second party will operate and maintain the said premises in such a condition and in such a manner as to protect the first party in every possible way and allow no occupancy of said premises which do not comply with the law and the second party further agrees that in the operation thereof that all City ordinances and State and County laws will be observed.

IN WITNESS WHEREOF, The first party has caused this contract to be executed by its President and attested by its Secretary, pursuant to a Resolution of the Board of Directors adopted at a regular meeting of the said Board of Directors.

The second party has caused this contract to be executed by  
its Chairman and attested by its Secretary, in conformance with  
a Resolution of the Board of Commissioners.

Attest:

*Telfer Wright*  
Secretary

CHAMBER OF COMMERCE

By

*A. Garbu*  
President

Attest:

*Telfer Wright*  
Secretary

HOUSING AUTHORITY

By

*Harold Aird*  
Chairman

STATE OF IDAHO     )  
                          ) ss  
County of Canyon    )

On this 10<sup>th</sup> day of February, in the year 1948, before me, THE UNDERSIGNED, a Notary Public in and for said State, personally appeared A. C. Garber, known to me to be the President of the corporation that executed the instrument and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

S E A L

Notary Public for State of Idaho  
Residing at Caldwell, Idaho

STATE OF IDAHO     )  
                          ) ss  
County of Canyon    )

On this 10<sup>th</sup> day of February, in the year 1948, before me, THE UNDERSIGNED, a Notary Public in and for said State, personally appeared J. Harold Aird, Chairman of the Board of Directors of the Housing Authority, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

S E A L

Notary Public for State of Idaho  
Residing at Caldwell, Idaho

Housing Authority  
Box 813



CONTRACT

THIS AGREEMENT, Made and entered into this *10<sup>th</sup>* day of *February* 194*8*, by and between the CALDWELL CHAMBER OF COMMERCE of Caldwell, Canyon County, Idaho, a Corporation, party of the first part, hereinafter referred to as the first party and the HOUSING AUTHORITY, Caldwell, Canyon County, Idaho, a quasi-public body, party of the second part, hereinafter referred to as the second party,

WHEREAS, There as heretofore been erected four and one-half miles Northwest of Caldwell, Idaho, a group of housing units known as the Farm Labor Camp, and

WHEREAS, The first party is the owner of the property on which the housing units were placed by the United States Government, and

WHEREAS, The first party has no provisions for the operation of a housing unit and is not properly equipped to operate said housing unit to its best advantage,

NOW, THEREFORE, It is agreed by and between the parties hereto that the title to the real property will remain with the first party and that the first party hereby contracts with the second party for the second party to administer, operate, maintain and control the Farm Labor Camp, for a period of time commencing on the *1<sup>st</sup>* day of *January* 194*8*, *and terminating 5 years after the date* unless this agreement is continued for a period thereafter by mutual agreement of the parties hereto.

The second party agrees to hire such personnel as it may take to operate, administer, maintain and prepare said premises

and to keep them in such state of repair as when received and to collect all rent therefrom.

It is further agreed that out of the income of the premises, which income consists principally of rent, the second party is to pay all expenses of every kind and nature, including repairs, upkeep and maintenance.

It is agreed by the first party that in event the second party is unable to secure sufficient income from the rent to maintain, operate and repair said premises, the first party agrees to pay such deficit in operation as may occur over and above the estimated allowable operating plan as approved by the Federal Government.

It is further agreed that any moneys accruing to the HOUSING AUTHORITY over and above the necessary expenses will revert to the first party.

It is further agreed that the second party will operate and maintain the said premises in such a condition and in such a manner as to protect the first party in every possible way and allow no occupancy of said premises which do not comply with the law and the second party further agrees that in the operation thereof that all City ordinances and State and County laws will be observed.

IN WITNESS WHEREOF, The first party has caused this contract to be executed by its President and attested by its Secretary, pursuant to a Resolution of the Board of Directors adopted at a regular meeting of the said Board of Directors.

The second party has caused this contract to be executed  
by its Chairman and attested by its Secretary, in conformance  
with a Resolution of the Board of Commissioners.

Attest:

*Teelher C Wright*  
Secretary

CALDWELL CHAMBER OF COMMERCE

By *AC Gabe*  
President

Attest:

*Teelher C Wright*  
Secretary

HOUSING AUTHORITY

By *Harold Reid*  
Chairman

STATE OF IDAHO     )  
County of Canyon    ) ss

On this 10<sup>th</sup> day of February, in the year 1948, before me, THE UNDERSIGNED, a Notary Public in and for said State, personally appeared A. C. Garber, known to me to be the President of the corporation that executed the instrument and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

S E A L

Notary Public for State of Idaho  
Residing at Caldwell, Idaho

STATE OF IDAHO     )  
County of Canyon    ) ss

On this 10<sup>th</sup> day of February, in the year 1948, before me, THE UNDERSIGNED, a Notary Public in and for said State, personally appeared J. Harold Bird, Chairman of the Board of Directors of the Housing Authority, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

S E A L

Notary Public for State of Idaho  
Residing at Caldwell, Idaho

NEWS CLIPPINGS

LOW RENT HOUSING

THE CALDWELL NEWS-TRIBUNE

The Idaho Daily Statesman

**FOR SALE—Miscellaneous**

NEW and used boats and motor. Call 094-J3.

NEW Holland hay baler with plenty of work, will sacrifice for quick sale. Also Ford tractor. See J. R. Easter. Phone 1060.

RED and mattress, metal, army cot

**FOR SALE—LIVESTOCK**

GENTLE saddle horses. One child's pony. 2201 Linden. Phone 541-W.

Idaho Improved Stud Service  
Curtis Candy Company Farm's  
Five Point Breeding Program  
5 Dairy and 2 Beef Breeds  
Caldwell Phone 089-R1

**FOR RENT**

KIMBALL piano, \$3.00 month. Phone 903.

NEW garage and service station. Contact Lester Hopkins, 6 miles north Caldwell on highway 30 at Purple Sage.

CHAIN saw. Tommy's Trading Post.

**TRUCKS FOR RENT**

U Drive — Save ½  
24 Hour Service  
Vans and Stake

Porters Mobile Service  
Kimball and Blaine Phone 700

**FOR RENT—HOUSES, APTS. 15**

CLEAN 2 room partly furnished apartment, 1409 Blaine Phone 164-J, evenings.

EXTRA large front rooms Unfurnished. Women only. At 1102 Cleveland.

4 room house, garage, available at once, small family. Inquire 323 Belmont.

NEW 2 bedroom home, 3 rooms of good furniture for sale or trade for trailer house. Phone 1741-M.

LOVELY new 2 bedroom house. Hardwood floors, 924 Elgin.

OR SALE two room house with large lawn and garden spot, and cellar. Phone 050-R12.

SMALL two room house, also basement room for light housekeeping, outside city limits. Phone 0180-R5.

SMALL unfurnished house. Phone 956-R.

LARGE 2 room cabin, newly decorated, well furnished including electric refrigerator and phone service. Call 0183-R11 or inquire at Midway Cabins.

SMALL furnished cabin, freshly painted and tinted. Adults. \$09 Denver.

OR will sell two room house. D. D. Ulrich. Phone 763.

TWO rooms at 304 Cleveland. Phone 938-W.

3 BEDROOM modern home, attached garage. Good southside location. Phone 179, Coley Smith Agency.

NICE 1 room furnished apartment, 1020 Cleveland. Phone 456-J.

TWO bedroom house. Modern except heat. Inquire 1602 E. Ash.

MODERN furnished apartment. Garage. 811 Belmont.

THREE room and bath. Electric water heater. 2111 Illinois.

NEW two bedroom apartment, unfurnished. Canyon Hill, 2 blocks from City Bus stop. Phone 051-R1

# Caldwell Lumberman Criticizes Canyon Public Housing Project

(The Statesman Idaho Wire)

CALDWELL — Public housing program met with criticism here Tuesday by Harvey Hoff, Caldwell lumberman, who discussed the program as it applied to this city.

The cost of a project under discussion for Caldwell is "too much for too few" Hoff said in an analysis of the situation.

He said that upon most conservative figures, a project of 75 units would cost the city of Caldwell \$211,250, in land, services and cash and any money borrowed from the federal government must be paid back with interest.

Estimates Cost  
He said that estimates of the local replacements needed were 1300—the number of houses locally considered substandard. The program, he said, is to construct 75 units at a cost of \$750,000 in round numbers.

Hoff said that when the units subsidized to the amount of

\$37.50 per month, come into a city, all homes values drop. Taxpayers not only finance the cost of construction and subsidize the rent for a "lucky few," he said, but they also lower the value of their own homes.

The lumberman challenged that public housing should afford critics of private construction businesses a "wonderful opportunity to show the building industry how to do it."

Price Pegged  
The cost of public housing, he said, has not been \$8450 per unit as planned but an average of \$11,000 per unit on construction which has been under the public housing act of 1949.

Hoff's statement was made in connection with the application of the Caldwell housing authority for \$30,000 for a preliminary survey to determine housing here and for basic planning and architectural work should it be decided locally to proceed with such construction.

The preliminary survey would be to determine the number of substandard houses in Caldwell and the reason they are considered substandard. The cost of the survey, as presented in the application, is \$6000.

Proponents of the survey maintain that the \$30,000 must be repaid if the units are constructed but that if the program is not carried past the survey stage, the funds for the survey are considered a grant and the rest may be returned to the federal government.

FURNISHED apartment. Adults only. 1005 Main. Phone 533. Also Garage

NICE front room. Mrs. Underkofler. Phone 847.

3 ROOM unfurnished upstairs apartment. 1811 Blaine. Phone 1773-W.

**FOR RENT—FARM LANDS 16**

EIGHT acres pasture, 1 mile south college on Indiana. Lem Sargent.

60 ACRES pasture in Dixie. Phone Wilder 67-LJL.

**FOR RENT—ROOMS 17**

NICE front sleeping room. Close-in, reasonable. Phone 1259-W.

NICE sleeping rooms available at 708 Dearborn. Phone 744.