

SUP-ORTHUS DOMINUS TO

EXHIBIT 7.2 FARM LABOR CAMP NO. 36 (CARMONA, IDAHO)

January 1, 1951 to March 31, 1952

Housing Rent Schedule

Account No. 3100

Type	No. Units	Unit No. Available	Full Shelter Rent Allocation	% Occupancy	Total
Houses	10	15 no.	25.00	90%	22,50
Apts.	3	15 no.	30.00	90%	1,215
Isolation Shelters	5	15 no.	20.00	90%	1,350
Shelters	20	6 no.	20.00	0%	-0-
Shelters	20	6 no.	20.00	50%	12,210
Shelters	20	3 no.	20.00	80%	2,722
TOTAL - - - - -					27,750

Commercial Rental

Account No. 3310

Store Servicing the Project

1,000

Management Expense

Accounts No. 4110 and 4120:

Manager's Salary @ \$300.00 per mo.	\$1,500.00	
Central Office Administrative Salaries (prorated).	<u>3,000.00</u>	<u>\$7,500.00</u>

Account No. 4130:

Legal, Fiscal, and Other		<u>250.00</u>
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Account No. 4140:

Telephone & Telegraph	350.00	
Office Supplies	<u>400.00</u>	
Miscellaneous Operating Expense	<u>700.00</u>	<u>1,450.00</u>
TOTAL HERE. EXPENSE		<u>\$9,200.00</u>

Operating Services

Accounts Nos. 4210, 4220, 4230, 4240

Janitorial Salaries	\$2,000.00	
Janitorial Supplies	<u>600.00</u>	
Exterminating	<u>200.00</u>	
Garbage Collection	<u>1,875.00</u>	
TOTAL OPERATING SERVICES		<u>\$4,675.00</u>

Dwelling & Commercial Utilities

Account Nos. 4310, 4320, 4340

Irrigation Water	\$ 875.00	
Electricity	<u>4,000.00</u>	
Heating Fuel	<u>1,300.00</u>	
TOTAL DWELLING & COMMERCIAL		<u>\$6,175.00</u>

Repairs, Maintenance & Replacement

Account No.

4401 1 Maintenance Employee Salary @ \$2,700.00 per yr.	\$3,375.00	
1 Part Time Employee Salary @ \$1,650.00 per yr. (prorated)	975.00	
Central Office Prorate Salary @ \$3,150 per year	<u>3,150.00</u>	<u>\$5,500.00</u>
Prorate to Janitor	<u>2,000.00</u>	
4410 Grounds Maintenance	<u>650.00</u>	
4430 Painting	<u>600.00</u>	
4440 Plumbing	<u>600.00</u>	
4450 Electrical Repairs	<u>750.00</u>	
4460 Road Maintenance	<u>250.00</u>	
4470 Miscellaneous Maintenance Supplies	<u>500.00</u>	
4481 Furniture Repairs	<u>500.00</u>	
4490 Equipment Maintenance	<u>650.00</u>	
Total Repair, Maintenance & Replacement		<u>\$10,000.00</u>

InsuranceAccount No. 4711Insurance

700.00

Based on figure submitted by the HA

Operating Improvements (Rehabilitation Expenses)Account No. 6210

815,735.00

<u>Item</u>	<u>Amount</u>
1. <u>Forty-eight Farm Labor Homes - need permanent tenants:</u>	
Kitchen ranges, space heaters from surplus; repairs to suspended metal chimneys, range coils, etc.	\$ 2,250.00
Five hundred & thirty window shades	570.00
2. <u>Repairs to Driveways and Halls:</u>	
Scrapify, b lade, form and roll three bad order driveways and rescap with plant or road mix; patch 2 macadamized driveways, where needed; gravel fill for access to mix houses to two driveway ends.	5,720.00
3. <u>Maintenance Tools - Other Equipment:</u>	
One each bench grinder, 8" table saw, 6" jointer, small sander; carpenters, painters, plumbers, hand-tools	1,860.00
One four-wheel rubber tired medium duty farm tractor with blade mower and other farm tools attached (to replace worn out 15 year old tractor with cleated iron wheels)	1,900.00
One 6 H.P. 2-wheeled (walking type) sickle b lade mowing machine - gasoline powered	440.00
One 6 H.P. gasoline powered Rotary type (whirlwind or equal) lawn mower	135.00
One standby 20 H.P. electric motor for the project water supply pump; remove, overhaul and reinstall the existing motor, replace main thrust bearing in wall riser (carried entire load of pump and stuffing, freight, etc.)	600.00 440.00
4. <u>Forty-nine Farm Labor Homes - Linoleum: patch and/or replace kitchen and bathroom floor linoleum as needed</u>	1,650.00
5. <u>211 Migrant Shelters:</u>	
Carpentry, fly screens, siding, flooring and roof repairs - other miscellaneous items	2,050.00
Replace 80 entrance doors where needed on shelters (panel shutters in place of glass). Install fly screens and plywood shutters (in place of glass) on entrance doors of 156 shelters - all items except panel shutters from surplus	135.00
Provide 100 3-b burner kerosene camp stoves in place of existing burned out wood fired cabin ranges	2,000.00

6. Plumbing and Heating:

Repair heating plants, coal stokers, valves, connectors, hot water units and recirculating pumps, clean out the hot water holder vessel, renew valves, etc. \$1,690.00

Faucet sets, replace and/or repair water closets, shower bath fixtures, sink and wash basin faucets and hardware, renew plumbing for showers and basins in two comfort stations - water closet, sink and wash basin fixtures from surplus 2,910.00

7. Repairs, surface drainage and irrigation system:

Repair sluiceways, drain pipes, ditches, control boxes, and diversion spillways \$10.00

8. Painting (Material and/or labor as shown)

a. Exteriors, by extra labor - 19 Days Labor Hours	4,250.00
b. Interiors - 15% by extra labor - 85% by tenants	2,760.00
c. Exteriors - 36 row shelter exteriors (216 Units)	2,015.00
d. Interiors - shelters	3,960.00
e. Exteriors - non-sheltering units	2,950.00
f. Floor sanding	150.00
g. Hand Tools	350.00

9. Additional Items

a. Furniture, mattresses, etc. (incl. transportation expense) . .	3,000.00
Toilet Paper 3 cases	250.00
Receipt machine, with cash drawer	100.00
Total estimate for above items	<u>\$65,735.00</u>

PHA-848
9-15-48

Budget Bureau No. 63-R-286.4
Approval Expires 3-31-53

HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION

BUDGET FOR A LOW-RENT
PL-412, PH-670, PH-671, PH-672, PH-673, PH-674, PH-675, PH-676, PH-677, PH-678, PH-679, PH-680, PH-681, PH-682, PH-683, PH-684, PH-685, PH-686, PH-687, PH-688, PH-689, PH-690, PH-691, PH-692, PH-693, PH-694, PH-695, PH-696, PH-697, PH-698, PH-699, PH-700, PH-701, PH-702, PH-703, PH-704, PH-705, PH-706, PH-707, PH-708, PH-709, PH-710, PH-711, PH-712, PH-713, PH-714, PH-715, PH-716, PH-717, PH-718, PH-719, PH-720, PH-721, PH-722, PH-723, PH-724, PH-725, PH-726, PH-727, PH-728, PH-729, PH-730, PH-731, PH-732, PH-733, PH-734, PH-735, PH-736, PH-737, PH-738, PH-739, PH-740, PH-741, PH-742, PH-743, PH-744, PH-745, PH-746, PH-747, PH-748, PH-749, PH-750, PH-751, PH-752, PH-753, PH-754, PH-755, PH-756, PH-757, PH-758, PH-759, PH-760, PH-761, PH-762, PH-763, PH-764, PH-765, PH-766, PH-767, PH-768, PH-769, PH-770, PH-771, PH-772, PH-773, PH-774, PH-775, PH-776, PH-777, PH-778, PH-779, PH-780, PH-781, PH-782, PH-783, PH-784, PH-785, PH-786, PH-787, PH-788, PH-789, PH-790, PH-791, PH-792, PH-793, PH-794, PH-795, PH-796, PH-797, PH-798, PH-799, PH-800, PH-801, PH-802, PH-803, PH-804, PH-805, PH-806, PH-807, PH-808, PH-809, PH-810, PH-811, PH-812, PH-813, PH-814, PH-815, PH-816, PH-817, PH-818, PH-819, PH-820, PH-821, PH-822, PH-823, PH-824, PH-825, PH-826, PH-827, PH-828, PH-829, PH-830, PH-831, PH-832, PH-833, PH-834, PH-835, PH-836, PH-837, PH-838, PH-839, PH-840, PH-841, PH-842, PH-843, PH-844, PH-845, PH-846, PH-847, PH-848, PH-849, PH-850, PH-851, PH-852, PH-853, PH-854, PH-855, PH-856, PH-857, PH-858, PH-859, PH-860, PH-861, PH-862, PH-863, PH-864, PH-865, PH-866, PH-867, PH-868, PH-869, PH-870, PH-871, PH-872, PH-873, PH-874, PH-875, PH-876, PH-877, PH-878, PH-879, PH-880, PH-881, PH-882, PH-883, PH-884, PH-885, PH-886, PH-887, PH-888, PH-889, PH-890, PH-891, PH-892, PH-893, PH-894, PH-895, PH-896, PH-897, PH-898, PH-899, PH-900, PH-901, PH-902, PH-903, PH-904, PH-905, PH-906, PH-907, PH-908, PH-909, PH-910, PH-911, PH-912, PH-913, PH-914, PH-915, PH-916, PH-917, PH-918, PH-919, PH-920, PH-921, PH-922, PH-923, PH-924, PH-925, PH-926, PH-927, PH-928, PH-929, PH-930, PH-931, PH-932, PH-933, PH-934, PH-935, PH-936, PH-937, PH-938, PH-939, PH-940, PH-941, PH-942, PH-943, PH-944, PH-945, PH-946, PH-947, PH-948, PH-949, PH-950, PH-951, PH-952, PH-953, PH-954, PH-955, PH-956, PH-957, PH-958, PH-959, PH-960, PH-961, PH-962, PH-963, PH-964, PH-965, PH-966, PH-967, PH-968, PH-969, PH-970, PH-971, PH-972, PH-973, PH-974, PH-975, PH-976, PH-977, PH-978, PH-979, PH-980, PH-981, PH-982, PH-983, PH-984, PH-985, PH-986, PH-987, PH-988, PH-989, PH-990, PH-991, PH-992, PH-993, PH-994, PH-995, PH-996, PH-997, PH-998, PH-999, PH-1000

Period Covered:
From 1-1-51 To 3-31-52
Year of Five Year Period
Owned By:
Constructed under

Development(s) No(s)
Number of Units: T
Number of Unit Months

Name of Development
Name of Local Authority

Acct. No. Classification

Proposed Budget
Amount PUM
Estimated Budget
Amount PUM
Amount PUM

(1) (2) (3) (4) (5) (6)

Operating Income
3100 Dwelling Rent Schedule
3200 Dwelling Vacancy Loss
Dwelling Rent Income
3310 Commercial Rental
3390 Other Non-Dwelling Rental
3510 Sales and Services to Tenants
3590 Miscellaneous Project Income
3610 Interest on Investments (Project only)
TOTAL OPERATING INCOME
Management Expense
4110 Project Office Salaries
4120 Central Office Salaries
4130 Legal, Fiscal, and Other Fees
4140 Other, Project Office Expense
4160 Other Central Office Expense
TOTAL MANAGEMENT EXPENSE
Operating Services
4210 Janitorial
4220 Exterminating
4230 Watchmen
4240 Elevator Operation
TOTAL OPERATING SERVICES
Dwelling and Commercial Utilities
4310 Water
4320 Electricity
4330 Gas
4340 Fuel and Heating Supplies
4350 Heating Labor
4390 Sundry Utilities
TOTAL DWELLING AND COMMERCIAL UTILITIES
Repairs, Maintenance, and Replacements
4401 Supervision and Overhead
4410 Grounds
4420 Structures
4430 Painting and Decorating
4440 Plumbing and Gas System
4450 Electrical System
4460 Heating and Ventilating System
4470 Elevators
4481 Ranges
4482 Refrigerators
4490 Other Equipment
TOTAL REPAIRS, MAINTENANCE, AND REPLACEMENTS
4540 SUPPLEMENTARY COMMUNITY SERVICES
4711 INSURANCE
4715 CONTRIBUTIONS TO PENSION AND INSURANCE FUNDS
4720 COST OF SALES AND SERVICES TO TENANTS
4730 COLLECTION LOSS
4780 MISCELLANEOUS
TOTAL OPERATING EXPENSE
4792 PROVISION FOR OPERATING IMPROVEMENTS
4793 PROVISION FOR OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT
6210 OPERATING IMPROVEMENTS
6220 OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT
TOTAL EXPENSE (Excluding PILOT, Debt Service, and Operating Reserve)
All Items Below Refer to Projects Only
4740 PAYMENTS IN LIEU OF TAXES
5100 DEBT SERVICE
4797 PROVISION FOR OPERATING RESERVE
TOTAL EXPENSE
NET INCOME OR DEFICIT
7100 PHA ANNUAL CONTRIBUTION

Operating Services4210 Janitorial

Salary	\$133.34 per month *	\$2,000.00
Supplies		800.00
		<u>\$ 2,800.00</u>

The estimate for supplies is based on experience during the first months of budget period.

*One janitor is paid \$210.00 per month of which \$133.37 charged to Account Number 4210 and \$76.66 to RMR. Under new labor agreement this man will receive an increase of \$8.33 per month on January 1, 1952.

UTILITIES4320 Electricity

Average expense \$331.00 per month	\$5,000.00
Based on actual expense --	
January \$404.00, February \$382.00	
March \$348.00, May \$292.00 and	
June \$280.00	

<u>4340 Fuel</u>	<u>\$1,250.00</u>
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This account reduced because of agreement with Caldwell School System has eliminated the Camp School. This account fluctuates also with the length of season that row shelters are open. Row shelters will close on or about November 15, 1951 and will remain closed during balance of Rehabilitation Period.

RMR4401 Salaries

One Maintenance Mechanic @ \$225.00 per month, 6 months	\$1,800
235.00 " " " 7 " "	<u>1,645</u>
	\$3,445
One Janitor (part time @ 76.66 per month	1,150
One Laborer (Part time, during agricultural season only)	<u>1,205</u>
	\$5,800

New labor agreement will increase salaries of maintenance mechanics \$12.50 per month January 1, 1952.

<u>4410 Grounds</u>	<u>\$ 800</u>
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<u>4430 Painting</u>	Most of the painting in 1951 is included in the rehabilitation budget	<u>\$100</u>
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<u>4440 Plumbing</u>	Consists principally of wages paid to part time journeyman plumber. Experience during seven months in 1951 indicates an average of \$50.00 per month expenditure.	<u>\$750</u>
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<u>4450 Electrical</u>	Expense for this account has been running \$50.00 per month for labor and material.	<u>\$750</u>
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<u>4740 PILOT</u>		<u>\$2,470</u>
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Computations:	
Total operating income	\$31,730
Less utilities	<u>7,025</u>

\$24,705

10% equals \$ 2,470

SUPPORTING SCHEDULE

Revised Operating Budget 1-1-51 to 3-31-52

LC - 36

Caldwell

(Only accounts affected by the revision included in this supporting data.)

Dwelling Rent Income**Dwelling Rent Schedule**

49 homes @ \$35.00 per month
 3 apartments @ 25.00 " "
 5 shelters * @ 17.50 " " for 4 months, \$20.00 since May 1, 1951.
 204 " @ 4.50 per week

* Single shelters in an area apart from the 204 which are row-type. Originally these detached shelters were used for tenants who contracted communicable diseases, therefore, they have come to be known as "isolation shelters".

Dwelling Rent Income:

January	\$1329	June	\$3426	November	\$2175
February	1341	July	2948	December	1265
March	1284	August	2610	January	1265
April	1512	September	2830	February	1290
May	3115	October	2850	March	1310

Total - - - - \$30,550.

The amounts for the first seven months reflect actual income from the dwelling units; the amounts for the other eight months represent close estimates of occupancy according to presently known trends. August was slightly higher than estimate but September dropped sharply and is way below estimate.

Non-Dwelling Rental

Stores: \$60.00 per month for January thru April, 1951 and October & November, 1951
 85.00 " " " May thru September, 1951
 50.00 " " " December, 1951 and January thru March, 1952
 Offices: \$15.00 " " " April, 1951 and \$30.00 per month May thru October, 1951.
 This rent stopped September 15, 1951.

(Notus Farm Labor Group)

Total - - - - \$1,180.

Management Expense**4110 Project Office Salaries**

Camp Manager @ \$275 per month \$4,125.

4120 Central Office Salaries

Executive Director @ \$137.50 per month *	\$2,062.50
Accountant @ \$112.50 per month	2,137.50
Accountant @ \$160.00 per month (11 months)	1,760.00
	<u>\$5,960.00</u>

*The Executive-Director is paid \$275.00 per month by the Housing Authority for the City of Caldwell, Idaho. One-half of this salary, or \$137.50 per month, is charged to the Farm Labor Camp, LC-36, and one-half, or \$137.50 per month, is charged to the two projects in Caldwell.

4130 Legal Expense

\$ 100.00

This account reduced to \$100.00 as experience from January thru July, 1951 indicated lesser amount will be sufficient.

HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION

SEATTLE FIELD OFFICE
607 Third Avenue
Seattle 4, Washington

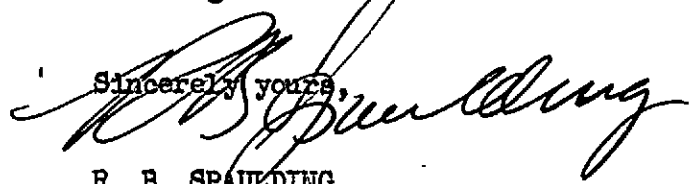
April 6, 1951

Telpher E. Wright, Executive Director
Housing Authority of the City of
Caldwell, Idaho
Box 772
Caldwell, Idaho

Dear Mr. Wright:

There is attached a copy of the Operating Budget
for the farm labor camp for the period
January 1, 1951 to March 31, 1952. This budget
was approved by the Public Housing Administration
on March 9, 1951.

Sincerely yours,



R. B. SPAULDING
Chief, Management Section

Enclosure



PHA-848 9-16-48		Budget By: [Signature] No. 1-288-3 Appr. [Signature] Expires 1-31-50		Period Covered: From 1-1-51 To 3-31-52 Year of Five-Year Period		Development(s) No(s) 10-36	
HOUSING AND HOME FINANCE AGENCY PUBLIC HOUSING ADMINISTRATION BUDGET FOR A LOW-RENT (PL-412, PL-671, and PWA)				Owned By:		Number of Units: T A 202	
				Constructed under		Number of Unit Months 3715	
Name of Development Caldwell Farm Labor Camp				Name of Local Authority City of Caldwell, Ind.			
Acct. No.	Classification	Proposed Budget		City of Estimated Average Annual		Approved Budget	
	(1)	Amount (2)	PUM (3)	Amount (4)	Amount (5)	PUM (6)	
Operating Income							
3100 Dwelling Rent Schedule							
3200 Dwelling Vacancy Loss							
Dwelling Rent Income							
3310 Commercial Rental		17,750	12.20				
3390 Other Non-Dwelling Rental		1,000	.20				
3510 Sales and Services to Tenants							
3590 Miscellaneous Project Income							
3610 Interest on Investments (Project only)							
TOTAL OPERATING INCOME		18,750	12.40				
Management Expense							
4110 Project Office Salaries		4,500	1.10				
4120 Central Office Salaries		3,000	.77				
4130 Legal, Fiscal, and Other Fees		250	.06				
4140 Other Project Office Expense		1,450	.37				
4150 Other Central Office Expense							
TOTAL MANAGEMENT EXPENSE		9,200	2.30				
Operating Services							
4210 Janitorial		2,600	.66				
4220 Exterminating		200	.05				
4230 Watchmen							
4240 Elevator Operation		1,875	.48				
4250 Garbage Collection		4,675	1.19				
TOTAL OPERATING SERVICES		9,350	2.38				
Dwelling and Commercial Utilities							
4310 Water		675	.22				
4320 Electricity		4,000	1.02				
4330 Gas							
4340 Fuel and Heating Supplies		1,500	.33				
4350 Heating Labor							
4390 Sundry Utilities							
TOTAL DWELLING AND COMMERCIAL UTILITIES		6,175	1.58				
Repairs, Maintenance, and Replacements							
4401 Supervision and Overhead		5,500	1.40				
4410 Grounds		650	.17				
4420 Structures							
4430 Painting and Decorating		600	.15				
4440 Plumbing and Gas System		600	.15				
4450 Electrical System		750	.19				
4460 Heating and Ventilation System		250	.06				
4470 Elevators		500	.13				
4481 Repairs		500	.13				
4482 Refrigerators		650	.17				
4490 Other Equipment							
TOTAL REPAIRS, MAINTENANCE, AND REPLACEMENTS		10,000	2.58				
4500 SUPPLEMENTARY COMMUNITY SERVICES							
4711 INSURANCE		700	.18				
4715 CONTRIBUTIONS TO PENSION AND INSURANCE FUNDS							
4720 COST OF SALES AND SERVICES TO TENANTS							
4730 COLLECTION LOSS							
4780 MISCELLANEOUS							
TOTAL OPERATING EXPENSE		20,750	7.55				
4792 PROVISION FOR OPERATING IMPROVEMENTS							
4793 PROVISION FOR OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT							
4794 OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT		15,750	11.68				
6220 OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT							
TOTAL EXPENSE (Excluding PILOT, Debt Service, and Operating Reserve)		36,455	10.54				
All Items Below Refer to Projects Only							
4740 PAYMENTS IN LIEU OF TAXES		4,000	1.02				
5100 DEBT SERVICE							
4797 PROVISION FOR OPERATING RESERVE							
TOTAL EXPENSE		40,455	12.56				
NET INCOME OR DEFICIT		(21,705)	(5.41)				
2200 PHA ANNUAL CONTRIBUTION		(1,750)	(.44)				
APPROVED: [Signature] DATE 1-25-51							
HOUSING AUTHORITY OF [Signature] Chairman							
By: [Signature]							
Date: MAR 9 1951							

Supporting Documents to

BUDGET FOR FARM LABOR CAMP NO. 36 (CALDWELL, IDAHO)

January 1, 1951 to March 31, 1952

Dwelling Rent Schedule

Account No. 3100

Type	No. Units	Unit No. Available	PUM Shelter Rent Utilities	% Occupancy	Total
Houses	49	15 mo.	\$35.00	90%	\$23,155
Apts.	3	15 mo.	30.00	90%	1,215
Isolation Shelters	5	15 mo.	20.00	90%	1,350
Shelters	204	6 mo.	20.00	0%	-0-
Shelters	204	6 mo.	20.00	50%	12,240
Shelters	204	3 mo.	20.00	80%	9,792
TOTAL.					\$47,750

Commercial Rental

Account No. 3310

Store Servicing the Project

1,000

Management Expense

Accounts No. 4110 and 4120:

Manager's Salary @ \$300.00 per mo.	\$3,500.00	
Central Office Administrative Salaries (prorated).	<u>3,000.00</u>	<u>\$7,500.00</u>

Account No. 4130:

Legal, Fiscal, and Other		<u>250.00</u>
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Account No. 4140:

Telephone & Telegraph.	350.00	
Office Supplies.	400.00	
Miscellaneous Operating Expense.	<u>700.00</u>	<u>1,450.00</u>
TOTAL ACCT. EXPENSE		<u>\$9,200.00</u>

Operating Services

Account Nos. 4210, 4220, 4230, 4240

Janitorial Salaries.	\$2,000.00	
Janitorial Supplies.	600.00	
Exterminating.	200.00	
Garbage Collection	<u>1,875.00</u>	
TOTAL OPERATING SERVICES		<u>\$4,675.00</u>

Dwelling & Commercial Utilities

Account Nos. 4310, 4320, 4340

Irrigation Water.	875.00	
Electricity.	4,000.00	
Heating Fuel	<u>1,300.00</u>	
TOTAL DWELLING & COMMERCIAL		<u>\$6,175.00</u>

Repairs, Maintenance & Replacement

Account No.

4401 1 Maintenance Employee Salary @ \$2,700.00 per yr.	\$3,375.00	
1 Part Time Employee Salary @ \$1,650.00 per yr. (prorated)	975.00	
Central Office Prorate Salary @ \$3,150 per year.	<u>3,150.00</u>	<u>\$5,500.00</u>
Prorate to Janitor	<u>2,000.00</u>	
4410 Grounds Maintenance	<u>600.00</u>	
4430 Painting	600.00	
4440 Plumbing	600.00	
4450 Electrical Repairs	750.00	
4460 Road Maintenance	250.00	
4470 Miscellaneous Maintenance Supplies	500.00	
4481 Furniture Repairs	500.00	
4490 Equipment Maintenance	<u>650.00</u>	
Total Repair, Maintenance & Replacement		<u>\$10,000.00</u>

Insurance

Account No. 4711

Insurance

700.00

Based on figure submitted by the HA

Operating Improvements (Rehabilitation Expenses)

Account No. 6210

\$45,735.00

<u>Item</u>	<u>Amount</u>
1. <u>Forty-eight Farm Labor Homes - semi-permanent tenants:</u>	
Kitchen ranges, space heaters from surplus; repairs to suspended metal chimneys, range coils, etc.	\$ 2,250.00
B Five hundred & thirty window shades.	570.00
2. <u>Repairs to Driveways and Walks:</u>	
Scarify, blade, form and roll three bad order driveways and recap with plant or road mix; patch 2 macadamized driveways, where needed; gravel fill for access to six homes to two driveway ends.	5,720.00
3. <u>Maintenance Tools - Other Equipment:</u>	
A One each bench grinder, 6" table saw, 6" jointer, small sander; carpenters, painters, plumbers, hand-tools	1,860.00
B One four-wheel rubber tired medium duty farm tractor with sickle mower and other farm tools attached (to replace worn out 18 year old tractor with cleated iron wheels).	1,980.00
C One 6 H.P. 2-wheeled (walking type) sickle blade mowing machine - gasoline powered	440.00
D One 6 H.P. gasoline powered Rotary type (whirlwind or equal) lawn mower	435.00
E One standby 20 H.P. electric motor for the project water supply pump; remove, overhaul and reinstall the existing motor, replace main thrust bearing in well riser (carried entire load of pump and shafting, freight, etc.).	440.00
4. <u>Forty-nine Farm Labor Homes - Linoleum: patch and/or replace kitchen and bathroom floor linoleum as needed</u>	<u>1,650.00</u>
5. <u>241 Migrant Shelters:</u>	
A Carpentry, fly screens, siding, flooring and roof repairs - other miscellaneous items	2,050.00
B Replace 80 entrance doors where needed on shelters (panel shutters in place of glass). Install fly screens and plywood shutters (in place of glass) on entrance doors of 156 shutters - all items except panel shutters from surplus	600.00 485.00
C Provide 100 3-burner kerosene camp stoves in place of existing burned out wood fired cabin ranges.	2,000.00

6. Plumbing and Heating:

A Repair heating plants, coal stokers, valves, convectors, hot water units and recirculating pumps, clean out the hot water holder vessel, renew valves, etc. \$1,690.00

B Faucet sets, replace and/or repair water closets, shower bath fixtures, sink and wash basin faucets and hardware, renew plumbing for showers and basins in two comfort stations - water closet, sink and wash basin fixtures from surplus 2,940.00

7. Repairs, surface drainage and irrigation systems:

Repair culverts, drain pipes, ditches, control boxes, and diversion spillways 840.00

8. Painting (Material and/or labor as shown)

a. Exteriors, by extra labor - 49 Farm Labor Homes/ 4,250.00
b. Interiors - 15% by extra labor - 85% by tenants. 2,760.00
c. Exteriors - 36 row shelter exteriors (216 Units) 2,015.00
d. Interiors - shelters. 3,960.00
e. Exteriors - non-dwelling units. 2,950.00
f. Floor sanders. 150.00
g. Hand Tools. 350.00

9. Additional Items

a. Furniture, Mattresses, etc. (incl. transportation expense) 3,000.00
b Toilet Paper Boxes. 250.00
c Receipt machine, with cash drawer 100.00
Total estimate for above items \$45,735.00

PHA-1470a
11-17-48

HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION

BID AND CONTRACT FORM
SALE OF PROPERTY

Orig + 5.c.f.

LOCATION OF PROPERTY		INVITATION TO BID - BIDS WILL BE OPENED:		SALES NO.
Project No. <u>LC-36</u>		Date and Hour		CONTRACT NO.
Project Name & Location <u>Caldwell Farm Labor Camp</u>		Address		
Person to see <u>FLOYD STUART - CAMP MANAGER</u>		<u>CALDWELL FARM LABOR CAMP</u> <u>CALDWELL IDAHO</u>		

THE BIDDER OFFERS TO BUY, SUBJECT TO THE ATTACHED SALES CONDITIONS, THE FOLLOWING PROPERTY:

ITEM NO.	DESCRIPTION AND LOCATION	QUANTITY OFFERED	UNIT	QUANTITY BID	UNIT PRICE	TOTAL PRICE
1.	TRACTOR - FORD-FERGUSON 1942 - USED ✓ Mod - 19W SER. - 9N109450 W/ PLOW Mod. 112 SER. 11,113 NON-REPAIRABLE FOR FURTHER PHA - USE	1	EA.			
					TOTAL	125.00

MINIMUM QUANTITY ON WHICH BID WILL BE ACCEPTED:

INSPECTION DATES AND HOURS:

The undersigned represents and warrants to the United States that the property covered by this agreement was offered as scrap, that he is purchasing it only as scrap and that he will sell and ship or use it only as scrap, either in its existing condition or after further preparation, and only in conformity with all applicable regulations and orders. (Applicable only if property is described above as scrap)

NAME OF BIDDER <u>EPHRAIM M. THOMAS</u>		Accepted by the Government as to item(s) numbered <u>1</u>	
BY (Signature)		PUBLIC HOUSING ADMINISTRATION	
TITLE <u>FARMER</u>	DATE <u>4-13-51</u>	BY (Signature)	
ADDRESS (Number & Street) <u>RTE #1 CALDWELL, CANYON CO., IDAHO</u>			
CITY & STATE <u>←</u>		TITLE	DATE

PURCHASER'S RECEIPT FOR PROPERTY

I received the above item(s) of property on _____

19__

SIGNATURE

TITLE

Sirs:

The government property listed on the reverse is offered for sale. If you are interested in these items, we urge you to inspect them before submitting your bid.

Submit your bid in original and _____ copies, retaining one copy for your file.

Bids will be opened publicly at the place and time indicated on the reverse. To insure proper handling of your bid (1) type or write your name and address plainly on the envelope and (2) fill in the attached sticker and attach it securely to the front of the envelope.

The attached Sales Conditions apply to this sale.

PUBLIC HOUSING ADMINISTRATION

This contract has been executed ^{dated} 4/13/51
formalize the original Bill of Sale executed
by Jephers & Wright, Executive Director
of the Housing Authority of Caldwell, Idaho,
and, tendered to the purchaser. The proceeds
of the sale were deposited locally, ^{and the} ~~in the~~
~~account of~~ rehabilitation account.
The proceeds were applied to the purchase
of a new tractor, which was purchased
locally, as authorized by Mr. Thos. M. Hall
and the Seattle Field Office. The following
~~bids~~ were received:

PHA-848
9-15-48

Budget Bureau No. 63-R-286.4
Approval Expires 3-31-53

HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION

REVISED

BUDGET FOR A LOW-RENT FARM LABOR CAMP
~~IN LIAISON WITH THE U.S. DEPARTMENT OF AGRICULTURE~~

Period Covered:
From 1-1-51 To 3-31-52

Year of Five-Year Period

Owned By:

Constructed under

Development(s) No(s)
LC-36

Number of Units: T _____
A _____ 261

Number of Unit Months _____

Name of DevelopmentCaldwell Farm Labor Camp

Name of Local AuthorityHOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

Acct. No.	Classification	Proposed Budget 8-23-51		LHA PROPOSED BUDGET	Approved Budget	
		Amount (2)	PUH (3)	Amount (4)	Amount (5)	PUH (6)
Operating Income						
3100	Dwelling Rent Schedule					
3200	Dwelling Vacancy Loss					
	Dwelling Rent Income	30,550				
3310	Commercial Rental					
3390	Other Non-Dwelling Rental	1,180				
3510	Sales and Services to Tenants					
3590	Miscellaneous Project Income					
3810	Interest on Investments (Project only)					
	TOTAL OPERATING INCOME	31,730				
Management Expense						
4110	Project Office Salaries	4,125		4,125		
4120	Central Office Salaries	5,135		5,596.0		
4130	Legal, Fiscal, and Other Fees	150		100		
4140	Other Project Office Expense	1,450		1,450		
4150	Other Central Office Expense					
	TOTAL MANAGEMENT EXPENSE	10,860		11,265		
Operating Services						
4210	Janitorial	3,000		2,800		
4220	Exterminating	200		100		
4230	Watchmen					
4240	Garbage Collection	1,875		1,875		
	TOTAL OPERATING SERVICES	5,075		4,775		
Dwelling and Commercial Utilities						
4310	Irrigation	875		775		
4320	Electricity	5,000		5,000		
4330	Gas					
4340	Fuel and Heating Supplies	2,000		1,250		
4350	Heating Labor					
4390	Sundry Utilities					
	TOTAL DWELLING AND COMMERCIAL UTILITIES	7,875		6,725		
Repairs, Maintenance, and Replacements						
4401	Supervision and Overhead	5,645		5,850		
4410	Grounds	1,000		800		
4420	Structures					
4430	Painting and Decorating	100		100		
4440	Plumbing and Gas System	960		750		
4450	Electrical System	900		750		
4460	Road Maintenance	250		250		
4470	Maintenance Supplies	500		250		
4480	Furniture Repairs	500		250		
4490	Other Equipment	650		1,000		
	TOTAL REPAIRS, MAINTENANCE, AND REPLACEMENTS	10,505		10,000		
4540 SUPPLEMENTARY COMMUNITY SERVICES						
4711	INSURANCE	700		700		
4714	Unempl. Compensation	500		500		
4720 COST OF SALES AND SERVICES TO TENANTS						
4730 COLLECTION LOSS						
4780 MISCELLANEOUS						
	TOTAL OPERATING EXPENSE	35,515		34,335		
4792 PROVISION FOR OPERATING IMPROVEMENTS						
4793 PROVISION FOR OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT						
6210 OPERATING IMPROVEMENTS - Rehabilitation Expense		31,735				
6220 OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT						
	TOTAL EXPENSE (Excluding PILOT, Debt Service, and Operating Reserve)	67,250				
All Items Below Refer to Projects Only						
4740 PAYMENTS IN LIEU OF TAXES		2,384		2,470		
5100 DEBT SERVICE						
4797 PROVISION FOR OPERATING RESERVE						
	TOTAL EXPENSE	69,634				
	NET INCOME OR DEFICIT	37,904				
7100 PHA ANNUAL CONTRIBUTION		31,735				

GPO 63-250281

Operating Services4210 Janitorial

Salary	\$133.34 per month*	\$2,000
Supplies		2,000 800 ⁰⁰
		2,000
		2800

The estimate for supplies is based on experience during the first months of budget period.

*One janitor is paid \$210.00 per month of which \$133.37 charged to Account Number 4210 and \$76.66 to RM&R. *Under new labor agreement this man will receive an increase of \$8.33 per month on January 1, 1952.*

Utilities4320 Electricity

Average expense \$331.-- per month	\$5,000.00
Based on actual expense -	
January \$404.00, February \$382.00	
March \$348.00, May \$292.00 and	
June \$280.00.	

4340 Fuel

This account reduced because of agreement with Coldwell School system has eliminated the Camp School. This account fluctuates also with the length of season that row shelters are open. Row shelters will close on or about November 15, 1951 and will remain closed during balance of Rehabilitation Period.

RM&R

4401 Salaries

One Maintenance Mechanic @ \$225.00 month, 8 months,	\$1,800	
235.00 " 7 "	1,645	\$3,445
One Janitor (parttime) @ 76.66 per month		1,150
One Laborer " (during agricultural season only)		1,000 1205
<i>New labor agreement will increase salaries of maintenance mechanics \$2.50 per month January, 1952.</i>		5800

4410 Grounds

4430 Painting Most of the painting in 1951 is included in the rehabilitation budget

4440 Plumbing Consists principally of wages paid to part-time journeyman plumber. Experience during seven months in 1951 indicates an average of \$50.00 per month expenditure.

4450 Electrical Expense for this account has been running \$50.00 per month for labor and material.

4740 PILOT

Computation:

Total operating income	\$31,730 \$31,730
Less utilities	7,875 7,025
	23,855 24,705
10% equals	2,384 2470
	2470

Supporting Schedule

Revised Operating Budget 1-1-51 to 3-31-52

(Only accounts affected by the revision included in this supporting data.)

Dwelling Rent Income

Dwelling Rent Schedule:

49 homes	@	\$35.00	per month	64.00
3 apartments	@	25.00	" "	
5 shelters	@	17.50	" "	for 4 months *20.00 since May 1/51
204 "	@	4.50	per week	64.00

*Single shelters in an area apart from the 204 which are row-type. Originally these detached shelters were used for tenants who contracted communicable diseases, therefore, they have come to be known as "isolation shelters."

Dwelling Rent Income:

January	\$1329	June	\$3426	November	\$2175
February	1341	July	2948	December	1265
March	1284	August	2610	January	1265
April	1512	September	2830	February	1290
May	3115	October	2850	March	1310

Total \$30,550

The amounts for the first seven months reflect actual income from the dwelling units; the amounts for the other eight months represent close estimates of occupancy according to presently known trends. *August was slightly higher than estimate but September dropped sharply and is way below estimate.*

Non; Dwelling Rental

Store:	\$60.00	per month	for	January thru April, 1951	and	October & November, 1951
	85.00	" "	" "	May	"	September, 1951
	50.00	" "	" "	December, 1951	and	January thru March, 1952
Office:	\$15.00	" "	" "	April, 1951	and	\$30.00 per month May thru
				October, 1951		<i>This rent stopped September 15/51</i>

(Not for Farm Labor Group)

Total \$1,180

Management Expense

4110 Project Office Salaries

Camp Manager @ \$275 per month \$4,125.

4120 Central Office Salaries

Executive Director @	\$82.50 ^{137.50}	per month*	2,062.50
Accountant @	142.50	" "	1,237.50
"	@ 160.00	" "	2,137.50
		** (11 months)	1,760.00
			<u>5,200.00</u>
			5,200.00

*The Housing Authority and the Caldwell Chamber of Commerce are housed in a joint office. Half of the salary of the person who is the Executive Director is paid by the Chamber; the other half, or \$175.00 per month, is paid by the Housing Authority of which 30% is charged to Account Number 4120 of LC-36.
**Part of the salaries of the two accountants paid by the Chamber and part by the Housing Authority.

4130 Legal Expense

\$ ^{100.00} ~~160.00~~

This account reduced to ^{100.00} ~~\$160.00~~ as experience from January thru July, 1951 indicates lesser amount will be sufficient.

PHA-1470a
11-17-48

HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION

BID AND CONTRACT FORM
SALE OF PROPERTY

LOCATION OF PROPERTY		INVITATION TO BID - BIDS WILL BE OPENED:	SALES NO.
Project No. 117 - 35	Caldwell Farm Labor Camp	Date and Hour	
Project Name & Location		Address Caldwell Farm Labor Camp Caldwell, Idaho	CONTRACT NO.
Person to see Floyd Stuart - Camp Manager			

THE BIDDER OFFERS TO BUY, SUBJECT TO THE ATTACHED SALES CONDITIONS, THE FOLLOWING PROPERTY:

ITEM NO.	DESCRIPTION AND LOCATION	QUANTITY OFFERED	UNIT	QUANTITY BID	UNIT PRICE	TOTAL PRICE
1	Tractor - Ford-Ferguson 1942 - used. Mod - 197 - Ser. 971109450 W/ Flow Mod. 112 Ser - 11,113 Non-Repairable for Further FHA use	1	each			
					Total	\$125.00

MINIMUM QUANTITY ON WHICH BID WILL BE ACCEPTED:

INSPECTION DATES AND HOURS:

The undersigned represents and warrants to the United States that the property covered by this agreement was offered as scrap, that he is purchasing it only as scrap and that he will sell and ship or use it only as scrap, either in its existing condition or after further preparation, and only in conformity with all applicable regulations and orders. (Applicable only if property is described above as scrap)

NAME OF BIDDER Ephraim M. Thomas		Accepted by the Government as to item(s) numbered 1 ----- ----- PUBLIC HOUSING ADMINISTRATION BY (Signature) _____	
BY (Signature) <i>Ephraim M. Thomas</i>			
TITLE Farmer	DATE 4-13-51		
ADDRESS (Number & Street) Route 1, Canyon County			
CITY & STATE Caldwell, Idaho		TITLE	DATE

PURCHASER'S RECEIPT FOR PROPERTY

I received the above item(s) of property on **April 13**, 19**51**

SIGNATURE *Ephraim M. Thomas* TITLE **Farmer**

Sirs:

The government property listed on the reverse is offered for sale. If you are interested in these items, we urge you to inspect them before submitting your bid.

Submit your bid in original and _____ copies, retaining one copy for your file.

Bids will be opened publicly at the place and time indicated on the reverse. To insure proper handling of your bid (1) type or write your name and address plainly on the envelope and (2) fill in the attached sticker and attach it securely to the front of the envelope.

The attached Sales Conditions apply to this sale.

PUBLIC HOUSING ADMINISTRATION

HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION

~~FEDERAL PUBLIC HOUSING AUTHORITY~~

SAN FRANCISCO FIELD OFFICE
1360 Mission Street
San Francisco 3, California

September 20, 1951

Mr. Telpher E. Wright, Executive Director
Housing Authority of the City of Caldwell
P. O. Box 772
Caldwell, Idaho

Dear Mr. Wright:

This will confirm the information given you over the telephone on September 19 by Mr. Harry Morris of our Operations Engineering Section to the effect that the PHA Contribution Account in the operating budget for Project LC-36 will be increased to at least \$38,935. It will be so shown in column five (5) of the Form PHA-848 which will be returned to you after review and approval of the entire budget, as explained on the second page of our September 11 letter.

Sincerely yours,

R. B. Spaulding
R. B. SPAULDING
Chief of Management, Area A



HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION



SAN FRANCISCO FIELD OFFICE
1360 Mission Street
San Francisco 3, California

September 11, 1951

Mr. Telpher E. Wright, Executive Director
Housing Authority of the City of Caldwell
P.O. Box 772
Caldwell, Idaho

Dear Mr. Wright:

On August 23, 1951 a representative of this office visited your Authority to discuss revision of the operating budget for the Caldwell Farm Labor Camp. In your absence, this subject was analyzed with the Authority's accountants and the camp manager. It was evident that Total Operating Income during the rehabilitation period, which is from January 1, 1951 through March 31, 1952, will be much less than anticipated when the presently approved budget was prepared. Consequently, some economies in operations will need to be enforced if the camp is to operate without a deficit.

There is enclosed in quadruplicate a completely revised operating budget which reflects the results of the discussion which took place while Mrs. Schultz was in Caldwell. Attached sheets indicate the basis upon which the revised amounts were computed.

Originally, it was anticipated the Authority would have funds available from income to pay for a portion of the rehabilitation work. The approved budget provides a PHA contribution of \$31,735 toward the \$45,735 program. Since it is apparent now there will be no income to apply to this account, the Authority probably will have to limit its rehabilitation program to the amount which can be allocated by PHA. In line with discussions you have had with our Operations Engineering Staff, the Field Office is presently requesting additional funds for your camp from the Washington, D. C., Office. It is not known as yet whether an increased allocation will be available. Meanwhile we are showing the rehabilitation account and the PHA contribution in the enclosed budget as \$31,735.

You will note that the proposed budget still shows a deficit of \$6,169 in addition to the amount of \$31,735. Mr. Ott felt that your review of the figures arrived at during the August 23rd session in the Authority's office and further examination of the camp operation would



result in firm estimates being reached which will enable the camp to "break even" as of March 31, 1952 except for the PHA rehabilitation contribution. (Your particular attention is called to the NOTES appended to the set of budget documents.) This will necessitate some revision of the amounts shown in Column two of the attached budget. Please show these changes in all copies of the budget under Column four. Explanation of the changes should also be made on the supporting sheets so the Area Office will know the basis for the figures which you insert in column four. The budget, in triplicate, should then be signed by the Executive Director and submitted to this office.

The budget amounts finally approved by the PHA will be entered under Column five and the original copy of the document, bearing the Field Office Director's signature, will be returned to you. If we have approval of an increased PHA rehabilitation contribution at that time, it will be shown in column five, otherwise you will be given separate advice in that respect.

We believe the approval of a realistic budget is most important. Therefore we hope you will act on this matter soon.

Sincerely yours,

R. B. SPAULDING
Chief, Management Area A

HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION

~~NATIONAL HOUSING AGENCY~~

~~FEDERAL PUBLIC HOUSING AUTHORITY~~

SAN FRANCISCO FIELD OFFICE
1360 Mission Street
San Francisco 3, California

October 19, 1951

Mr. Telfer E. Wright, Executive Director
Housing Authority of the City of Caldwell
P. O. Box 772
Caldwell, Idaho

Dear Mr. Wright:

This refers to our letter of September 24th in which we attempted to clarify certain items in connection with your preparation of a revised operating budget.

Unless there is further information required, we would appreciate receiving the revised budget as soon as possible.

Sincerely yours,

Samuel Weinstein
Acting Chief, Management Area



HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION

SAN FRANCISCO FIELD OFFICE
1360 Mission Street
San Francisco 3, California

October 19, 1951

Mr. Telpher E. Wright, Executive Director
Housing Authority of the City of Caldwell
P. O. Box 772
Caldwell, Idaho

Dear Mr. Wright:

This refers to our letter of September 24th in which we attempted to clarify certain items in connection with your preparation of a revised operating budget.

Unless there is further information required, we would appreciate receiving the revised budget as soon as possible.

Sincerely yours,

Acting Chief, Management Area



PUBLIC VOUCHER FOR PURCHASES AND SERVICES OTHER THAN PERSONAL

Housing + Home Finance Agency

D. O. Vou. No.

Bu. Vou. No.

GENERAL ACCOUNTING
OFFICE PREAUDIT

Certified for payment in the
sum of \$

Comptroller General of the
United States

By

U. S. Public Housing Administration
(Department, bureau, or establishment)

Voucher prepared at Caldwell, Idaho - 5/16/54
(Give place and date)

THE UNITED STATES, Dr.,

To Housing Authority of the City of Caldwell
(Payee) Idaho

Address P.O. Box 772, Caldwell, Idaho

Payee's Account No.

PAID BY

(For use of Paying Office)

No. and Date of Order	Date of Delivery or Service	Articles or Services (Enter description, item number of contract or general supply schedule, and other information deemed necessary) Terms % Discount Cash days	Quantity	UNIT PRICE		AMOUNT	
				Cost	Per	Dollars	Cts.
		Brought forward from continuation sheet(s)				14123	00
		Amendatory Agreement with respect to Contract for Purchase and Sale for Low Rent Housing Project No LC. 36 between Public Housing Administration and Housing Authority of the City of Caldwell, Idaho. Section 105					

Shipped from to Weight Government B/L No. Total 14123 00

Payee: Housing Authority of the City of
Caldwell, Idaho

(Payee must NOT use this space)

Differences

Account verified; correct for

(Signature or initials)

Contract No. Date Req. No. Date Invoice Rec'd

MEMORANDUM

ACCOUNTING CLASSIFICATION (for completion by Administrative Office)

Appropriation, limitation, or project symbol	Appropriation title				Limit'n or Proj't Amount	Appropriation Amount
Allotment symbol	Amount	Obligations liquidated	COST ACCOUNT		OBJECTIVE CLASSIFICATION	
			Symbol	Amount	Symbol	Amount

Paid by { Check No. dated 19.... for \$..... } on Treasurer of the United States in favor of
{ Cash, \$..... on 19.... Payee..... } {payee named above.}

(Sign original only)

* When a voucher is signed or receipted in the name of a company or corporation, the name of the person writing the company or corporation is name, as well as the capacity in which he signs, must appear. For example: "John Doe Company, per John Smith, Secretary", or "Treasurer", as the case may be. If the ability to certify and authority to approve are combined in one person, one signature only is necessary; otherwise the approving officer will sign in the blank space below "Approved for \$.....", and over his official title.

Per
Title

PUBLIC VOUCHER FOR PURCHASES AND SERVICES OTHER THAN PERSONAL
HOUSING AND HOME FINANCE AGENCY

30 5769
D. O. Vou. No.
Bu. Vou. No. 52-5521

GENERAL ACCOUNTING
OFFICE PREAUDIT

Certified for payment in the
sum of \$

Comptroller General of the
United States

By

U. S. PUBLIC HOUSING ADMINISTRATION
(Department, bureau, or establishment)

Voucher prepared at Caldwell, Idaho 9/19/51
(Give place and date)

THE UNITED STATES, Dr.,

To Housing Authority of the City of Caldwell, Idaho
(Payee)

Address P.O. Box 772, Caldwell, Idaho

Payee's Account No.

PAID BY

70

(For use of Paying Office)

No. and Date of Order	Date of Delivery or Service	Articles or Services (Enter description, item number of contract or general supply schedule, and other information deemed necessary) Terms % Discount Cash days	Quantity	UNIT PRICE		AMOUNT	
				Cost	Per	Dollars	Cts.
		Brought forward from continuation sheet(s)					
		Advance of funds to cover Rehabilitation work for Farm Labor Camp No. 36 at Caldwell, Idaho under contract No. (Ida-LC-36-S)-2 and Administration Fund Agreement Dated Jan. 1, 1951.				\$3,920	00

Shipped from to Weight Government B/L No. Total 3,920.00

(Payee must NOT use this space)

Differences

Account verified; correct for

(Signature or initials) W.B. 10/5/51

Payee: Housing Authority of the City of Caldwell, Idaho
Per : *Jeffrey C. Wright* Executive-Director

Contract N(IDA-LC-36-S)-2 Date 1-1-51 Req. No. Date Invoice Rec'd

3,920.00

MEMORANDUM

J. G. Melville, Director. SFFO

ACCOUNTING CLASSIFICATION (for completion by Administrative Office)

Appropriation, limitation, or project symbol	Appropriation title				Limit'n or Proj't Amount	Appropriation Amount
	CGX1008 United States Housing Act Program, Public Housing Administration					
					3,920.00	3,920.00
Allotment symbol	Amount	Obligations liquidated	COST ACCOUNT		OBJECTIVE CLASSIFICATION	
			Symbol	Amount	Symbol	Amount
4-19.6 1141.15	3,920.00	Rehab. Advance				
LC-36						

Paid by { Check No. dated 19 for \$ on Treasurer of the United States in favor of payee named above.
Cash, \$ on 19 Payee

(Sign original only)

* When a voucher is signed or receipted in the name of a company or corporation, the name of the person writing the company or corporation name, as well as the capacity in which he signs, must appear. For example: "John Doe Company, per John Smith Secretary", or "Treasurer", as the case may be.
† If the ability to certify and authority to approve are pooled in one person, one signature only is necessary, otherwise the approving officer will sign in the blank space below. Approved for \$ and drew his official title

Per Title



METHOD OF OR ABSENCE OF ADVERTISING

(Section 3709 of the Revised Statutes)

1. After advertising in newspapers.
2. (a) After advertising by circular letters sent to _____ dealers.
(b) And by notices posted in public places.
(If notices were not posted in addition to advertising by circular letters sent to dealers, explanation of such omission must be made. The notation on the certificate on the face of the voucher must be "2(a)(b)" or "2(a)", depending on whether or not notices were posted.)
3. Without advertising, under an exigency of the service which existed prior to the order and would not admit of the delay incident to advertising.
4. Without advertising in accordance with _____
5. Without advertising, it being impracticable to secure competition because of _____

(Here state in detail the nature of the exigency or circumstances under which the securing of competition was impracticable under 3 and 4)

NOTE.—The above form "Method of or Absence of Advertising" is to be used when purchases are made or services secured under proper authority without written agreement in any form. In case of a written agreement (formal contract, proposal, and acceptance, or less formal agreement) Standard Form No. 1036—Revised should be used for abstracting the method of or absence of advertising and award of contract. (See General Regulations No. 51, Supplement No. 6, General Accounting Office, Aug. 20, 1930.)

EX-100-10000-1

16-22900-1

HOUSING ADMINISTRATION OF THE CITY OF CHICAGO

HECK

QUESTIONS OF THE CITY OF CHICAGO
AND ADMINISTRATION OF THE CITY OF CHICAGO
UNDER CONTRACT NO. (195-10-30-2)-3
CITY NO. 30 OF CHICAGO, ILLINOIS
ADMINISTRATION OF THE CITY OF CHICAGO
ADVANCE OF THE CITY OF CHICAGO

23-250 00

500 BOX 115, CHICAGO, ILLINOIS

HOUSING ADMINISTRATION OF THE CITY OF CHICAGO, ILLINOIS

CHICAGO, ILLINOIS 9/10/30

PUBLIC HOUSING ADMINISTRATION
HOUSING AND HOME FINANCE AGENCY

PUBLIC VOUCHER FOR PURCHASES AND SERVICES OTHER THAN PERSONAL

D. O. Vou. No. _____
Bu. Vou. No. _____

GENERAL ACCOUNTING
OFFICE PREAUDIT

Certified for payment in the
sum of \$ _____

Comptroller General of the
United States

By _____

Housing and Home Finance Agency
U. S. Public Housing Administration
(Department, bureau, or establishment)

Voucher prepared at Caldwell, Idaho 12/5/51
(Give place and date)

THE UNITED STATES, Dr.,

Housing Authority of the City of Caldwell, Idaho
(Payee)

Address P.O. Box 772 - Caldwell, Idaho

Payee's Account No.

PAID BY

(For use of Paying Office)

No. and Date of Order	Date of Delivery or Service	Articles or Services (Enter description, item number of contract or general supply schedule, and other information deemed necessary) Terms _____ % Discount Cash _____ days	Quantity	UNIT PRICE		AMOUNT	
				Cost	Per	Dollars	Cts.
		Brought forward from continuation sheet(s)					
		Dec. 1, 1951 - Approved Revision of Operating Budget for Farm Labor Camp LC-36. Revision to increase Rehabilitation allocation to the account originally approved. Authority - Memo Kelly 11/21/51 Still due on original Budget				6800	00
						15	00

Shipped from _____ to _____ Weight _____ Government B/L No. _____ Total 6815 00

Payee: Housing Authority of the City of Caldwell, Idaho

Per: Tepper E. Wright Executive Director

(Payee must NOT use this space)

Differences _____

Account verified; correct for _____

(Signature or initials) _____

Contract No. _____ Date _____ Reg. No. _____ Date _____ Invoice Rec'd _____

MEMORANDUM

ACCOUNTING CLASSIFICATION (for completion by Administrative Office)

Appropriation, limitation, or project symbol	Appropriation title				Limit'n or Proj't Amount	Appropriation Amount
Allotment symbol	Amount	Obligations liquidated	COST ACCOUNT		OBJECTIVE CLASSIFICATION	
			Symbol	Amount	Symbol	Amount

Paid by { Check No. _____ dated _____, 19____, for \$_____
Cash, \$ _____, on _____, 19____, Payee _____ } on Treasurer of the United States in favor of
payee named above.

(Sign original only)

Per _____
Title _____

* When a voucher is signed or receipted in the name of a company or corporation, the name of the person writing the company or corporate name, as well as the capacity in which he signs, must appear. For example: "John Doe Company, per John Smith, Secretary" or "Treasurer", as the case may be. If the ability to certify and authority to approve are possessed in one person, one signature only is necessary, otherwise the approving officer will sign in the blank space below. Approved for \$ _____ and over his official title.

METHOD OF OR ABSENCE OF ADVERTISING

(Section 3709 of the Revised Statutes)

1. After advertising in newspapers.

2. (a) After advertising by circular letters sent to _____ dealers.

(b) And by notices posted in public places.

(If notices were not posted in addition to advertising by circular letters sent to dealers, explanation of such omission must be made. The notation on the certificate on the face of the voucher must be "2(a)(b)" or "2(a)", depending on whether or not notices were posted.)

3. Without advertising, under an exigency of the service which existed prior to the order and would not admit of the delay incident to advertising.

4. Without advertising in accordance with _____

5. Without advertising, it being impracticable to secure competition because of _____

(Here state in detail the nature of the exigency or circumstances under which the securing of competition was impracticable under 3 and 4)

NOTE.—The above form "Method of or Absence of Advertising" is to be used when purchases are made or services secured under proper authority without written agreement in any form. In case of a written agreement (formal contract, proposal, and acceptance, or less formal agreement) Standard Form No. 1036—Revised should be used for abstracting the method of or absence of advertising and award of contract. (See General Regulations No. 51, Supplement No. 6, General Accounting Office, Aug. 20, 1930.)

U.S. GOVERNMENT PRINTING OFFICE: 1946 O-88934

16-22900-1

John E. Mudge

PUBLIC VOUCHER FOR PURCHASES AND SERVICES OTHER THAN PERSONAL

Housing And Home Finance Agency

D. O. Vou. No. _____
Bu. Vou. No. _____

GENERAL ACCOUNTING
OFFICE PREAUDIT

Certified for payment in the
sum of \$ _____

Comptroller General of the
United States

By _____

U. S. *Public Housing Administration*
(Department, bureau, or establishment)

Voucher prepared at *Caldwell, Idaho - 12/4/51*
(Give place and date)

THE UNITED STATES, Dr.,

To *Housing Authority of The City of Caldwell*
(Payee) *Idaho*

Address *P.O. Box 77r, Caldwell, Idaho*

Payee's Account No. _____

PAID BY

(For use of Paying Office)

No. and Date of Order	Date of Delivery or Service	Articles or Services (Enter description, item number of contract or general supply schedule, and other information deemed necessary) Terms _____ % Discount Cash _____ days	Quantity	UNIT PRICE		AMOUNT	
				Cost	Per	Dollars	Cts.
		Brought forward from continuation sheet(s)					
		<i>Dec. 1, 1951 - Approved Revision - --- of Operating Budget - for Farm Labor Camp LC-36. A Revision to increase Rehabilitation allocation to the account originally Approved. Authority - Memo - Kelly 11/21/51 STILL due in Original Budget ---</i>				<i>68.00</i>	<i>00</i>
						<i>15.00</i>	<i>00</i>

Shipped from _____ to _____ Weight _____ Government B/L No. _____ Total *68.15.00*

(Payee must NOT use this space)

Differences _____

Account verified; correct for _____

(Signature or initials) _____

Payee: *Housing Authority of The City of
Caldwell, Idaho*

Per: *Leopold E. Wright* Executive
Director

Contract No. _____ Date _____ Req. No. _____ Date _____ Invoice Rec'd _____

MEMORANDUM

ACCOUNTING CLASSIFICATION (for completion by Administrative Office)

Appropriation, limitation, or project symbol	Appropriation title				Limit'n or Proj't Amount	Appropriation Amount
Allotment symbol	Amount	Obligations liquidated	COST ACCOUNT		OBJECTIVE CLASSIFICATION	
			Symbol	Amount	Symbol	Amount

Paid by { Check No. _____ dated _____ 19____ for \$ _____ } on Treasurer of the United States in favor of
{ Cash, \$ _____ on _____ 19____ Payee _____ }
(Sign original only)

* When a voucher is signed or receipted in the name of a company or corporation, the name of the person writing the company or corporation name as well as the capacity in which he signs must appear. For example: "John Doe Company, per John Smith, Secretary" or "Treasurer", as the case may be. If the ability to certify and a authority to approve are combined in one person, one signature only is necessary, otherwise the approving officer will sign in the blank space below "Approved for \$ _____" and over his official title.

Per _____
Title _____

METHOD OF OR ABSENCE OF ADVERTISING

(Section 3709 of the Revised Statutes)

1. After advertising in newspapers.

2. (a) After advertising by circular letters sent to _____ dealers.

(b) And by notices posted in public places.

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3. Without advertising, under an exigency of the service which existed prior to the order and would not admit of the delay incident to advertising.

4. Without advertising in accordance with _____

5. Without advertising, it being impracticable to secure competition because of _____

(Here state in detail the nature of the exigency or circumstances under which the securing of competition was impracticable under 3 and 4)

NOTE.—The above form "Method of or Absence of Advertising" is to be used when purchases are made or services secured under proper authority without written agreement in any form. In case of a written agreement (formal contract, proposal, and acceptance, or less formal agreement) Standard Form No. 1036—Revised should be used for abstracting the method of or absence of advertising and award of contract. (See General Regulations No. 51, Supplement No. 6, General Accounting Office, Aug. 20, 1930.)

U. S. GOVERNMENT PRINTING OFFICE: 1916 O-88934

16-22900-1

Bo. 12/1/31

Under Housing Administration of the City of

12/1/31

21/1/31 12/1/31
Housing Administration - Memo - 11/1/31
Housing Administration - 11/1/31
Housing Administration - 11/1/31
Housing Administration - 11/1/31
Housing Administration - 11/1/31
Housing Administration - 11/1/31
Housing Administration - 11/1/31

12/1/31

Bo 12/1/31
Housing Administration of the City of

12/1/31
Housing Administration
Housing Administration

7mD

FPHA-1424 7-1-46 NATIONAL HOUSING AGENCY FEDERAL PUBLIC HOUSING AUTHORITY REVISION OF OPERATING BUDGETS (See instructions on reverse of form)		NAME OF LHA OR HOUSING MANAGER City of Caldwell LOCATION Caldwell, Idaho		DEVELOPMENT NUMBER LC-36 DEVELOPMENT NAME Farm Labor Camp	
PERIOD BEGINNING January 1, 1951	PERIOD ENDING March 31, 1952	EFFECTIVE DATE December 1, 1951		REVISION NUMBER 1	

I. PROPOSED REVISION:

ACCOUNT NUMBER AND TITLE (1)	APPROVED ESTIMATE (2)	P. U. M. (3)	REVISED ESTIMATE (4)	P. U. M. (5)	INCREASE OR DECREASE (6)
Rehabilitation Expense	\$ 38,935		\$ 45,735		\$ 6,800
PHA Contribution	38,935		45,735		6,800
TOTAL					

II. JUSTIFICATION:

This revision to increase rehabilitation allocation to the account originally approved to enable the local authority to complete the following repairs.

Repairs to 48 homes	\$ 1,048-
530 window shades	570 -
Maintenance tools and equipment	1,360 -
Linoleum repairs or replacement	1,050
Kerosene stoves and repair to present stoves	1,000
Repairs to heating plants	772
Painting interior of homes	1,000
	\$ 6,800.

Authority: Memo-Kelly- 11/21/51

III. QUARTERLY DISTRIBUTION:

ACCOUNT NUMBER	1st QUARTER		2nd QUARTER		3rd QUARTER		4th QUARTER	
	APPROVED	REVISED	APPROVED	REVISED	APPROVED	REVISED	APPROVED	REVISED
TOTAL								

SIGNATURE - EXECUTIVE DIRECTOR OR HOUSING MANAGER	DATE	RECOMMENDED - ASSISTANT DIRECTOR FOR MANAGEMENT	DATE
<i>Samuel W. ...</i>		<i>William J. ...</i>	11-27-51
RECOMMENDED - REGIONAL BUDGET OFFICER	DATE	APPROVED - REGIONAL DIRECTOR	DATE
<i>Arthur ...</i>	11-27-51	<i>Stanley ...</i>	11-27-51

San Francisco File 1

INSTRUCTIONS FOR PREPARING FORM

Items in Heading. Fill in all items. In space, "Revision Number," enter number of the revision applicable to the individual project.

Part I. Proposed Revision.

1. Items in upper part of table are self explanatory.
2. Total. In column 2, enter the previously approved estimate of the Operating Expense (before Collection Loss) or the Operating Expense. In column 4, enter the total revised budget figure for Operating Expense (before Collection Loss) or Total Operating Expense. The difference between totals in columns 2 and 4 will equal the total in column 6.

Part II. Justification. Full justification must be given for proposed revisions. If more space is needed, use additional sheets and attach to form.

Part III. Quarterly Distribution.

1. Enter in upper part of table, the quarterly breakdown for the different accounts being revised to show the original approved amount and the proposed revised amount.
2. Total. Insert a quarterly breakdown of the Total Operating Expense (before Collection Loss) or Total Operating Expense, as previously approved and as revised. The sum of the quarterly approved budgets will equal the total in column 2 of the table in Part I; the sum of the quarterly revised budgets will equal the total in column 4 of the table in Part I.

PHA-848 9-15-48		Budget Bureau No. 63-R-286.4 Approval Expires 3-31-53		Period Covered: From 11-1-51 To 3-31-52		Development(s) No(s) IC-36	
HOUSING AND HOME FINANCE AGENCY PUBLIC HOUSING ADMINISTRATION				Year of Five-Year Period		Owned By:	
REVISOR: FARM LABOR CAMP BUDGET FOR A LOW-RENT (PL-6412, PL-6417, and PHA)				Constructed under		Number of Units: T A 261	
Name of Development CALDWELL FARM LABOR CAMP				Name of Local Authority HOUSING AUTHORITY OF THE CITY OF			
Acct. No.		Classification		Proposed Budget 8-23-51		Estimated Average Approved Budget	
		(1)		Amount PUM		Amount PUM	
				(2) (3)		(4) (5) (6)	
		Operating Income					
3100 Dwelling Rent Schedule							
3200 Dwelling Vacancy Loss							
Dwelling Rent Income				30,550			
3310 Commercial Rental							
3390 Other Non-Dwelling Rental				1,180			
3510 Sales and Services to Tenants							
3590 Miscellaneous Project Income							
3610 Interest on Investments (Project only)							
TOTAL OPERATING INCOME				31,730			
		Management Expense					
4110 Project Office Salaries				4,125		4,125	
4120 Central Office Salaries				5,135		5,960	
4130 Legal, Fiscal, and Other Fees				150		100	
4140 Other Project Office Expense				1,450		1,450	
4160 Other Central Office Expense							
TOTAL MANAGEMENT EXPENSE				10,860		11,635 7200	
		Operating Services					
4210 Janitorial				3,000		2,800	
4220 Exterminating				200		100	
4230 Garbage Collection				1,875		1,875	
4240 Elevator Operation							
TOTAL OPERATING SERVICES				5,075		4,775 4775	
		Dwelling and Commercial Utilities					
4310 Irrigation				875		775	
4320 Electricity				5,000		5,000	
4330 Gas							
4340 Fuel and Heating Supplies				2,000		1,250	
4350 Heating Labor							
4390 Sundry Utilities							
TOTAL DWELLING AND COMMERCIAL UTILITIES				7,875		7,025 7025	
		Repairs, Maintenance, and Replacements					
4401 Supervision and Overhead				5,645		5,850 5645	
4410 Grounds				1,000		800	
4420 Structures							
4430 Painting and Decorating				100		100	
4440 Plumbing and Gas System				960		750	
4450 Electrical System				900		750	
4460 Road Maintenance				250		250	
4470 Maintenance Supplies				500		250	
4480 Furniture Repairs				500		250	
4490 Irrigation Water							
4490 Other Equipment				650		1,000 650	
TOTAL REPAIRS, MAINTENANCE, AND REPLACEMENTS				10,505		10,000 9445	
		4540 SUPPLEMENTARY COMMUNITY SERVICES					
4711 INSURANCE				700		700 700	
4711 Unempl. Compensa.				500		500 500	
4720 COST OF SALES AND SERVICES TO TENANTS							
4730 COLLECTION LOSS							
4780 MISCELLANEOUS							
TOTAL OPERATING EXPENSE				35,515		34,635 31,645	
		4792 PROVISION FOR OPERATING IMPROVEMENTS					
4793 PROVISION FOR OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT							
6210 Rehabilitation Expense				31,735		38,935	
6220 OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT							
TOTAL EXPENSE (Excluding PILOT, Debt Service, and Operating Reserve)				67,250		70,580	
All Items Below Refer to Projects Only							
APPROVED:							
4740 PAYMENTS IN LIEU OF TAXES				2,384		2,470 2470	
5100 DEBT SERVICE							
4797 PROVISION FOR OPERATING RESERVE							
NOV 26 1951							
TOTAL EXPENSE				69,634		73,050	
NET INCOME OR DEFICIT				(37,904)		(41,320)	
7100 PHA ANNUAL CONTRIBUTION				31,735		38,935	

Deeplier Wright
Executive Director 11-1-51

Operating Services4210 Janitorial

Salary	\$133.34 per month *	\$,2,000.00
Supplies		800.00
		<u>\$ 2,800.00</u>

The estimate for supplies is based on experience during the first months of budget period.

*One janitor is paid \$210.00 per month of which \$133.37 charged to Account Number 4210 and \$76.66 to RM&R. Under new labor agreement this man will receive an increase of \$8.33 per month on January 1, 1952.

UTILITIES4320 Electricity

Average expense \$331.00 per month	\$5,000.00
Based on actual expense -	
January \$404.00, February \$382.00	
March \$348.00, May \$292.00 and	
June \$280.00	

4340 Fuel	\$1,250.00
-----------	------------

This account reduced because of agreement with Caldwell School System has eliminated the Camp School. This account fluctuates also with the length of season that row shelters are open. Row shelters will close on or about November 15, 1951 and will remain closed during balance of Rehabilitation Period.

RM&R4401 Salaries

One Maintenance Mechanic @ \$225.00 per month, 8 months	\$1,800
235.00 " " 7 "	<u>1,645</u>

One Janitor (part time @ 76.66 per month	\$3,445
--	---------

One Laborer (Part time, during agricultural season only)	1,150
--	-------

	<u>1,205</u>
--	--------------

	\$5,800
--	---------

New labor agreement will increase salaries of maintenance mechanics \$12.50 per month January 1, 1952.

4410 Grounds

	\$ 800
--	--------

4430 Painting

Most of the painting in 1951 is included in the rehabilitation budget

	\$100
--	-------

4440 Plumbing

Consists principally of wages paid to part time journeyman plumber. Experience during seven months in 1951 indicates an average of \$50.00 per month expenditure.

	<u>\$750</u>
--	--------------

4450 Electrical

Expense for this account has been running \$50.00 per month for labor and material.

	\$750
--	-------

4490 ?

4740 PILOT

Computation:

Total operating Income	\$31,730
Less utilities	<u>7,025</u>

	\$24,705
--	----------

10% equals

	\$ 2,470
--	----------

Total 4400 Acct 10 000 to 9445.

SUPPORTING SCHEDULE

Revised Operating Budget 1-1-51 to 3-31-52

LC - 36
Caldwell

(Only accounts affected by the revision included in this supporting data.)

Dwelling Rent Income

Dwelling Rent Schedule

49 homes	@	\$35.00 per month
3 apartments	@	25.00 " "
5 shelters *	@	17.50 " " for 4 months, \$20.00 since May 1, 1951.
204 "	@	4.50 per week

* Single shelters in an area apart from the 204 which are row-type. Originally these detached shelters were used for tenants who contracted communicable diseases, therefore, they have come to be known as "isolation shelters".

Dwelling Rent Income:

January	\$1329	June	\$3426	November	\$2175
February	1341	July	2948	December	1265
March	1284	August	2610	January	1265
April	1512	September	2830	February	1290
May	3115	October	2850	March	1310

Total - - - - \$30,550.

The amounts for the first seven months reflect actual income from the dwelling units; the amounts for the other eight months represent close estimates of occupancy according to presently known trends. August was slightly higher than estimate but September dropped sharply and is way below estimate.

Non-Dwelling Rental

Store: \$60.00 per month for January thru April, 1951 and October & November, 1951
 85.00 " " " May thru September, 1951
 50.00 " " " December, 1951 and January thru March, 1952
 Office: \$15.00 " " " April, 1951 and \$30.00 per month May thru October, 1951.
 This rent stopped September 15, 1951.
 (Notus Farm Labor Group)

Total - - - - \$1,180.

Management Expense4110 Project Office Salaries

Camp Manager @ \$275 per month \$4,125.

4120 Central Office Salaries

Executive Director @ \$137.50 per month *	\$2,062.50
Accountant @ \$142.50 per month	2,137.50
Accountant @ \$160.00 per month (11 months)	1,760.00
	<u>\$5,960.00</u>

*The Executive-Director is paid \$275.00 per month by the Housing Authority for the City of Caldwell, Idaho. One-half of this salary, or \$137.50 per month, is charged to the Farm Labor Camp, LC-36, and one-half, or \$137.50 per month, is charged to the two projects in Caldwell.

4130 Legal Expense

\$ 100.00

This account reduced to \$100.00 as experience from January thru July, 1951 indicated lesser amount will be sufficient.

4100 acct. \$ 11,635 to 9200.

HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION

~~NATIONAL HOUSING AGENCY~~

~~FEDERAL PUBLIC HOUSING AUTHORITY~~

SAN FRANCISCO FIELD OFFICE
1360 Mission Street
San Francisco 3, California

March 26, 1952

In reply please refer to:
MGMT. AREA A:IC-36 Budget



Mr. Telepher E. Wright, Executive Director
Housing Authority of the City of Caldwell
Post Office Box 772
Caldwell, Idaho

Dear Mr. Wright:

Attached is approved Operating Budget for Farm Labor Camp IC-36 for the period April 1st to June 30, 1952. This budget received with your letter of March 20, 1952.

Several changes have been made in your budget to conform to certain changes made in your last budget which we explained in our letter of November 26, 1951:

Account 4100 -- Management Expense

We have not attempted to make a breakdown of this account, but a total of \$9200 was approved for the period (15 months) ending March 31st -- one-fifth of this is \$1840.00. This amount seems adequate if you have followed the suggestions contained in our letter of November 26th, to eliminate one accountant. We also called your attention to what seemed to us to be inequitable proration of the Executive Director's salary. As a matter of fact we have stressed the necessity of reducing your management expenses on several occasions both verbally and by letters. The last letter dated March 7, 1952 was written as a result of a review of your PHA-621 operating statement for the period ending December 31, 1951 which reflected an overrun in this account. We have had no reply to this letter. Therefore, in the absence of any justification for the estimate submitted for this account, we have changed the total management expenses to \$1840:

Account 4401 -- Supervision and Overhead

The approved estimate for this account was \$5645.00 one-fifth of this is \$1129.00, which we have rounded out to \$1130.00

Account 4490 -- Other Equipment

Here again you have not used as a basis for your calculations, the the actual amount approved for this account \$650.00. This estimate has therefore been reduced to \$130.00. Rehabilitation expense of \$14,123, the amount provided for repairs, in your recent amendatory contract for the next three months, has been inserted in your budget.



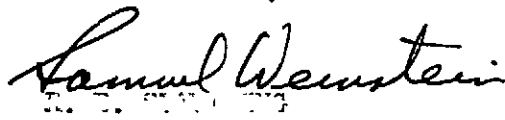
Mr. Telepher E. Wright - 2

Account 4740 -> Payment in Lieu of Taxes.

There is apparently an error in the estimate shown for this account, as the amount for PILOT, according to the terms of your contract, may be ten per cent of shelter rent. according to our calculation the estimate should be \$716.00; (10% of \$8569 Total Operating Income less \$1405, Total Dwelling and Commercial Utilities).

If you can show sufficient justification for increases in the 4100 and 4400 Accounts, a budget revision PHA-1424 should be submitted as soon as possible.

Sincerely yours,



Acting Chief, Management Area A

Enclosure

PHA-848 9-15-48		Budget Bureau No. 63-R-286.4 Approval Expires 3-31-53	Period Covered: From 4-1-52 To 6-30-52		Development(s) No(s) LC-36	
HOUSING AND HOME FINANCE AGENCY PUBLIC HOUSING ADMINISTRATION Farm			Year of Five-Year Period	Owned By:	Number of Units: T A 261	
BUDGET FOR A LOW-RENT Labor Camp (PL-412, PL-671, and PWA)			Constructed under		Number of Unit Months 783	
Name of Development Caldwell Farm Labor Camp			Name of Local Authority Housing Authority of City of Caldwell, Idaho			
Acct. No.	Classification	Proposed Budget	Estimated Average Annual	Approved Budget		
	(1)	Amount (2)	PUM (3)	Amount (4)	Amount (5) PUM (6)	
Operating Income						
3100 Dwelling Rent Schedule						
3200 Dwelling Vacancy Loss						
Dwelling Rent Income		8264	00			
3310 Commercial Rental		230	00			
3390 Other Non-Dwelling Rental		75	00			
3510 Sales and Services to Tenants						
3590 Miscellaneous Project Income						
3610 Interest on Investments (Project only)						
TOTAL OPERATING INCOME		8569	00		8569	
Management Expense						
4110 Project Office Salaries		840	00			
4120 Central Office Salaries		1320	00			
4130 Legal, Fiscal, and Other Fees		25	00			
4140 Other Project Office Expense		290	00			
4150 Other Central Office Expense						
TOTAL MANAGEMENT EXPENSE		2475	00		1840	
Operating Services						
4210 Janitorial		560	00			
4220 Exterminating		25	00			
4230 Watchman Garbage		375	00			
4240 Elevator Operation						
TOTAL OPERATING SERVICES		960	00		960	
Dwelling and Commercial Utilities						
4310 Water Irrigation		155	00			
4320 Electricity		1000	00			
4330 Gas						
4340 Fuel and Heating Supplies		250	00			
4350 Heating Labor						
4390 Sundry Utilities						
TOTAL DWELLING AND COMMERCIAL UTILITIES		1405	00		1405	
Repairs, Maintenance, and Replacements						
4401 Supervision and Overhead		1207	50		1130	
4410 Grounds		160	00			
4420 Structures						
4430 Painting and Decorating		25	00			
4440 Plumbing and Gas System		150	00			
4450 Electrical System		150	00			
4460 Heating and Ventilation System	Roads	50	00			
4470 Telephone	Maintenance	50	00			
4481 Range	Furniture	50	00			
4482 Refrigerators						
4490 Other Equipment		200	00		130	
TOTAL REPAIRS, MAINTENANCE, AND REPLACEMENTS		2042	50		1895	
4540 SUPPLEMENTARY COMMUNITY SERVICES						
4711 INSURANCE		140	00		140	
4715 CONTRIBUTIONS TO PENSION AND INSURANCE FUNDS Unemp. Comp.		100	00		100	
4720 COST OF SALES AND SERVICES TO TENANTS						
4730 COLLECTION LOSS						
4780 MISCELLANEOUS						
TOTAL OPERATING EXPENSE		7122	50		6340	
4792 PROVISION FOR OPERATING IMPROVEMENTS						
4793 PROVISION FOR OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT						
6210 OPERATING IMPROVEMENTS Rehabilitation Expense		14,173			14,173	
6220 OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT						
TOTAL EXPENSE (Excluding PILOT, Debt Service, and Operating Reserve)						
All Items Below Refer to Projects Only						
4740 PAYMENTS IN LIEU OF TAXES		500	00		716	
5100 DEBT SERVICE	DEPUTY FIELD OFFICE DIRECTOR					
4797 PROVISION FOR OPERATING RESERVE	MAR 28 1952					
(Date)						
TOTAL EXPENSE					71179	
NET INCOME OR DEFICIT					612610	
7100 PHA ANNUAL CONTRIBUTION						

HOUSING AND HOME FINANCE AGENCY

PUBLIC HOUSING ADMINISTRATION

SAN FRANCISCO FIELD OFFICE
1360 Mission Street
San Francisco 3, California

March 26, 1952

In reply please refer to:
MGMT. AREA 1:LC-36 Budget

Mr. Telepher B. Wright, Executive Director
Housing Authority of the City of Caldwell
Post Office Box 772
Caldwell, Idaho

Dear Mr. Wright:

Attached is approved Operating Budget for Farm Labor Camp LC-36 for the period April 1st to June 30, 1952. This budget received with your letter of March 20, 1952.

Several changes have been made in your budget to conform to certain changes made in your last budget which we explained in our letter of November 26, 1951:

Account 4100 - Management Expense

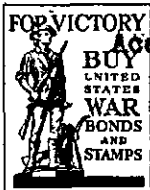
We have not attempted to make a breakdown of this account, but a total of \$9200 was approved for the period (15 months) ending March 31st - one-fifth of this is \$1840.00. This amount seems adequate if you have followed the suggestions contained in our letter of November 26th, to eliminate one accountant. We also called your attention to what seemed to us to be inequitable proration of the Executive Director's salary. As a matter of fact we have stressed the necessity of reducing your management expenses on several occasions both verbally and by letters. The last letter dated March 7, 1952 was written as a result of a review of your PHA-621 operating statement for the period ending December 31, 1951 which reflected an overrun in this account. We have had no reply to this letter. Therefore, in the absence of any justification for the estimate submitted for this account, we have changed the total management expenses to \$1840.

Account 4401 - Supervision and Overhead

The approved estimate for this account was \$5645.00 one-fifth of this is \$1129.00, which we have rounded out to \$1130.00

Account 4490 - Other Equipment

Here again you have not used as a basis for your calculations, the actual amount approved for this account \$650.00. This estimate has therefore been reduced to \$130.00. Rehabilitation expense of \$14,123, the amount provided for repairs, in your recent amendatory contract for the next three months, has been inserted in your budget.



Mr. Telepher E. Wright - 2

Account 4740 - Payment in Lieu of Taxes

There is apparently an error in the estimate shown for this account, as the amount for PILOT, according to the terms of your contract, may be ten per cent of shelter rent. according to our calculation the estimate should be \$716.00; (10% of \$8569 Total Operating Income less \$1405. Total Dwelling and Commercial Utilities).

If you can show sufficient justification for increases in the 4100 and 4400 Accounts, a budget revision PHA-1424 should be submitted as soon as possible.

Sincerely yours,

R. B. SPAULDING
Chief, Management Area A

Enclosure

HHFA
PHA
SF

FIELD OFFICE CIRCULAR NO. 333
March 27, 1952

TO: All Local Housing Authorities and Directly Operated Projects

SUBJECT: Survey of Project Initiated Fire Protection and Safety
Posters, Etc.

For the purposes of establishing the scope and thoroughness of tenant education at public housing projects in connection with fire, safety, health, sanitation and conservation of utilities, please furnish this Field Office with two (2) copies each of all project initiated posters, suggestions and regulations covering the above subjects in use at the public housing projects under your authority.

Please forward this material to Chief, Operations Engineering Section, 1360 Mission Street, San Francisco 3, California, not later than April 15, 1952.

Your prompt response and cooperation will be very much appreciated.

SR-966

(70)

HOUSING AND HOME FINANCE AGENCY
PUBLIC HOUSING ADMINISTRATION

~~NATIONAL HOUSING AGENCY~~

~~FEDERAL PUBLIC HOUSING AUTHORITY~~

SAN FRANCISCO FIELD OFFICE
1360 Mission Street
San Francisco 3, California

March 3, 1952

In reply please refer to:
SFHO:Management Area A

Mr. Telpher E. Wright, Executive Director
Housing Authority of the City of Caldwell
Post Office Box 772
Caldwell, Idaho

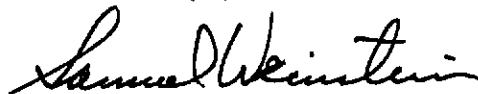
Dear Mr. Wright:

You have recently signed an amendment to your contract for the Purchase and Sale of Project LC-36 to extend the rehabilitation period to June 30, 1952 and to increase the rehabilitation allocation by \$14,123.00 to cover the cost of necessary repairs to the project.

Since your present operating budget covers the period ending March 31, 1952, it is now necessary for you to prepare a new budget for three months, April 1 to June 30, 1952. This should be based on your experience during the same period last year.

We are attaching a supply of PHA-848 which you may use in preparing this budget. A supporting schedule should accompany it showing proper justifications for your estimates. According to your amended contract - (section 204(A)(1) - this budget should be submitted to this office on or before March 15, 1952.

Sincerely yours,



SAMUEL WEINSTEIN
Acting Chief,
Management Area A

Attachments



PHA-848 9-15-48		Budget Bureau No. 63-R-286.4 Approval Expires 3-31-53	Period Covered: From <u>4-1-52</u> To <u>6-30-52</u>		Development(s) No(s) <u>LC-36</u>	
HOUSING AND HOME FINANCE AGENCY PUBLIC HOUSING ADMINISTRATION			Year of Five-Year Period		Owned By:	
BUDGET FOR A LOW-RENT <u>Farmborough</u> (PL-412, PL-671, and PWA)			Constructed under		Number of Units: <u>783</u>	
Name of Development <u>Caldwell Farmborough</u>			Name of Local Authority <u>Housing Authority of the City of Caldwell, Idaho</u>			
Acct. No.	Classification	Proposed Budget	Estimated Average Annual		Approved Budget	
	(1)	Amount (2)	PUM (3)	Amount (4)	Amount (5)	PUM (6)
Operating Income						
3100 Dwelling Rent Schedule						
3200 Dwelling Vacancy Loss						
Dwelling Rent Income		<u>8264</u>	-			
3310 Commercial Rental		<u>230</u>	-			
3390 Other Non-Dwelling Rental		<u>75</u>	-			
3510 Sales and Services to Tenants						
3590 Miscellaneous Project Income						
3610 Interest on Investments (Project only)						
TOTAL OPERATING INCOME		<u>8569</u>	<u>00</u>			
Management Expense						
4110 Project Office Salaries		<u>840</u>	-			
4120 Central Office Salaries		<u>1320</u>	-			
4130 Legal, Fiscal, and Other Fees		<u>25</u>	-			
4140 Other Project Office Expense		<u>290</u>	-			
4160 Other Central Office Expense						
TOTAL MANAGEMENT EXPENSE		<u>2475</u>	-			
Operating Services						
4210 Janitorial		<u>560</u>	-			
4220 Exterminating		<u>25</u>	-			
4230 Watchmen		<u>375</u>	-			
4240 Elevator Operation						
TOTAL OPERATING SERVICES		<u>960</u>	-			
Dwelling and Commercial Utilities						
4310 Water		<u>155</u>	-			
4320 Electricity		<u>1000</u>	-			
4330 Gas						
4340 Fuel and Heating Supplies		<u>250</u>	-			
4350 Heating Labor						
4390 Sundry Utilities						
TOTAL DWELLING AND COMMERCIAL UTILITIES		<u>1405</u>	-			
Repairs, Maintenance, and Replacements						
4401 Supervision and Overhead		<u>1207</u>	<u>50</u>			
4410 Grounds		<u>160</u>	-			
4420 Structures						
4430 Painting and Decorating		<u>25</u>	-			
4440 Plumbing and Gas System		<u>150</u>	-			
4450 Electrical System		<u>150</u>	-			
4460 Heating and Ventilating System		<u>50</u>	-			
4470 Elevators		<u>50</u>	-			
4481 Ranges		<u>50</u>	-			
4482 Refrigerators						
4490 Other Equipment		<u>200</u>	-			
TOTAL REPAIRS, MAINTENANCE, AND REPLACEMENTS		<u>2042</u>	<u>50</u>			
4540 SUPPLEMENTARY COMMUNITY SERVICES						
4711 INSURANCE		<u>140</u>	-			
4715 CONTRIBUTIONS TO PENSION AND INSURANCE FUNDS		<u>100</u>	-			
4720 COST OF SALES AND SERVICES TO TENANTS						
4730 COLLECTION LOSS						
4780 MISCELLANEOUS						
TOTAL OPERATING EXPENSE		<u>7122</u>	<u>50</u>			
4792 PROVISION FOR OPERATING IMPROVEMENTS						
4793 PROVISION FOR OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT						
6210 OPERATING IMPROVEMENTS						
6220 OPERATING IMPROVEMENTS - SPECIAL WAR ACCOUNT						
TOTAL EXPENSE (Excluding PILOT, Debt Service, and Operating Reserve)						
All Items Below Refer to Projects Only						
4740 PAYMENTS IN LIEU OF TAXES		<u>500</u>	-			
5100 DEBT SERVICE						
4797 PROVISION FOR OPERATING RESERVE						
TOTAL EXPENSE						
NET INCOME OR DEFICIT						
7100 PHA ANNUAL CONTRIBUTION						

Adjusted Rehabilitation Budget

	<u>New</u>	<u>Old</u>	<u>Total</u>	<u>Expended</u>	<u>Balance</u>
COMPLETED ITEMS:					
Repairs to Roads and Walks				\$ 7,588.80	
Sickle Mower				402.00	
Gas Lawn Mower				366.00	
Painting Exterior of Homes				5,672.96	
Transportation of Surplus				5,127.70	
Bathroom accessories				102.77	
Receipt Machine				82.66	
Total Expended on Completed Items				<u>\$19,342.89</u>	
INCOMPLETE ITEMS:					
Repairs to homes	\$ 1,250.00	\$ 1,370.00	\$2,620.00	\$ 2,234.15	\$ 1,385.85
530 Window Shades		775.00	775.00		775.00
Maintenance Tools	730.00	800.00	1,530.00	483.25	1,046.75
Farm Tractor & Tools	568.00	2,560.00	3,128.00	2,262.00	866.00
Electric Standby Motor, & Overhaul Pump		930.00	930.00	702.33	227.67
Linoleum Replacement & Repair	500.00	1,350.00	1,850.00	1,404.66	445.34
Repairs to Rowshelters	1,400.00	4,645.00	6,045.00	4,587.84	1,457.16
Replace Doors & Shutters	600.00	50.00	650.00	18.70	631.30
Provide Stoves	800.00		800.00		800.00
Repairs to Heating Plants and Plumbing System	2,250.00	912.00	3,162.00	385.50	2,776.50
Repairs to irrigation System	600.00	80.00	680.00	85.00	595.00
Painting Interior Homes	1,000.00	1,565.00	2,565.00	1,082.50	1,482.50
Painting Exterior Rowshelters	1,000.00	4,645.00	5,645.00	4,469.02	1,175.98
Painting Interior Rowshelters	1,000.00	4,720.00	5,720.00	4,550.42	1,169.58
Painting Nondwelling Units	1,500.00	1,240.00	2,740.00	826.35	1,913.65
Floor Sander		400.00	400.00		400.00
Hand Tools		350.00	350.00	284.49	65.51
Fire Prevention Equipment	925.00		925.00		925.00
Totals	<u>\$14,123.00</u>	<u>\$26,392.00</u>	<u>\$40,515.00</u>	<u>\$41,719.10</u>	
Less Expended Items				<u>19,342.89</u>	
				<u>\$22,376.21</u>	<u>\$18,138.79</u>

CAIDWELL FARM LABOR CAMP LC-36
REHABILITATION PROGRAM

Item	Original Approval	Revised to PHA Esti- mate	Deficit Request to Wash.	Supplem. Request to Wash.
1. Repairs to 48 Homes	2250.00	1202.00	1048.00	
530 Window Shades	570.00		570.00	
2. Repairs to Roads	5720.00	7950.00		5280.00
3. Maintenance Tools and Equipment	1860.00	500.00	1360.00	
Farm Tractor and Tools	1980.00	2350.00		445.00
Sickle Mower	440.00	402.00		
Gas Mower	435.00	366.00		
Electric Standby	440.00	702.00		
4. Linoleum Repair or Replacement	1650.00	600.00	1050.00	
5. Repairs to Shelters	2050.00	4500.00		
Replace Doors	1085.00			
Kerosene Stoves and Repairs to Present Stoves	2000.00		1000.00	
6. Repairs to Heating Plants	1690.00	400.00	772.00	
Repairs to Plumbing	2940.00	100.00		2000.00
Repairs to Irrigation System	840.00	100.00		
8. Painting - Exterior Homes	4250.00	5250.00		
Painting - Interior Homes	2760.00	1260.00	1000.00	
Painting - Exterior Shelters	2015.00	4500.00		1625.00
Painting - Interior Shelters	3960.00	4600.00		3960.00
Painting - Exterior Non-Dwelling	2950.00	1000.00		2950.00
Floor Sander	150.00			
Hand Tools and Equipment	350.00	300.00		
9. Transportation of Surplus	3000.00	2750.00		
Bathroom Accessories	250.00	103.00		
Receipt Machine	100.00			
TOTALS	45735.00	38935.00	6800.00	
Increased Costs of All Items				5500.00
Additional Road Repairs				2240.00
				24000.00

March 20, 1952

Mr. Samuel Weinstein
Acting Chief
Management Area A
Public Housing Administration
Field Office
1360 Mission Street
San Francisco 3, California

Dear Mr. Weinstein:

I am sorry we did not meet your deadline of March 15, for our proposed budget of April 1, 1952 to June 30, 1952, on Project LC-30, but part of my staff has been ill and it was impossible to get the job done.

We are submitting the proposed budget for the above period based almost entirely on an extension of our previously approved budget.

The income portion of the budget is based on the actual book figures of April, May and June 1951. Management Expense 4110, Project office salaries, is set on the actual cost for three months. The balance of the 4100 account is based on an extension of our previous budget. The 4200, 4300, 4400 and 4700 accounts are based on an extension of our present operating budget.

I hope that this meets with your approval.

Yours truly,

Telpher E. Wright
Executive Director

TEW:mc