

FEASIBILITY ANALYSIS
for
SITE AND ARCHITECTURAL IMPROVEMENTS
at the
CALDWELL FARM LABOR CAMP

HOUSING AUTHORITY, CITY OF CALDWELL, IDAHO

May 1968

JOHNSON, UNDERKOFER & BRIGGS
and
THOMPSON & KOLBO
Engineers - Architects
Nampa, Idaho

May 14, 1968

Housing Authority
City of Caldwell
P. O. Box 70
Caldwell, Idaho 83605

Gentlemen:

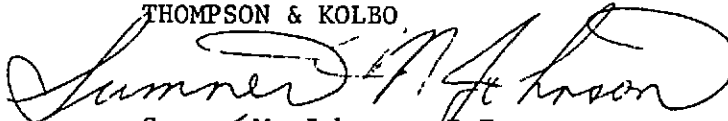
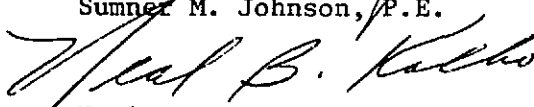
Feasibility Analysis
Site and Architectural Improvements
Caldwell Farm Labor Camp

Submitted are our recommendations for the various site and architectural improvements necessary for the rejuvenation of existing facilities at the Caldwell Farm Labor Camp. The project cost estimates and possible financing as included therein relate to the feasibility of the project.

The feasibility analysis submitted was prepared in accordance with authorization given by the City of Caldwell Housing Authority on November 7, 1967.

Sincerely yours,

JOHNSON, UNDERKOFER & BRIGGS
THOMPSON & KOLBO


Sumner M. Johnson, P.E.

Neal B. Kolbo

SMJ:NK/ab

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GENERAL

The Caldwell Farm Labor Camp located in the Northwest Quarter of Section 9, Township 4 North, Range 3 West, Boise Meridian, was built in the late 1930's to provide a new start in Canyon County for people in the "Dust Bowl" area of the midwestern United States. The camp now is used for housing farm laborers, as the name implies.

The camp requires a great deal of remodeling and up-dating to comply with minimum living standards for migrant agricultural workers. The minimum standards referred to are set by United States Departments of Labor; Agriculture; Health, Education and Welfare; and by the Idaho Department of Health.

It is the purpose of this report to analyze the existing situation, propose the necessary solution, estimate the costs involved, and prepare a preliminary evaluation to determine the feasibility of the project.

A general map illustrating all the proposed site improvements is included in the appendix to be found in Section F of this report. Sketches showing architectural improvements are incorporated in Section B of the report.

SECTION A

SITE IMPROVEMENTS

SEWERAGE SYSTEM

The existing sewerage facilities at the Caldwell Farm Labor Camp consist of a complete collection network, a settling basin and sludge digestion tank, a lift station and a sewage lagoon. The collection network is adequate to handle proposed needs and will be altered by this project to include the new plumbing required for the water closets and sinks to be installed in the row shelter units. The settling basin and sludge tank are ineffective in the treatment of sewage because of obsolescence and/or malfunctioning equipment and should be removed completely. There is no means to remove sludge from the tank as the valves and lines have been corroded for many years. The two pumps in the lift station appear to be in satisfactory condition and with only minor repairs can be used effectively to lift the raw sewage to a modified lagoon facility.

The major change in the sewage system will occur at the existing lagoon site. The "Sewage Works Design Standards," adopted by the Idaho Department of Health, were used in the preliminary design to determine the necessary degree to which the sewage should be treated. Due to the limited flow in the cooperative canal during winter months, it is necessary to have a high degree of secondary treatment before diluting the effluent with the water in the receiving canal. A sewage lagoon treatment facility, if designed and operated properly, will provide the degree of treatment needed for this project and will do so with the least amount of project cost. To minimize expense and to utilize the existing chlorination facilities, it is recommended that the existing lagoon pond be incorporated into the design of the new lagoon system.

Due to the limited space available at the site and the excessive slope of the ground, it is economically desirable that the area of the lagoon be as small as design standards will permit. Therefore, the primary pond was designed as a mechanically aerated pond, which allows a much smaller water surface area but which requires the installation of mechanical devices that increase the oxygen content in the water.

The second-stage pond of the four-stage system was designed as a conventional pond (without the use of mechanical aerators) and the existing pond at the site is of sufficient size to handle this phase. Two final ponds of conventional design were also added to complete the four-stage sewage lagoon, and the required size allowed their location to be west of the existing pond with sufficient clearance to the county road. The aerated pond can be located to the east of the existing pond as shown on the general map. Also shown on the map is the direction of flow of the sewage and the connection of the inlet pressure line with the aerated pond and the connection of the outlet with the chlorine building.

IRRIGATION SYSTEM

The present irrigation system consists of a network of open ditches throughout the southern half of the labor camp. These ditches detract from the landscape and create maintenance problems. The lands that surround the houses on the northern side are currently without water for irrigation. In past years, water was available to these areas by means of a ditch along the county road just north of the labor camp. According to the available information, the right of way easement to this ditch was

lost several years back during the process of farm leveling in the area. To return these areas to productivity, such as pasture land, will mean regaining this right of way, or providing an alternate route for the irrigation water.

As shown on the general map, a low pressure tiled irrigation system has been proposed. The feeder line will extend from the northeast corner of the camp property easterly to the Notus Canal. The underground concrete pipeline network located throughout the camp will have ground level outlet risers situated to permit controlled irrigation of the entire area and yet no unsightly ditches will be observed. Locating the new line along the county road to the east from the northwest corner of the property will permit re-establishment of about 23.5 acres of pasture and will also take advantage of a 20-foot pressure head that is available; thus creating a more efficient system. Individual irrigation risers between row shelters will allow grass yards with a minimum of maintenance. It should be noted that any excess water will overflow into the alley and flow into the storm drainage system, therefore, avoiding any possibility of flooding the row shelter units.

The yards around the individual homes are currently being watered from the domestic water system by the occupants. Camp management indicates that this method is quite successful so no changes have been proposed.

STREET IMPROVEMENTS

The condition of the streets throughout the camp is very unsatisfactory. In many areas, improper drainage has caused subbase failures and

the oil mat is completely broken up. In other areas, the depth of the base and oil mat were not sufficient to withstand the imposed loads. Also, the width of the existing streets is less than modern standards would permit and should be brought up to date.

To rectify existing street conditions, the following is proposed. First, the entire street system should be repaved with a two-inch course of plant-mix asphaltic pavement, making certain that areas with broken surfacing are scarified and recompactd with sufficient base material and that shoulder areas are excavated and replaced with suitable base material to provide the additional widths as shown on the general map.

Secondly, the drainage of storm water will be controlled by means of asphaltic curbs, catch basins, and an underground storm drain as outlined on the general map.

Thirdly, the addition of alleys around the row shelters will provide the occupants better access to the row shelters while moving in and out, will provide access for service vehicles such as garbage trucks, and will also be utilized for surface and irrigation drainage runoff. It should be noted that the alleys will have a chain gate blocking their entrance to all but the authorized uses.

Fourthly, parking will be provided at all the locations shown on the general map and the parking areas will be paved with a two-inch asphaltic mat. The asphaltic paved parking at each individual house will provide enough room for two cars and will be located as close to the front entrances as possible, since most occupants park there already. The parking at the row shelters will be striped with paint as shown on the general map, with no

curb being installed down the center to allow for truck parking.

It should be noted that the arrangement of the looped streets to the houses was so designed to provide a neighborhood play area for these houses. The grass areas will be designed so that a minimum of maintenance by the labor camp personnel will be needed. This will give the labor camp the distinct feature of providing a general park or playground for every housing group.

FENCING

All houses that are adjacent to pasture areas will have to be fenced. The type of fence recommended consists of steel posts, two strands of barbed wire at the top and a strip of woven wire on the bottom. The exterior property lines will also be fenced to enclose all pasture areas. Note should be made that behind all individual houses, the garden areas are proposed to be fenced off to minimize the space required for the occupants to maintain and to provide more pasture area. Gates will be located at all required entrances and will be constructed of metal frames.

LAND LEVELING AND SEEDING

Various areas throughout the labor camp will have to be leveled and seeded for pasture or lawns as proposed earlier in this report. Lawns are proposed between all row shelters, around the houses where none now exists, and in the three small neighborhood play areas. All gravel between the row shelters is to be removed before the soil is prepared for seeding.

Pasture areas will need to have ground work performed to prepare the soil for planting; also, some leveling will be required for proper irrigation. The pasture area in the northeast corner will have to be cleared of trash before ground work can proceed.

SOLID WASTE DISPOSAL

The individual homes at present have two garbage cans each for disposal of solid wastes. The cans are contained in wooden bins to prevent scattering by wind or animals and are located along the streets in front of the homes. The need for camouflaging these containers is easily appreciated. Therefore, it is proposed that the labor camp purchase 3-1/2 cubic yard containers that are completely enclosed and that can be loaded on trucks with hydraulic arms. In order to meet the proposed needs of the labor camp, 35 containers will have to be purchased. These containers will sit on concrete pads and will be located as shown on the general map.

SLCTION B

ARCHITECTURAL IMPROVEMENTS

ROW HOUSING

There are 34 row housing units containing six, one-room apartments in each row that will be remodeled into three, two-bedroom apartments as shown on the drawing on page 11 of this report. Each apartment will have a toilet room adjacent to the main bedroom with a water closet and a wash basin. The cooking and eating area will have a butane gas fired hot plate, a gas six-gallon hot water heater, a ten-cubic foot gas refrigerator, and a gas wall heater. A counter top will be provided with shelving below. A 24-inch kitchen sink will be built into the counter top. A storage cabinet for dishes will be provided over the cooking area. Each apartment will have two coats of paint, inside and outside.

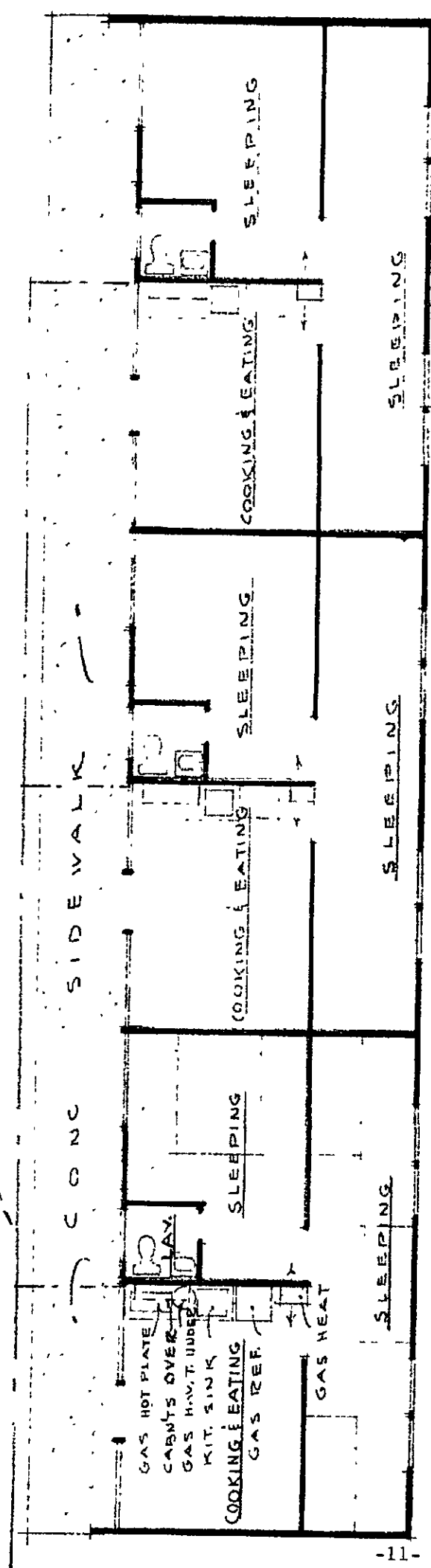
New metal windows and screens will be provided as shown on the drawing. A new front door and screen door with spring closer will be installed on each unit. A 24-inch door with privacy lock will be installed on the toilet.

The ceiling joists will be spaced 24 inches on center so that gypboard can be applied to the underside. All ceilings will be insulated with four-inch Fiberglas type blanket insulation.

An extra outlet will be provided in each apartment for ironing. The electrical service must be increased from the project master meter to each unit in the rows of row housing. A light with a pull chain will be installed in the ceiling of each room.

All floors will be covered with 1/8-inch Vinyl asbestos tile. A five-foot concrete sidewalk will be provided the full length of each row

UNDERGROUND UTILITIES



TYPICAL ROW HOUSING UNITS "FLOOR PLAN"

SCALE 1/8"=1'-0" APPROX. 440 SQ. FT. PER LIVING UNIT

CONVERTING SIX SINGLE UNITS INTO THREE, TWO BED ROOM UNITS.

shelter. The existing roofs will be covered with 28-gauge galvanized roofing. New interior wall construction within the units will be of 2x4 studs and gypboard.

DWELLING HOUSES

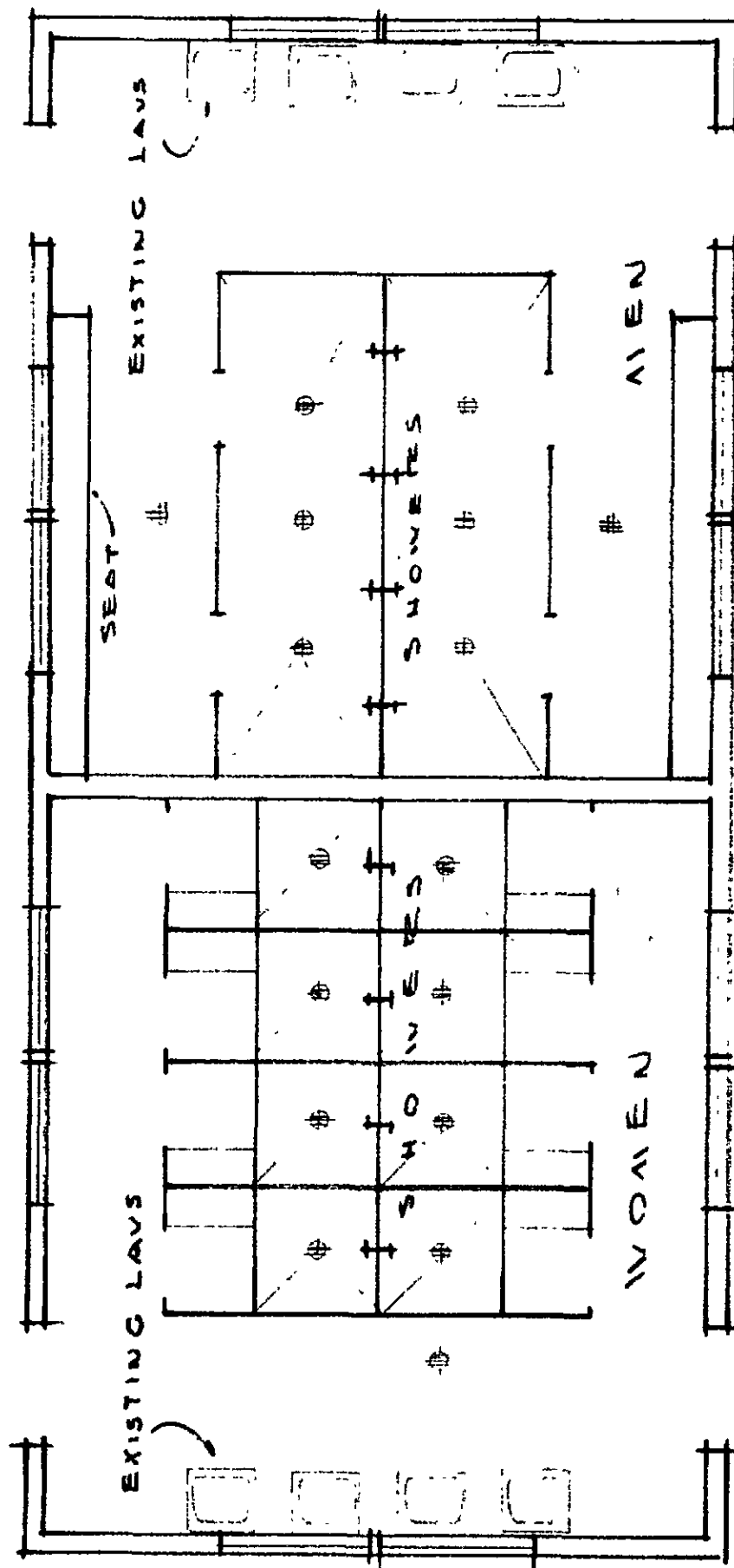
The dwelling houses consist of 47 individual living units and the caretaker's home. There will be a 36-inch wide concrete sidewalk installed from the asphalt street curb to the front stoop of each house. New window screens and screen doors will be installed on each house. The roof of each house will have to be resingled. Each house will have two coats of paint on the outside. All foundation vents that are kicked out will be replaced.

Fourteen of these houses will have 40-gallon, 220-volt electric hot water heaters installed, as well as 220-volt range outlets. This will require an increase in the service entrance and panel wiring of each of these units. Counter tops and floor coverings that are in poor condition will be replaced.

SHOWER FACILITY

The existing toilet buildings shown in the center court of the row housing groups will be converted into shower facilities. The existing lavatories hanging in these areas will remain as they are, with all trim being cleaned and put in working order. All other plumbing will be removed or adapted to the new shower facilities.

The metal shower stalls now existing in the old wash room and



CONVERTING EXISTING TOILET FACILITIES TO SHOWERS

SCALE 7/8" = 1'-0"

shower building will be dismantled, scraped, repainted and installed in the new shower facility. All plumbing, piping, fittings and drains will be new. All existing windows will be reglazed with heavy duty sheet plastic.

A new 200-gallon butane gas fired hot water heater will be installed at each shower facility. A 20-inch gravity vent will be installed in each shower room. A butane gas fired unit heater will be installed in each shower room to take the chill off in cold weather. Each shower room building will be repainted, inside and outside. A wood seat for dressing will be installed in the men's shower room. The roof will be covered with 28-gauge galvanized roofing.

SECTION C

COST ESTIMATES

COST ESTIMATES

TABLE I
ESTIMATED CONSTRUCTION COSTS
SITE IMPROVEMENTS

<u>SEWERAGE</u>	
Demolition -----	\$ 1,200.
Lift Station Modifications -----	1,300.
Lagoon System -----	17,000.
<u>IRRIGATION</u>	
Concrete Pipelines -----	39,000.
Appurtenances -----	3,700.
<u>STREETS</u>	
Roads -----	38,800.
Asphalt Curbs -----	9,700.
Parking Areas -----	4,750.
Drainage System -----	10,750.
<u>OTHER SITE IMPROVEMENTS</u>	
Fencing -----	7,000.
Seeding -----	5,500.
Clothes Lines (12) -----	1,200.
<u>EQUIPMENT</u>	
Lawnmower -----	1,500.
Solid Waste Containers (35) -----	7,000.
Subtotal - Site Improvements -----	\$148,400.
Contingencies -----	7,300.
TOTAL ESTIMATED CONSTRUCTION COST OF SITE IMPROVEMENTS -----	<u>\$155,700.</u>

TABLE 'II
ESTIMATED CONSTRUCTION COSTS
ARCHITECTURAL IMPROVEMENTS

ROW HOUSING

New Jambs, Doors and Hardware -----	\$ 48,600.
Windows, Screens and Screen Doors -----	27,000.
New Ceilings and Insulation -----	24,600.
Interior Walls, 2x4 Studs, Gypboard -----	16,320.
Cabinet Work -----	5,400.
Floor Tile -----	10,800.
Metal Roofing Over Existing -----	11,500.
Miscellaneous Material and Labor, Outside and Inside Patching -----	10,800.
Painting, Inside and Outside -----	21,600.
Electrical -----	32,400.
Plumbing -----	54,000.
Heating and Gas Piping -----	25,240.
Concrete Walks -----	12,960.
Refrigerators -----	12,500.

DWELLING HOUSES

Concrete Sidewalks -----	2,350.
Screen Doors -----	2,350.
Window Screens -----	7,050.
Painting, Inside and Outside -----	26,000.
New Linoleum Tops and Floor Covering -----	5,200.
Shingles -----	9,400.
Electrical -----	4,200.
Miscellaneous Material and Labor -----	2,350.

SHOWER FACILITIES

Removing Existing Plumbing Facilities -----	450.
Jack Hammer Work, Below Floor Plumbing, Patching Concrete -----	3,000.
Move Existing Shower Stalls, Scrape and Get Ready for Paint -----	1,500.
Install New Gas Hot Water Heaters -----	1,000.
Gas Unit Heaters and Gravity Ventilation -----	2,100.
Reglazing Windows -----	1,500.
Metal Roofing -----	1,000.
Repainting, Inside and Outside -----	1,200.
Miscellaneous Material and Labor -----	600.

LAUNDRY FACILITIES

Total Installation in Existing Shower Building	6,500.
Subtotal - Architectural Improvements ---	\$391,470.
Contingencies -----	16,000.
TOTAL ESTIMATED CONSTRUCTION COST OF ARCHITECTURAL IMPROVEMENTS -----	\$407,470.

TABLE III
TOTAL ESTIMATED PROJECT COSTS

Site Improvements - Total Estimated Construction Costs -----	\$155,700.
Architectural Improvements - Total Estimated Construction Costs -----	<u>407,470.</u>
Total Estimated Construction Costs -	\$563,170.
Administrative, Engineering, Architectural, Legal, Fiscal, Resident Supervision of Construction, Overhead, and Project Contingencies -----	109,070.
Preliminary Engineering and Architectural Fees -----	<u>2,760.</u>
TOTAL ESTIMATED PROJECT COSTS -----	<u>\$675,000.</u>

SECTION D

FINANCING

GENERAL

All costs incurred by the Caldwell Farm Labor Camp due to proposed site and architectural improvements are to be financed by camp income. The estimated income above that required to operate the farm labor camp has been included in the following pages.

The total project costs are estimated to be \$675,000. The findings of this report show that, for this project to be financed from self income, it is essential that a federal grant of 66-2/3 per cent be obtained and that the remaining 33-1/3 per cent of the cost be borrowed. This report has used an interest rate of five per cent and a loan term of 33 years.

In order to obtain a loan for such a project, the loaning agency, such as the Farmers Home Administration, will require a depreciated replacement cost fire insurance on the involved buildings. Due to the type of occupancy of farm labor camps, the fire insurance rates are extremely high, and, as shown in Table VII, Fire Insurance, found on page 26, the estimated annual costs are excessive and beyond the feasibility of this project.

The possibility of reducing the fire insurance rates by the installation of automatic fire sprinkler systems in the row shelter was investigated. The installation costs of the sprinkler systems themselves were estimated to be \$31,000. Based on preliminary estimates of the Idaho Surveying and Rating Bureau, the sprinkler installation would effect a savings of approximately five per cent in the annual fire insurance charge. To receive a full credit in insurance charges for the sprinkler system installation would require extensive enlargements of the water distribution system throughout the project. Initial evaluation by the rating bureau

indicates that, by increasing all distribution lines to a six-inch diameter, or more, it could effect a fire insurance rate reduction over the broad span of 25 per cent to 50 per cent. With the high cost of the sprinkler systems and replacing the water distribution lines, it proved not to be economical to consider this alternate.

Therefore, further calculations were made to determine the possibility of insuring only an amount equivalent to that of the loan. As will be shown, this method is possible, if a waiver can be obtained from the loaning institution.

INCOME

The first source of income for repayment of the loan for the proposed improvements is the present budgeted items that will not appear in the future. Consideration has been given to inflation for this first year only, since a study of the past five budgets indicates a yearly rise in income that more than offsets the increasing costs. Increased maintenance and operation costs due to the improvements have been included, with the exception of the cost of insurance, which shall be taken care of later in this report. To illustrate the present situation, let it be assumed that insurance for automobiles and liability will be increased only \$100 a year.

As shown in Table IV, a budget surplus of \$3690 is possible in 1970, mainly due to the absence of the engineering service fee and the debt retirement fee. Allowing for contingencies in the amount of \$1000, this overage would be reduced to \$2690.

TABLE IV
BUDGET REVENUE

	1968 (Budget) *	1970 (Pro- jected Budget)
Manager's Salary	\$ 7,200.	\$ 8,000.
Auto Allowance	600.	660.
Accounting	420.	500.
Telephone and Office Supplies	600.	700.
Irrigation	475.	475.
Electricity	2,800.	4,000.
Fuel and Heating Supplies	1,000.	1,200.
Maintenance Labor	12,360.	22,000.
R., M., & S.	8,325.	
Sanitary Service	1,400.	1,925.
Engineering Service	2,760.	0.
Insurance	650.	750.**
Uncollectible Accounts	1,000.	1,200.
Employee Retirement Funds	2,300.	2,500.
Other Payroll Expense	1,150.	1,300.
Replacement of Equipment	1,000.	1,500.
Debt Retirement	6,360.	0.
TOTAL	\$50,400.	\$46,710.

* As approved for 1968

** No increase due to fire insurance assumed here

The second source of income is from an increase in dwelling revenue to be derived because of the proposed improvements. Table V contains a comparison of present rental rates with the proposed increased rates. When the available number of units are multiplied times their separate rates and rental periods during the year, the increase in dwelling revenue is apparent.

Special consideration should be given the row shelter units since this housing furnishes the greatest increase in revenue, and yet, by combining two units as one, there will only be one-half the available rentals.

Part of the increase in revenue is due to the increase in weekly rent for the remodeled units and the balance is due to the longer rental period available. An analysis was undertaken to predict this rental period from occupancy records of the existing row shelters. The weeks that showed 96, or more, units as being rented were only considered as having an occupancy of 96, since, with only 102 units available, the vacancies caused from moving in and out could be five per cent. To allow a slight amount of cushion in the figures, no consideration was given to the addition of individual heaters, or the added demand due to the decrease in supply.

It is assumed that the rental periods for the existing individual homes and existing apartments will remain the same.

The estimated increased revenue from dwelling rent that will be available as a result of the proposed project improvements is the difference between the current income and the proposed income, which is \$11,777.

The third source of income will come from an increase in non-dwelling rent. Table VI is a tabulation of these sources of present and project incomes.

TABLE V
DWELLING REVENUE

No.	Unit	Current Rental Rates	Current Rental Period	Total Current Income	No.	Proposed Rental Rates	Proposed Rental Period	Total Projected Income
48	Row Shelter	\$ 8.40	17 Weeks	\$ 6,854.	102	\$11.50	27 Weeks	\$31,671.
156	Row Shelter	7.00	17 Weeks	18,564.				
48	Houses	40.00	11 Months	21,120.	48	50.00	11 Months	26,400.
3	Apartments	32.50	8 Months	780.	4	40.00	8 Months	1,280.
1	Apartment	32.00	8 Months	256.				
4	Quarantines	30.00	7 Months	840.	4	30.00	7 Months	840.
Current Income \$48,414.					Projected Income \$60,191.			

TABLE VI
NON-DWELLING REVENUE

Item	Present Rent	Projected Rent
Bakery, General Store and Existing Pasture	\$2000.	\$2000.
Proposed Pasture	0.	840.
Proposed Laundry*	0.	3793.
Total Non-Dwelling Revenue	\$2000.	\$6633.

* Income above operation and maintenance and reserve for capital replacement of laundry equipment

The total estimated income from the budget surplus, the increase in dwelling revenue and the increase in non-dwelling revenue amounts to \$19,100. This amount represents the funds available for paying off a capital improvement loan and paying the increased annual cost for needed fire insurance.

CAPITAL RECOVERY

Assume that a federal grant will be available for 66-2/3 per cent of the \$675,000 total project cost. This leaves a total of \$225,000 to be financed by the Caldwell Housing Authority. Further, assuming a 33-year loan, as this is the estimated life of these improvements, at five per cent

interest on the unpaid balance, the annual payments would amount to \$14,100. Using a debt service factor of 1.1 as required by the Farmers Home Administration, the annual funds necessary for capital recovery and ten per cent reserve is \$15,500.

The above figure of \$15,500 does not include an annual premium for depreciated replacement cost fire insurance. Table VII gives an estimate of the premium required for such fire insurance.

TABLE VII
FIRE INSURANCE

Building	Area Sq. Ft.	No. of Units	Cost Per Sq. Ft.	Total Value	Ins. Rate* Per \$100	Annual Premiums
Row Housing	500	102	\$7.00	\$357,000.	\$1.50	\$5353.
Dwelling House	535	48	8.00	206,000.	1.97	4060.
Shower	575	3	8.00	13,800.	1.50	207.
Laundry	---	1	----	6,500.	1.97	128.
				50,330.0	Total Annual Premiums \$9748.	

* Obtained from the Idaho Surveying and Rating Bureau

To carry this amount of insurance on the project would require yearly payments of \$23,848. *including both ins & debt-service* The required available surplus income from the farm labor camp would then have to be \$25,248 in order to provide a debt service factor of 1.1. It will be impossible for the Housing Authority to meet such an obligation.

A more realistic approach to the fire insurance situation would be to obtain a waiver from the loaning agency that would permit partial coverage insurance in the amount of the loan. If this were possible, the following analysis would prevail:

The relative project costs of row housing units and shower facilities to dwelling house units and laundry facilities are 80 to 20. The insurance rates are \$1.50 and \$1.97 per one hundred dollars coverage, respectively. Since the total coverage is \$225,000, the annual premiums would be approximately \$3600. Annual payments of \$17,700 would be required then from an annual surplus income of \$19,100.

SECTION E

CONCLUSIONS

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CONCLUSIONS

An up-dating of the Caldwell Farm Labor Camp to present day standards will involve a series of site and architectural improvements. The sewerage system is to be altered to conform to the Idaho Department of Health regulations; the irrigation system is to be tiled to reduce maintenance, to increase available pasture land, and to improve the general landscape; the streets and parking are to be repaved, and drainage be provided for with asphalt curbing and an underground pipe drainage network; new fencing is to be constructed; part of the new pasture land and lawns are to be leveled and seeded; mechanically loaded garbage containers are to be strategically located to reduce nuisance; row housing, dwelling houses and shower facilities are to be remodeled to acceptable standards in order to enhance the camp's desirability to migrant laborers.

The total estimated cost for the improvements is \$675,000. If a federal grant of 66-2/3 per cent is available, the project would be feasible to the extent that surplus revenue from the labor camp's income is sufficient for capital recovery of a loan over a period of 33 years at a five per cent interest rate. However, application for such a loan must be accompanied with a request for a variance of fire insurance coverage from the building appraisal to the amount of the loan itself. The annual payment is estimated to be \$17,700, and, with the estimated surplus income equal to \$19,100, the allowed debt service factor of 1.1 will meet the Farmers Home Administration requirements.

RECOMMENDATIONS

If the proposed improvements meet with the approval of the City of Caldwell Housing Authority, application for the federal grant and loan should be made as soon as possible. The following information has been included to aid in the submittal of such an application to the Farmers Home Administration.

For a loan and grant to an organization, the application shall be in the form of a letter to the local County Supervisor of the Farmers Home Administration. The letter should include a full statement of (1) the purpose for which the loan is requested, (2) the estimated amount of the loan and grant needed, (3) the proposed manner of securing and repaying the loan, and *Letter* (4) any previous experience of the applicant in operating labor housing. The applicant will attach to the letter of application as exhibits the following, which will be included in the preliminary docket with the application:

- Carl Burns* 1. A dated financial statement signed by an authorized official of the organization showing as of a current date the amount and nature of assets and liabilities together with information on the repayment schedule and status of each debt. When appropriate, the County Supervisor's verification and evaluation of the applicant's financial statement will be attached to the County Office copy of the financial statement.
- Letter from Bankers* 2. Evidence of inability to obtain credit from other sources.

3. Proposed method of operation and management practices.

Page 22 4. A proposed operating budget showing anticipated income and expenses for a typical year of operation.

5. Plot plan and preliminary plans and specifications for the proposed housing and related facilities including:

- a. Building layout
- b. Type of construction
- c. Number and type of rental units
- d. Estimate of cost, including the basis for the estimate; and
- e. Evidence of compliance with the State and local health and other regulations.

Dept. of Employment 6. Preliminary survey of the area to determine the need and probable demand for labor housing.

Letter 7. Information on neighborhood and existing facilities, such as distance to shopping area, schools, neighborhood churches, available transportation, and other essential services.

8. Information on topography, drainage, sanitation, and water supply, a reference to any known problems related to these items.

9. A statement on the amount, purpose, and method of providing capital to cover preliminary expenses and initial operating expenses.

10. An accurate citation to the specific provisions of

(Rita) cite State Code

State law under which the applicant is organized;

a copy of the applicant's existing or proposed
charter or articles of corporation, bylaws, and

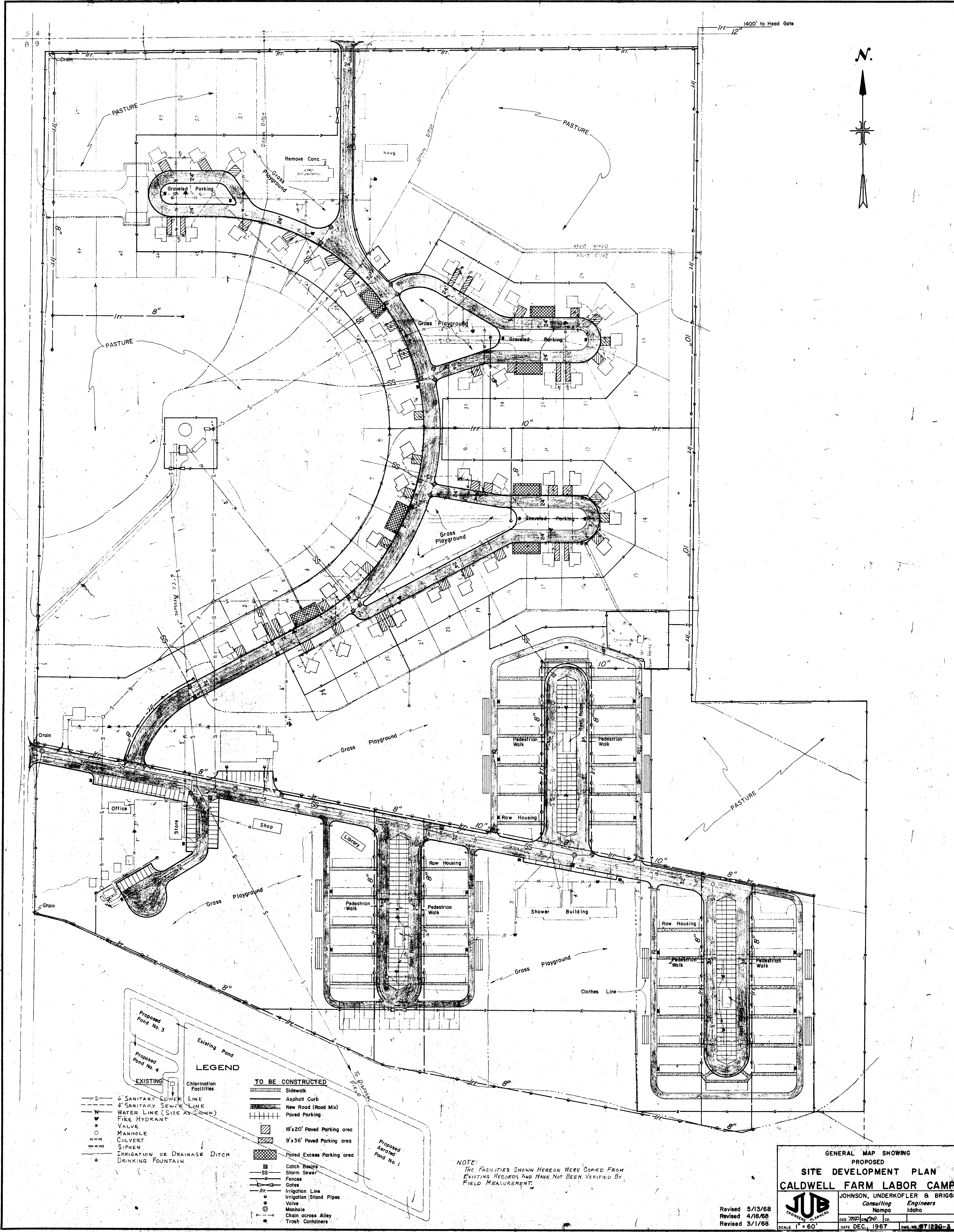
other basic organization documents; the names and
addresses of the applicant's principal members and
of its directors and officers; and, if a member is
another organization, its name, and principal
business.

*Just state
Deeds*

11. The legal description of all the property involved
in the application;

SECTION F

APPENDIX



GENERAL MAP SHOWING
PROPOSED
SITE DEVELOPMENT PLAN
CALDWELL FARM LABOR CAMP

JOHNSON, UNDERKOFER & BRIGGS
Consulting Engineers
Nampa Idaho

JUB
ENGINEERS PLANNERS

Revised 5/13/68
Revised 4/18/69
Revised 3/1/68

SCALE 1" = 60'

DATE DEC. 1967

DWG. NO. 071230-3

~~9-27-15~~
~~Egan~~
~~Notice of award~~