

JUN 14 1949

Housing Authority of the City of Caldwell  
P. O. Box 772  
Caldwell, Idaho

Attention Mr. J. Harold Aird, Chairman

Gentlemen:

We have examined the records of the Housing Authority of the City of Caldwell, Management Agent for the Chamber of Commerce, with respect to Contract HA(V-10132)mph-2, as amended, covering Project IDA-V-10132, for the period January 1, 1948, to February 28, 1949. Presented herewith, exclusive of any amounts due for miscellaneous project income, is a statement of account, Exhibit A, covering net revenue from operations due the Public Housing Administration for the period ended June 30, 1948. Section 2.07 of the Contract provides that the net income from operations shall be paid to the Public Housing Administration within thirty days after the close of the fiscal year ending June 30, therefore, there is included an interim statement of operations for the period July 1, 1948, to February 28, 1949, Exhibit B.

All activities of your Authority were combined into one set of records as of July 1, 1948, and all funds were combined into a single bank account as at the end of August 1948. Your Authority manages this Project and Project IDA-VN-10161, from which the net difference between operating income less fixed allowable costs and payments in lieu of taxes is payable to the Public Housing Administration; Dormitory Units (formerly part of Project IDA-V-10132), the net income from which is to be retained by the Chamber of Commerce; and a Farm Labor Camp in which the Public Housing Administration has no financial interest.

The scope of the audit was limited to verifying the rental charges to tenants in view of the above conditions; the fact that space inventory cards were not maintained to reflect rental rate changes due to additions or removals of furniture; registration certificates were not used to reflect changes in rental rates, and operating expenses, excluding payments in lieu of taxes, are fixed by Contract at \$16.66 per unit per month. No attempt was made to audit the actual cash collections, bank deposits or cash disbursements since all collections were deposited into and all disbursements were made from the single bank account, which included operations extraneous to the Public Housing Administration, and the Public Housing Administration is to receive the difference between the rentals charged to tenants at Project VH-10161 and V-10132, less the fixed allowable operating costs provided for in the Contract covering these projects. However, your Authority discovered cash irregularities in the accounts of Mrs. Irene Nobles, former manager, and employed Mr. J. W. Griffith, a local Public Accountant, to investigate the matter. His findings disclosed a shortage of approximately \$3,604.40, for which a claim has been filed with the surety company. Settlement had not been effected as at the date of the audit.

Conference Discussion with Executive Director

As a result of the audit, the following items were discussed at a meeting held with the Executive Director, a summary of which is made a part of this report:

1. The Executive Director agreed to maintain space inventory cards to reflect all changes in tenancy and all changes in rental rates and to have tenants execute a new registration certificate when rental rates have been changed by the removals of or additions to furniture.
2. Combining of all activities of your Authority, including those extraneous to the interests of the Public Housing Administration.

The Executive Director was of the opinion that since the Public Housing Administration would be interested only in verifying income against which could be applied the fixed operating costs per Contract, the present accounting system was suitable to your Authority's requirements and would furnish the desired information.

3. The income, as reported by your Authority to the Public Housing Administration, consisted of the cash collections received from tenants. The Executive Director was advised that income consisted of the rentals due for occupied space, whether or not collection was made and agreed that income in the future will be considered as amounts derived from occupied space.
4. The Executive Director stated that he would procure formal notices of appointment of Commissioners and Oaths of Office.



# RECEIPT AND AGREEMENT TO PURCHASE

Caldwell, Idaho, April 30, 1956

RECEIVED FROM E. E. Myers (hereinafter referred to as Purchaser)  
the sum of One Thousand and no/100 (paid by John Lyda) \$1000.00 Dollars as a deposit and earnest money in  
part payment of the purchase price of the following described ~~see~~ property situated in Caldwell, County of Canyon  
State of Idaho, to-wit: buildings Numbered (Containing Apartments No. 5-6-7-8; 9-10-11-12)  
located in Canyon Hill Park on land owned by the City of Caldwell

It is understood and agreed that all buildings purchased will be moved by  
July 1, 1956, 30 days grace allowed the purchasers from that date.

All irrigation fixtures and equipment, plumbing and heating fixtures and equipment, including stoker and oil tanks, water heaters and burners, electric light fixtures  
(excluding bulbs), bathroom fixtures, roller shades, curtain rods and fixtures, venetian blinds, window and door screens, linoleum, all shrubs and trees, and all other fixtures  
attached thereto, except No exception  
are to be left upon the premises as a part of the property purchased. The following personal property is also to be left upon the premises as a part of the property purchased:  
None

It is hereby agreed that the total purchase price is the sum of EIGHTEEN Hundred and No/100 - - - - -  
(\$ 1800.00 ) Dollars payable as follows: The sum of One Thousand and No/100 - - - - -  
(\$ 1000.00 ) Dollars hereinabove received for; and the balance of the purchase price in the sum of Eight Hundred and no/100  
(\$ 800.00 ) Dollars to be paid as follows: (If on contract, state terms generally and if escrow, also name of  
escrow holder) IT IS UNDERSTOOD AND AGREED that the purchaser hereunder shall move this  
building from it's present location by July 1, 1956. It is further under-  
stood that the grounds shall be left clean and level. Removing concrete  
piers and rubbish shall be the buyers responsibility.

2. The ~~real~~ property is to be conveyed by Bill of Sale and the personal property by Bill of Sale, free and clear  
of all encumbrances except building and zoning ordinances and regulations, building and use restrictions, rights of way and easements, reservations in Federal patents and  
State deeds and those enumerated in Section 1 above.  
3. Sellers shall pay all of the taxes and assessments to Not applicable and Purchaser shall pay all taxes and  
assessments thereafter. Rents, insurance and interest on mortgage or contract indebtedness shall be pro-rated to Not applicable  
Encumbrances to be discharged by Seller may at his option be paid out of the purchase money at the date of closing.  
4. If Seller does not approve this sale within 10 days hereafter, or if Seller's title is not merchantable or insurable and cannot be made so within a reason-  
able time after written notice containing statement of defects is delivered to Seller, then said earnest money herein receipted for shall be returned to the Purchaser on demand  
and all rights of Purchaser terminated unless Purchaser waives said defects and elects to purchase; but if said sale is approved by the Seller and Seller's said title is merchant-  
able or insurable and purchaser neglects or refuses to complete the purchase or shall fail to pay the balance of the purchase price as hereinabove provided, then said earnest  
money shall be forfeited to the Seller as liquidated damages and not as a penalty and this Agreement thereupon shall be of no further force or effect or the Seller may de-  
mand the enforcement of the specific provisions of this Agreement.  
5. In the event the improvements on said property should be destroyed or materially damaged between the date hereof and consummation or settlement of this purchase,  
this Agreement shall, at the option of the Purchaser, immediately become null and void and said earnest money deposit shall be returned to said Purchaser on demand.  
6. Possession shall be delivered Purchaser on or before the 1st day of June, 1956.  
7. Purchaser enters into this Agreement in full reliance upon his independent investigation and judgment and there are no verbal or other agreements which modify or  
affect this Agreement.  
8. Time is of the essence of this Agreement. Purchaser's rights herein are not assignable without the written consent of the Seller.

Coley Smith Agency, Agent, By Agents for Seller

I hereby agree to purchase the above described property and pay the price of Eighteen Hundred and no/100 - - - - -  
(\$ 1800.00 ) Dollars as set forth above and grant to said agent 10 days hereafter to secure Seller's acceptance hereof, during which period my said  
offer shall not be subject to revocation.

Address x Elbert E. Myers  
Phone \_\_\_\_\_ Purchaser

For valuable consideration I/we agree to sell and convey to the Purchaser the above described property on the terms and conditions hereinabove stated and agree to  
pay to the above named agent a commission of Not applicable (\$ \_\_\_\_\_ )  
Dollars for services rendered in this transaction. I/we acknowledge receipt of a copy of the earnest money receipt bearing my/our signature and that of the Purchaser named  
above. In case the Purchaser fails to comply with any of the conditions of this Agreement, then one-half of the earnest money receipted for shall be retained by the broker,  
provided the amount to the broker does not exceed the agreed upon commission due and the balance shall be paid to the undersigned.

Dated this 30 day of April, 1956 Housing Authority, city of Caldwell

STATE OF IDAHO  
County of Canyon  
On this 3rd day of May, 1956,  
before me Undersigned, a Notary Public  
in and for said State, personally appeared E. E. MYERS  
known to me to be the person  
whose name is subscribed to the within instrument, and acknowledged to  
me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my  
official seal, the day and year in this Certificate first above written.  
[Signature]  
Notary Public for Idaho  
Residing at Caldwell, Idaho

Executive Secretary  
(THE PURCHASER'S COPY WITH ALL SIGNATURES of the above receipt may  
at broker's option be delivered manually to the purchaser or forwarded to him by  
U. S. Registered Mail with a request for a registry return receipt card; dependent  
upon the method used, one of the following forms should be completed.)

The undersigned Purchaser acknowledges receipt of a copy of the foregoing earnest  
money receipt bearing his signature and that of the Seller.

Purchaser \_\_\_\_\_

PURCHASER'S COPY WITH ALL SIGNATURES

sent by U. S. Registered Mail on \_\_\_\_\_, 19 \_\_\_\_\_

Broker \_\_\_\_\_

By \_\_\_\_\_

Registry receipt card received and  
attached to Broker's copy. \_\_\_\_\_, 19 \_\_\_\_\_

BROKER'S COPY — FILE IN DEAL ENVELOPE



# RECEIPT AND AGREEMENT TO PURCHASE

Caldwell, Idaho, April 30, 1956

RECEIVED FROM E. E. Myers

(hereinafter referred to as Purchaser)

the sum of One Thousand and no/100 (paid by John Lyda), 1000.00 Dollars as a deposit and earnest money in part payment of the purchase price of the following described Caldwell property situated in Canyon County of Canyon State of Idaho, to-wit: buildings Numbered (Containing Apartments No. 5-6-7-8; 9-10-11-12) located in Canyon Hill Park on land owned by the City of Caldwell

It is understood and agreed that all buildings purchased will be moved by July 1, 1956, 30 days grace allowed the purchasers from that date.

All irrigation fixtures and equipment, plumbing and heating fixtures and equipment, including stoker and oil tanks, water heaters and burners, electric light fixtures (excluding bulbs), bathroom fixtures, roller shades, curtain rods and fixtures, venetian blinds, window and door screens, linoleum, all shrubs and trees, and all other fixtures attached thereto, except No exception are to be left upon the premises as a part of the property purchased. The following personal property is also to be left upon the premises as a part of the property purchased: None

It is hereby agreed that the total purchase price is the sum of EIGHTEEN Hundred and No/100 (- - - - -) (\$ 1800.00 ) Dollars payable as follows: The sum of One Thousand and No/100 (- - - - -) (\$ 1000.00 ) Dollars hereinabove receipted for; and the balance of the purchase price in the sum of Eight Hundred and no/100 (- - - - -) (\$ 800.00 ) Dollars to be paid as follows: (If on contract, state terms generally and if escrow, also name of escrow holder) IT IS UNDERSTOOD AND AGREED that the purchaser hereunder shall move this building from it's present location by July 1, 1956. It is further understood that the grounds shall be left clean and level. Removing concrete piers and rubbish shall be the buyers responsibility.

2. The Bill of Sale property is to be conveyed by Bill of Sale and the personal property by Bill of Sale, free and clear of all encumbrances except building and zoning ordinances and regulations, building and use restrictions, rights of way and easements, reservations in Federal patents and State deeds and those enumerated in Section 1 above.  
3. Sellers shall pay all of the taxes and assessments to Not applicable and Purchaser shall pay all taxes and assessments thereafter. Rents, insurance and interest on mortgage or contract indebtedness shall be pro-rated to Not applicable. Encumbrances to be discharged by Seller may at his option be paid out of the purchase money at the date of closing.  
4. If Seller does not approve this sale within 10 days hereafter, or if Seller's title is not merchantable or insurable and cannot be made so within a reasonable time after written notice containing statement of defects is delivered to Seller, then said earnest money herein receipted for shall be returned to the Purchaser on demand and all rights of Purchaser terminated unless Purchaser waives said defects and elects to purchase, but if said sale is approved by the Seller and Seller's said title is merchantable or insurable and purchaser neglects or refuses to complete the purchase or shall fail to pay the balance of the purchase price as hereinabove provided, then said earnest money shall be forfeited to the Seller as liquidated damages and not as a penalty and this Agreement thereupon shall be of no further force or effect or the Seller may demand the enforcement of the specific provisions of this Agreement.  
5. In the event the improvements on said property should be destroyed or materially damaged between the date hereof and consummation or settlement of this purchase, this Agreement shall, at the option of the Purchaser, immediately become null and void and said earnest money deposit shall be returned to said Purchaser on demand.  
6. Possession shall be delivered Purchaser on or before the 1st day of June, 1956.  
7. Purchaser enters into this Agreement in full reliance upon his independent investigation and judgment and there are no verbal or other agreements which modify or affect this Agreement.  
8. Time is of the essence of this Agreement. Purchaser's rights herein are not assignable without the written consent of the Seller.

Coley Smith Agency, By Agents for Seller

I hereby agree to purchase the above described property and pay the price of Eighteen Hundred and no/100 (- - - - -) (\$ 1800.00 ) Dollars as set forth above and grant to said agent 10 days hereafter to secure Seller's acceptance hereof, during which period my said offer shall not be subject to revocation.

Address Elbert E. Myers  
Phone Purchaser

For valuable consideration I/we agree to sell and convey to the Purchaser the above described property on the terms and conditions hereinabove stated and agree to pay to the above named agent a commission of Not applicable Dollars for services rendered in this transaction. I/we acknowledge receipt of a copy of the earnest money receipt bearing my/our signature and that of the Purchaser named above. In case the Purchaser fails to comply with any of the conditions of this Agreement, then one-half of the earnest money receipted for shall be retained by the broker, provided the amount to the broker does not exceed the agreed upon commission due and the balance shall be paid to the undersigned.

Dated this 30 day of April, 1956. Housing Authority, city of Caldwell Seller

Executive Secretary

STATE OF IDAHO

County of Canyon

On this 3rd day of May, 1956, before me, Undersigned, a Notary Public in and for said State, personally appeared E. E. Myers known to me to be the person whose name subscribed to the within instrument, and acknowledged to me that he executed the same.

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

Notary Public for Idaho

PURCHASER'S RECEIPT



# RECEIPT AND AGREEMENT TO PURCHASE

RECEIVED FROM **B.R. Myers** (hereinafter referred to as Purchaser)  
the sum of **One Thousand and no/100 (paid by John Lyda), 1000.00** Dollars as a deposit and earnest money in  
part payment of the purchase price of the following described real property situated in **Caldwell**, County of **Canyon**  
State of Idaho, to-wit: **buildings numbered (Containing Apartments No. 5-6-7-8; 9-10-11-12)**  
**located in Canyon Hill Park on land owned by the City of Caldwell**

**It is understood and agreed that all buildings purchased will be moved by July 1, 1956, 30 days grace allowed the purchasers from that date.**

All irrigation fixtures and equipment, plumbing and heating fixtures and equipment, including stoker and oil tanks, water heaters and burners, electric light fixtures (excluding bulbs), bathroom fixtures, roller shades, curtain rods and fixtures, venetian blinds, window and door screens, linoleum, all shrubs and trees, and all other fixtures attached thereto, except **No exception**  
are to be left upon the premises as a part of the property purchased. The following personal property is also to be left upon the premises as a part of the property purchased:  
**None**

It is hereby agreed that the total purchase price is the sum of **Eight Hundred and No/100** - - - - -  
(\$ **1800.00** ) Dollars payable as follows: The sum of **One Thousand and No/100** - - - - -  
(\$ **1000.00** ) Dollars hereinabove receipted for; and the balance of the purchase price in the sum of **Eight Hundred and no/100**  
- - - - - (\$ **800.00** ) Dollars to be paid as follows: (If on contract, state terms generally and if escrow, also name of  
escrow holder) **IT IS UNDERSTOOD AND AGREED that the purchaser hereunder shall move this building from it's present location by July 1, 1956. It is further understood that the grounds shall be left clean and level. Removing concrete**  
It is further agreed: 1. Seller shall, at his expense, furnish Purchaser an Abstract of Title captioned to "a certain Subdivided Parcel, located in Canyon Hill Park, as above described property vested in Seller or in his heirs, at Seller's option, a title insurance policy insuring title thereto vested in Seller, his heirs and assigns of all liens and encumbrances except  
**piers and rubbish shall be the buyers responsibility.**

**Bill of Sale**  
2. The real property is to be conveyed by **Bill of Sale** and the personal property by **Bill of Sale**, free and clear of all encumbrances except building and zoning ordinances and regulations, building and use restrictions, rights of way and easements, reservations in Federal patents and State deeds and those enumerated in Section 1 above.  
3. Sellers shall pay all of the taxes and assessments to **Not applicable** and Purchaser shall pay all taxes and assessments thereafter. Rents, insurance and interest on mortgage or contract indebtedness shall be pro-rated to **Not applicable**  
Encumbrances to be discharged by Seller may at his option be paid out of the purchase money at the date of closing.  
4. If Seller does not approve this sale within **10** days hereafter, or if Seller's title is not merchantable or insurable and cannot be made so within a reasonable time after written notice containing statement of defects is delivered to Seller, then said earnest money herein receipted for shall be returned to the Purchaser on demand and all rights of Purchaser terminated unless Purchaser waives said defects and elects to purchase; but if said sale is approved by the Seller and Seller's said title is merchantable or insurable and purchaser neglects or refuses to complete the purchase or shall fail to pay the balance of the purchase price as hereinabove provided, then said earnest money shall be forfeited to the Seller as liquidated damages and not as a penalty and this Agreement thereupon shall be of no further force or effect or the Seller may demand the enforcement of the specific provisions of this Agreement.  
5. In the event the improvements on said property should be destroyed or materially damaged between the date hereof and consummation or settlement of this purchase, this Agreement shall, at the option of the Purchaser, immediately become null and void and said earnest money deposit shall be returned to said Purchaser on demand.  
6. Possession shall be delivered Purchaser on or before the **1st** day of **June**, 19**56**  
7. Purchaser enters into this Agreement in full reliance upon his independent investigation and judgment and there are no verbal or other agreements which modify or affect this Agreement  
8. Time is of the essence of this Agreement. Purchaser's rights herein are not assignable without the written consent of the Seller.

**Coley Smith Agency**, By \_\_\_\_\_ Agents for \_\_\_\_\_ Seller  
I hereby agree to purchase the above described property and pay the price of **Eighteen Hundred and no/100** - - - - -  
(\$ **1800.00** ) Dollars as set forth above and grant to said agent **10** days hereafter to secure Seller's acceptance hereof, during which period my said offer shall not be subject to revocation.

Address \_\_\_\_\_  
Phone \_\_\_\_\_ Purchaser

For valuable consideration I/we agree to sell and convey to the Purchaser the above described property on the terms and conditions hereinabove stated and agree to pay to the above named agent a commission of **Not applicable** (\$ \_\_\_\_\_ ) Dollars for services rendered in this transaction. I/we acknowledge receipt of a copy of the earnest money receipt bearing my/our signature and that of the Purchaser named above. In case the Purchaser fails to comply with any of the conditions of this Agreement, then one-half of the earnest money receipted for shall be retained by the broker, provided the amount to the broker does not exceed the agreed upon commission due and the balance shall be paid to the undersigned.

Dated this **20** day of **April**, 19**56**. **Housing Authority, city of Caldwell**

STATE OF IDAHO  
County of **Canyon** } ss.  
On this \_\_\_\_\_ day of \_\_\_\_\_, 19**56**,  
before me, **Undersigned**, a Notary Public  
in and for said State, personally appeared **F.H. Myers**  
known to me to be the person  
whose name \_\_\_\_\_ subscribed to the within instrument, and acknowledged to me that \_\_\_\_\_ executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in the Certificate first above written.  
Notary Public for Idaho  
Receiving at \_\_\_\_\_  
**PURCHASER'S COPY WITH ALL SIGNATURES**

**Executive Secretary**  
(THE PURCHASER'S COPY WITH ALL SIGNATURES of the above receipt may at broker's option be delivered manually to the purchaser or forwarded to him by U. S. Registered Mail with a request for a registry return receipt card, dependent upon the method used, one of the following forms should be completed.)

The undersigned Purchaser acknowledges receipt of a copy of the foregoing earnest money receipt bearing his signature and that of the Seller.  
Purchaser \_\_\_\_\_

**PURCHASER'S COPY WITH ALL SIGNATURES**  
sent by U. S. Registered Mail on \_\_\_\_\_, 19\_\_\_\_  
Broker \_\_\_\_\_  
By \_\_\_\_\_  
Registry receipt card received and attached to Broker's copy \_\_\_\_\_, 19\_\_\_\_

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES  
FOR THE TWO MONTHS ENDED MARCH 1, 1991  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1991 BUDGET	REMAINING BUDGET
Dwelling rent	\$13,373	\$27,574	\$240,000	\$212,426
Non-dwelling rent	561	1,122	6,732	5,610
Other project income	19	19	1,200	1,181
Interest income	190	377		(377)
Total revenues	<u>\$14,143</u>	<u>\$29,092</u>	<u>\$247,932</u>	<u>\$218,840</u>

STATEMENT OF EXPENDITURES  
FOR THE TWO MONTHS ENDED MARCH 1, 1991  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1991 BUDGET	REMAINING BUDGET
Management salaries	\$ 2,396	\$ 4,543	\$ 31,360	\$ 26,817
RM & R salaries	2,098	4,429	39,952	35,523
Electricity	811	1,611	6,180	4,569
Equipment replacement			1,500	1,500
Unemployment tax			2,200	2,200
State retirement & FICA	737	1,478	11,795	10,317
Other management expense	742	990	8,000	7,010
Water, irrigation			1,854	1,854
Insurance - Blue Cross	591	1,182	10,500	9,318
Insurance - other	1,083	2,241	19,000	16,759
Legal and accounting	389	919	7,950	7,031
Repairs and maintenance	1,670	4,167	47,888	43,721
RM & R contract labor	600	(76)	19,000	19,076
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Total expenditures	<u>\$11,117</u>	<u>\$21,484</u>	<u>\$247,932</u>	<u>\$226,448</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE TWO MONTHS ENDED MARCH 1, 1991  
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$53,956	\$100	\$ 947	\$5,952	\$877
Deposits:					
Operations	19,284			9	
Change fund	1,973		3,941		
Transfers					
Disbursements:					
Operations	(13,016)				
Change fund	(3,941)		(1,973)		
Transfers					
End of month	58,256	\$100	\$2,915	\$5,961	\$877
Less: Accounts payable	(6,712)				
Available after payment of current period payables	<u>\$51,544</u>				

OTHER FUNDS:

	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$2,158		\$35,642
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	<u>\$2,158</u>		<u>\$35,642</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES  
FOR THE MONTH ENDED JANUARY 31, 1991  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1991 BUDGET	REMAINING BUDGET
Dwelling rent	\$14,201	\$14,201	\$240,000	\$225,799
Non-dwelling rent	561	561	6,732	6,171
Other project income			1,200	1,200
Interest income	187	187		(187)
 Total revenues	<u>\$14,949</u>	<u>\$14,949</u>	<u>\$247,932</u>	<u>\$232,983</u>

STATEMENT OF EXPENDITURES  
FOR THE MONTH ENDED JANUARY 31, 1991  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1991 BUDGET	REMAINING BUDGET
Management salaries	\$ 2,147	\$ 2,147	\$ 31,360	\$ 29,213
RM & R salaries	2,331	2,331	39,952	37,621
Electricity	800	800	6,180	5,380
Equipment replacement			1,500	1,500
Unemployment tax			2,200	2,200
State retirement & FICA	741	741	11,795	11,054
Other management expense	248	248	8,000	7,752
Water, irrigation			1,854	1,854
Insurance - Blue Cross	591	591	10,500	9,909
Insurance - other	1,158	1,158	19,000	17,842
Legal and accounting	530	530	7,950	7,420
Repairs and maintenance	2,497	2,497	47,888	45,391
RM & R contract labor	(676)	(676)	19,000	19,676
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
 Total expenditures	<u>\$10,367</u>	<u>\$10,367</u>	<u>\$247,932</u>	<u>\$237,565</u>

See accountants' compilation report.



HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE MONTH ENDED JANUARY 31, 1991  
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$45,355	\$100	\$ 7,526	\$5,941	\$877
Deposits:					
Operations	18,565		4,896	11	
Change fund	10,755				
Transfers					
Disbursements:					
Operations	(15,823)				
Change fund	(4,896)		(11,475)		
Transfers					
End of month	53,956	\$100	\$ 947	\$5,952	\$877
Less: Accounts payable	(5,833)				
Available after payment of current period payables	<u>\$48,123</u>				

OTHER FUNDS:

	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$2,158		\$35,642
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	<u>\$2,158</u>		<u>\$35,642</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES  
FOR THE FOUR MONTHS ENDED MAY 3, 1991  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1991 BUDGET	REMAINING BUDGET
Dwelling rent	\$23,829	\$66,508	\$240,000	\$173,492
Non-dwelling rent	561	2,244	6,732	4,488
Other project income		65	1,200	1,135
Interest income	438	1,393		(1,393)
Total revenues	<u>\$24,828</u>	<u>\$70,210</u>	<u>\$247,932</u>	<u>\$177,722</u>

STATEMENT OF EXPENDITURES  
FOR THE FOUR MONTHS ENDED MAY 3, 1991  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1991 BUDGET	REMAINING BUDGET
Management salaries	\$ 2,567	\$ 9,617	\$ 31,360	\$ 21,743
RM & R salaries	3,553	11,971	39,952	27,981
Electricity	641	3,228	6,180	2,952
Equipment replacement		860	1,500	640
Unemployment tax		495	2,200	1,705
State retirement & FICA	979	3,477	11,795	8,318
Other management expense	495	1,761	8,000	6,239
Water, irrigation		855	1,854	999
Insurance - Blue Cross	591	2,364	10,500	8,136
Insurance - other	1,970	5,257	19,000	13,743
Legal and accounting		3,935	7,950	4,015
Repairs and maintenance	7,251	16,688	47,888	31,200
RM & R contract labor	600	5,759	19,000	13,241
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Bank charges	17	17		(17)
Total expenditures	<u>\$18,664</u>	<u>\$66,284</u>	<u>\$247,932</u>	<u>\$181,648</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE ONE MONTH ENDED MAY 3, 1991  
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$57,489	\$100	\$1,415	\$5,961	\$888
Deposits:					
Operations	33,804			39	
Change fund	3,771		3,771		
Transfers					
Disbursements:					
Operations	(22,928)			(17)	
Change fund	(3,771)		(3,771)		
Transfers					
End of month	68,365	<u>\$100</u>	<u>\$1,415</u>	<u>\$5,983</u>	<u>\$888</u>
Less: Accounts payable	<u>(12,167)</u>				
Available after payment of current period payables	<u>\$56,198</u>				

OTHER FUNDS:

	<u>O &amp; M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$2,186		\$36,181
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	<u>\$2,186</u>		<u>\$36,181</u>

See accountants' compilation report.

## BACKGROUND OF HOUSES AT CALDWELL LABOR CAMP

During the depression and dust bowl period of the 1930's people came West looking for a better life and economic relief. Apparently the present Labor Camp area was then used to provide row housing for field workers. Later, during early 1940's the present 46 2 bedroom houses were built. The camp then was used for a period as a Japanese detention area. Then, after the war, in 1946, The Housing Authority of City of Caldwell was organized to run the Camp. The 46 houses and the row houses were then available for housing those working on local farms. In 1969 the row houses were replaced with 112 apartments to assist migrant and farm workers with low income housing.

Renovation of the 46 2 bedroom houses was recommended along with a day-care building in 1982 the FmHA approved the improvement but at the last minute lead paint was discovered on the exterior of the houses. The cost necessary to remove the paint and renovate as well, proved to be prohibitive. So no improvement was made in 1982. Subsequently replacing the 46 houses with 15 four-plex building is now recommended to the FmHA for better and more housing in the Labor Camp.

Caldwell Labor Housing Authority  
(01) May 12, 1969 Total Development \$817,050  
LOAN \$413,550.00 33 YRS @ 4% interest  
GRANT 403,500.00

RESERVE REQUIREMENTS.  
Section #7. O & M Reserve:  
\$3,700.00 per year (10 YRS)  
\$37,000.00 fully funded

Section #9. DEBT SERVICE ACCOUNT.  
2,279.00 per year (10 YRS)  
22,790.00 fully funded.

Total Requirement for (01) LA. = \$5,979.00 ANNUALLY  
\$59,790.00 fully funded

(02) JANUARY 1982 TOTAL Development Cost \$692,000  
LOAN 207,600.00 33 YRS @ 1% interest  
GRANT 484,400.00

O & M MAINTENANCE ACCOUNT  
\$1,680.00 ANNUALLY  
\$16,800.00 fully funded

DEBT SERVICE ACCOUNT  
782.00 ANNUALLY  
7,823.00 fully funded.

TOTAL Requirement for (02) 2,462.00 ANNUALLY  
24,623.00 fully funded

TOTAL Requirement \$8,441.00 ANNUALLY  
\$84,413.00 fully funded

BOND AND GRANT RESOLUTION OF May 12, 1969

RESOLUTION OF THE BOARD OF COMMISSIONERS OF HOUSING AUTHORITY, CITY OF CALDWELL, IDAHO PROVIDING FOR OBTAINING FINANCIAL ASSISTANCE IN THE AMOUNT OF \$817,050 TO AID IN FINANCING FEDERALLY DEFINED LOW-RENT HOUSING AND RELATED FACILITIES FOR LOW-INCOME DOMESTIC FARM LABOR, AND RELATED MATTERS.

Whereas the Housing Authority of the City of Caldwell, Idaho (herein referred to as the "Authority") is a public corporation duly organized and operating under Title 50, Chapter 19 of the Idaho Code, and the Board of Commissioners of the Authority has determined that --

- (a) The Authority should provide low-rent housing and related facilities for low-income domestic farm labor, as defined in title V of the Housing Act of 1949.
- (b) The estimated total cash development cost of such housing and facilities amounts to \$817,050.
- (c) For such purpose the Authority is able to furnish from its own resources None.
- (d) The Authority will need financial assistance in the amount of \$817,050 which the Authority is unable to obtain from other sources for such purpose upon terms and conditions which the Authority could reasonably be expected to fulfill.
- (e) Of such amount of needed financial assistance the Authority will be able to repay, with interest at 4% per annum, the amount of \$413,550 over a repayment period of 33 years, if the balance of \$403,500 is made available to the Authority as a grant.
- (f) The housing and related facilities will fulfill a pressing need in the area in which they are or will be located.
- (g) The housing and facilities cannot be provided without the aid of a grant in the amount stated above;

THEREFORE BE IT RESOLVED:

1. Application for Loan and Grant. The Authority shall apply to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture (herein called "the Government") for a loan of \$413,550 and a grant of \$403,500, pursuant to title V of the Housing Act of 1949. Such loan may be insured by the Government. The loan and grant shall be used only for the specific eligible purposes approved by the Government, in order to provide low-rent housing and related facilities for low-income domestic farm labor. Such housing and facilities and the land constituting the site may be referred to herein as the "housing."

2. Execution of Loan and Grant Instruments.

(a) To evidence the loan, the Authority shall issue its revenue bond in the amount of \$413,550 bearing interest on the unpaid balance thereof at not to exceed 4% per annum, payable from the income and revenue of the domestic farm labor housing facilities, financed in whole or in part by the proceeds from the sale of this bond or from the grant made in connection with the issuance of this bond, for the payment of which bond said income and revenue are hereby pledged. Said bond shall be in the form and shall contain recitals substantially as set out in the specimen form of bond attached hereto, which recitals upon the issuance of this bond shall have the same force and effect as any other provisions of this resolution:

(b) To evidence the obligations of the grant, the Authority shall execute an instrument in the form attached hereto, entitled "Labor Housing Grant Agreement," evidencing the terms and conditions upon which the grant is made by the Government and the obligations of the Authority with respect thereto.

3. Equal Employment Opportunity under Construction Contracts and Nondiscrimination in the Use of Occupancy and Housing and in Any Other Benefits of the Loan or Grant. The Chairman and the Secretary are hereby authorized and directed to execute on behalf of the Authority (a) any undertakings and agreements required by

the Government pursuant to Executive Order 11063 regarding non-discrimination in the use and occupancy of housing, (b) Farmers Home Administration Form FHA 400-1, "Equal Opportunity Agreement," which is attached to and made a part hereof and to which is attached Farmers Home Administration Form FHA 400-2, "Equal Opportunity Clause," to be incorporated in or attached as a rider to each construction contract which exceeds \$10,000 in amount and is paid for in whole or in part with loan or grant funds, and (c) Farmers Home Administration Form FHA 400-4, "Non-discrimination Agreement," a copy of which is attached hereto and made a part hereof.

4. Supervised Bank Account. The proceeds of the loan and grant and the amount of \$ none to be contributed by the Authority from its own funds and used for approved eligible purposes shall be deposited in a "supervised bank account" as required by the Government. Amounts in the supervised bank account exceeding \$15,000 shall be secured by the depository bank in advance in accordance with U. S. Treasury Department Circular No. 176. As provided by the terms of the agreement creating the supervised bank account, all funds therein shall, until duly expended, collaterally secure the loan and grant obligations. Withdrawals from the supervised bank account by the Authority shall be made only on checks signed by the chairman of the Authority and countersigned by the County Supervisor of the Farmers Home Administration, and only for the specific eligible purposes approved in writing by the Government. The Authority's share of any liquidated damages or other monies paid by defaulting contractors or their sureties shall be deposited in the supervised bank account to assure completion of the project. When all approved items eligible for payment with loan or grant funds are paid in full, any balance remaining in the supervised bank account shall be treated as a refund of grant funds, and the supervised bank account shall be closed.

5. Accounts for Housing Operations and Loan Servicing. The Authority shall establish on its books the following accounts, which shall be maintained so long as the loan or grant obligations continue: A General Fund Account, an Operating and Maintenance Account, a Debt Service Account, and a Reserve Account.



and for the establishment of a reasonable reserve of \$37,000 to be accumulated at a rate of \$3700 annually for emergency expenditures necessary for the continuing operation and maintenance of the housing. Current expenses may also include initial purchase and installation of such furnishings and equipment with any funds deposited in and transferred from the General Fund Account which are not proceeds of the loan, and, unless the Government gives prior written consent, are not income or revenue from the housing.

(8.) Debt Service Account. Each month, immediately after the transfer to the Operation and Maintenance Account provided for in section 7, or after it is determined that no such transfer is called for, any balance remaining in the General Fund Account, or so much thereof as may be necessary, shall be transferred to the Debt Service Account until the amount in the Debt Service Account equals the amount of the next installment due on the loan. Funds in the Debt Service Account shall be used only for payments on the loan obligations while they continue and, until so used, shall be held by the Authority in trust for the Government as security for the loan and grant obligations.

(9.) Debt Reserve Account. The Authority shall establish a Debt Reserve Account in the amount of \$22,790 to be kept separate and apart from all other funds and accounts of the Authority, such amount to be accumulated in not less than ten years after the issuance of the bond herein provided, by depositing in such Debt Reserve Account from the balance left in the General Fund Account after each transfer of funds to the Debt Service Account as provided in section 8 above, of funds equal to one-tenth of the said amount of \$22,790 in any one year plus any deficiency from the previous year or years. Such debt payment reserve shall be maintained and disbursed for the sole purpose of meeting payments of principal and interest on said bond, in the event that funds in the Debt Service Account are insufficient to meet such payments when due, except that the Government may give its consent to the use of funds in the Debt Reserve Account:

1969 LOAN

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Funds in said accounts shall be deposited in a bank or banks insured by the Federal Deposit Insurance Corporation, except for any portion invested in readily marketable obligations of the United States as authorized by section 9. The Treasurer of the Authority shall execute a fidelity bond, with a surety company approved by the Government, in an amount not less than the estimated maximum amount of such funds to be held in said accounts at any one time. The United States of America shall be named as co-obligee, and the amount of the bond shall not be reduced without the prior written consent of the Government. The Authority in its discretion may at any time establish and utilize additional accounts to handle any funds not covered by the provisions of this resolution.

6. General Fund Account. By the time the loan and grant are closed the Authority shall from its own funds deposit in the General Fund Account the amount of \$4000. All income and revenue from the housing shall upon receipt be immediately deposited in the General Fund Account. The Authority may also in its discretion at any time deposit therein other funds, not otherwise provided for by this resolution, to be used for any of the purposes authorized in section 7, 8 or 9. Funds in the General Fund Account shall be used only as authorized in said sections and, until so used, shall be held by the Authority in trust for the Government as security for the loan and grant obligations.

⑦ Operation and Maintenance Account. Not later than the 15th day of each month, out of the General Fund Account shall be transferred to the Operation and Maintenance Account, sufficient amounts to enable the Authority to pay from the Operation and Maintenance Account the actual, reasonable and necessary current expenses, for the current month and the ensuing month, of operating and maintaining the housing not otherwise provided for. Current expenses may include, in addition to expenses occurring or becoming due monthly, monthly accumulations of proportionate amounts for the payment of items which may become due either annually or at regular intervals, such as taxes and insurance and normal repair and replacement of furnishings and equipment reasonably necessary for operation of the housing,

- (a) To pay costs of repairs or replacements to the housing caused by catastrophe or long-range depreciation.
- (b) To make improvements or extensions to the housing.
- (c) For other purposes desired by the Authority which in the judgment of the Government likely will promote the loan or grant purposes without jeopardizing collectibility of the loan or impairing the adequacy of the security, or will strengthen the security, or will facilitate, improve, or maintain the orderly collectibility of the loan.

In the event of necessary expenditures from the debt service reserve the same shall be restored to the original amount at the rate as above provided.

10. Regulatory Covenants. So long as the loan or grant obligations continue, the Authority shall --

- (a) Impose and collect such fees, assessments, rents, and charges that the income of the Authority will be sufficient at all times for operation and maintenance of the housing, payments on the loan obligations, and maintenance of the accounts herein provided for.
- (b) Maintain complete books and records relating to the Authority's financial affairs, cause such books and records to be audited at the end of each fiscal year, promptly furnish the Government without request a copy of each audit report, and permit the Government to inspect such books and records at all reasonable times.
- (c) If required or permitted by the Government, revise the accounts herein provided for, or establish new accounts, to cover handling and disposition of income from and payment of expenses attributable to the housing or to any other property securing the loan or grant obligations, and submit to the Government regular and special reports concerning the housing or the Authority's financial affairs, including any information required by the Government regarding income of the occupants of the housing.

(d) Unless the Government gives prior consent --

- (1) Not use or permit use of the housing for any purpose other than as low-rent housing and related facilities for low-income domestic farm labor, as those terms are defined by the Government.
- (2) Not enter into any contract or agreement for improvements or extensions to the housing or other property securing the loan or grant obligations.
- (3) Not cause or permit dissolution of the Authority, nor merge or consolidated with any other organization, nor transfer or encumber title to the housing or any part thereof or interest therein, by sale, mortgage, lease, or other conveyance or encumbrance, nor engage in any other new business, enterprise, or venture than operation of the housing.
- (4) Not borrow any money, nor incur any liability aside from current expenses as defined in section 7.

(e) Submit the following to the Government for prior review not less than ten days before the effective dates, and for prior approval by the Government:

- (1) Annual budgets and operating plans.
- (2) Statements of management policy and practice, including eligibility criteria and implementing rules for occupancy of the housing.
- (3) Proposed rents and charges and other terms of rental agreements for occupancy of the housing.
- (4) Rates of compensation to officers and employees of the Authority payable from or chargeable to any account provided for in this resolution.

- (f) If required by the Government, modify and adjust any matters covered by clause (e) of this section.
- (g) Comply with all its agreements and obligations in or under this resolution, the note, grant agreement, security instrument, and any related agreement executed by the Authority in connection with the loan or grant.
- (h) Not alter, amend, or repeal without the Government's consent this resolution or the bylaws or articles of incorporation of the Authority, which shall constitute parts of the total contract between the Authority and the Government relating to the loan and grant obligations.
- (i) Do other things as may be required by the Government in connection with the operation of the housing, or with any of the Authority's operations or affairs which may affect the housing, the loan or grant obligations, of the security.

11. Refinancing of Loan. If at any time it appears to the Government that the Authority is able to obtain a loan upon reasonable terms and conditions to refinance the loan obligations then outstanding, upon request from the Government the Authority will apply for, take all necessary actions to obtain and accept such refinancing loan and will use the proceeds for said purpose.

12. General Provisions.

- (a) It is understood and agreed by the Authority that any loan or grant will be administered subject to the limitations of the authorizing act of Congress and related regulations, and that any rights granted to the Government herein or elsewhere may be exercised by it in its sole discretion to carry out the purposes of the loan and grant, enforce such limitations, and protect the Government's financial interest in the loan and grant and the security.

- (b) The provisions of this resolution are representations to the Government to induce the Government to make or insure a loan or make a grant to the Authority as aforesaid. If the Authority should fail to comply with or perform any of its loan or grant obligations, such failure shall constitute default as fully as default in payment of amounts due on the loan obligations. In the event of default, the Government at its option may declare the entire amount of the loan and grant obligations immediately due and payable and, if such entire amount is not paid forthwith, may take possession of and operate the housing and proceed to foreclose its security and enforce all other available remedies.
- (c) Any provisions of this resolution may be waived by the Government in its sole discretion, or changed by agreement between the Government and the Authority, after this resolution becomes contractually binding, to any extent such provisions could legally have been foregone, or agreed to in amended form, by the Government initially.
- (d) Any notice, consent, approval, waiver, or agreement must be in writing.
- (e) This resolution may be cited in any security instrument and elsewhere as the "Bond and Grant Resolution of May 12, (date), 1969.

CERTIFICATE

(SEAL)

The undersigned Robert L. Kerfoot, the secretary of the Authority identified in the foregoing resolution, hereby certifies that the foregoing is a true copy of a resolution duly adopted by the board of commissioners on May 12, 1969, which has not been altered, amended, or repealed.

Date May 12, 1969

Secretary

*Robert L. Kerfoot*

704 Albany Street, Suite 7  
Caldwell, ID 83605

July 24, 1981

Mr. William F. Gigray  
Gigray, Downen, Miller & Weston  
P. O. Box 640  
Caldwell, ID 83605

Dear Mr. Gigray:

Information for preparing Revenue Bond, Housing Authority City of Caldwell.

Amount of Bond \$207,600.

Interest Rate 1%

Due on Bond \$1,000. Jan. 1, 1982 (interest only)

\$2,100 Jan. 1, 1983

\$7,823. due each year after Jan. 1, 1983

Final payment is due 33 years from date of signing bond.

Payments are to be made to District Director, 704 Albany St., Suite 7,  
Caldwell, ID

BOND AND GRANT RESOLUTION

Amount of Loan \$207,600.

Amount of Grant \$484,400.

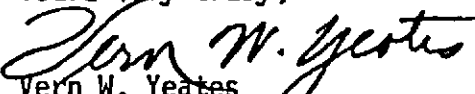
O & M Maintenance Account \$1,680. annually to reach \$16,800.

Debt Reserve Account \$ 782. annually to reach \$7,823.

You will need to prepare a LH Grant Agreement. The Idaho Attorney General will need to certify as to bond proceedings.

If we can be of any assistance to you, please call us.

Yours very truly,

  
Vern W. Yeates  
Ass't Dist. Director

7, 8 or 9. Funds in the General Fund Account shall be used only as authorized in said sections, and until so used, shall be held by the Authority in trust for the Government as security for the loan and grant obligations.

7. Operation and Maintenance Account. Not later than the 15th day of each month, out of the General Fund Account shall be transferred to the Operation and Maintenance Account, sufficient amounts to enable the Authority to pay from the Operation and Maintenance Account the actual, reasonable and necessary current expenses, for the current month and the ensuing month, of operating and maintaining the housing not otherwise provided for. Current expenses may include, in addition to expenses occurring or becoming due monthly, monthly accumulations of proportionate amounts for the payment of items which may become due either annually or at regular intervals, such as taxes and insurance and normal repair and replacement of furnishings and equipment reasonably necessary for operation of the housing, and for the establishment of a reasonable reserve of \$16,800 to be accumulated at a rate of \$1,680 annually for emergency expenditures necessary for the continuing operation and maintenance of the housing. Current expenses may also include initial purchase and installation of such furnishings and equipment with any funds deposited in and transferred from the General Fund Account which are not proceeds of the loan, and, unless the Government gives prior written consent, are not income or revenue from the housing.

8. Debt Service Account. Each month, immediately after the transfer to the Operation and Maintenance Account provided for in Section 7, or after it is determined that no such transfer is called for, any balance remaining in the General Fund Account, or so much thereof as may be necessary, shall be transferred to the Debt Service Account until the amount in the Debt Service Account equals the amount of the next installment due on the loan. Funds in the Debt Service Account shall be used only for payments on the loan obligations while they continue and, until so used, shall be held by the Authority in trust for the Government as security for the loan and grant obligations.

9. Debt Reserve Account. The Authority shall establish a Debt Reserve Account in the amount of \$7,823 to be kept separate and apart from all other funds and accounts of the Authority such amount to be accumulated in not less than ten years after the issuance of the bond herein provided, by depositing in such Debt Reserve Account from the balance left in the General Fund Account after each transfer of funds to the Debt Service Account as provided in Section 8 above, of funds equal to one-tenth of the said amount of \$782 in any one year plus any deficiency from the previous year or years. Such debt payment reserve shall be maintained and disbursed for the sole purpose of meeting payments of principal and interest on said bond, in the event that funds in the Debt Service Account are insufficient to meet such payments when due, except that the Government may give its consent to the use of funds in the Debt Reserve Account:

(a) To pay costs of repairs or replacements to the housing caused by catastrophe or long-range depreciation.

(b) To make improvements or extensions to the housing.

(c) For other purposes desired by the Authority which in the judgment of the Government likely will promote the loan or grant



purposes without jeopardizing collectibility of the loan or impairing the adequacy of the security, or will strengthen the security, or will facilitate, improve, or maintain the orderly collectibility of the loan.

In the event of necessary expenditures from the debt service reserve the same shall be restored to the original amount at the rate as above provided.

10. Regulatory Covenants. So long as the loan or grant obligations continue, the Authority shall:

(a) Impose and collect such fees, assessments, rents, and charges that the income of the Authority will be sufficient at all times for operation and maintenance of the housing, payments on the loan obligations, and maintenance of the accounts herein provided for.

(b) Maintain complete books and records relating to the Authority's financial affairs, cause such books and records to be audited at the end of each fiscal year, promptly furnish the Government without request a copy of each audit report, and permit the Government to inspect such books and records at all reasonable times.

(c) If required or permitted by the Government, revise the accounts herein provided for, or establish new accounts, to cover handling and disposition of income from and payment of expenses attributable to the housing or to any other property securing the loan or grant obligations, and submit to the Government regular and special reports concerning the housing or the Authority's financial affairs, including any information required by the Government regarding income of the occupants of the housing.

(d) Unless the Government gives prior consent --

(1) Not use or permit use of the housing for any purposes other than as low-rent housing and related facilities for low-income domestic farm labor, as those terms are defined by the Government.

(2) Not enter into any contract or agreement for improvements or extensions to the housing or other property securing the loan or grant obligations.

(3) Not cause or permit dissolution of the Authority, nor merge or consolidate with any other organization, nor transfer or encumber title to the housing or any part thereof or interest therein, by sale, mortgage, lease, or other conveyance or encumbrance, nor engage in any other new business, enterprise, or venture than operation of the housing.

(4) Not borrow any money, nor incur any liability aside from current expenses as defined in Section 7.

(e) Submit the following to the Government for prior review not less than ten days before the effective dates, and for prior approval by the Government:

## LABOR HOUSING GRANT AGREEMENT

THIS AGREEMENT, Dated November 12, 1981, between THE HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO, which is organized and operating under Title 50, Chapter 19 of the Idaho Code herein called "Grantee", and the UNITED STATES OF AMERICA acting through the Farmers Home Administration, Department of Agriculture, herein called "Grantor", WITNESSETH:

WHEREAS, Grantee has determined to undertake a project of acquisition, construction, enlargement and/or capital improvement of a Labor Housing Project to serve domestic farm laborers at an estimated cost of \$692,000 and has duly authorized the undertaking of such project.

Grantee is able to finance not more than \$207,600 of the development costs through revenues, charges, taxes or assessments, or funds otherwise available to Grantee resulting in a reasonable rental rate.

Said sum of \$207,600 has been committed to and by Grantee for such project development costs.

Grantor has agreed to grant the Grantee a sum not to exceed \$484,400 subject to the terms and conditions established by the Grantor. Provided, however, that the proportionate share of any grant funds actually advanced and not needed for grant purposes shall be returned immediately to the Grantor. The Grantor may terminate the grant in whole, or in part, at any time before the date of completion, whenever it is determined that the Grantee has failed to comply with the conditions of the grant.

NOW, THEREFORE, In consideration of said grant by Grantor to Grantee, to be made pursuant to Section 516 of the Housing Act of 1949 for the purpose of defraying a part not to exceed seventy per cent of the development costs, as defined by applicable Farmers Home Administration instructions.

### GRANTEE AGREES THAT GRANTEE WILL:

- a. Cause said project to be constructed within the total sums available to it, including said grant, in accordance with the project plans and specifications and any modifications thereof prepared by Grantee and approved by Grantor.
- b. Permit periodic inspection of the construction by a representative of Grantor during construction.
- c. Manage, operate and maintain the project, including these units if less than the whole of said project, continuously in an efficient and economic manner.
- d. Make the services of said project available within its capacity to all domestic farm laborers in Grantee's service area without discrimination as to race, color, religion, sex, national origin, age, marital status, or physical or mental handicap (possess capacity to enter into legal contract for services) at reasonable rental rates, whether for one or more types of units, adopted by resolution date November 12, 1981, as may be modified from time to time by Grantee. The initial rental rates must be approved by Grantor. Thereafter, Grantee may not make modifications to the rental rate structure without prior authorization from the Grantor.

e. Adjusts its operating costs and service charges from time to time to provide for adequate operation and maintenance, emergency repair reserves, obsolescence reserves, debt service and debt service reserves.

f. Provide Grantor with such periodic reports as it may require and permit periodic inspection of its operations by a representative of the Grantor.

g. To execute form FmHA 400-1, "Equal Opportunity Agreement", and to execute form FmHA 400-4, "Nondiscrimination Agreement", and to execute any other agreements required by Grantor which Grantee is legally authorized to execute. If any such form has been executed by Grantee as a result of a loan being made to Grantee by Grantor contemporaneously with the making of this grant, another form of the same type need not be executed in connection with this grant.

h. Upon any default under its representations or agreements set forth in this instrument, Grantee, at the option and demand of Grantor, will repay to Grantor forthwith the original principal amount of the grant stated hereinabove, with interest at the rate of 5 percentum per annum from the date of the default. Default by the Grantee will constitute termination of the grant thereby causing cancellation of Federal assistance under the grant. The provisions of this grant agreement may be enforced by Grantor, at its option and without regard to prior waivers by it of previous defaults of Grantee, by judicial proceedings to require specific performance of the terms of this Grant Agreement or by such other proceedings in law or equity, in either Federal or State courts, as may be deemed necessary by Grantor to assure compliance with the provisions of this Grant Agreement and the laws and regulations under which this grant is made.

i. Return immediately to Grantor, as required by the regulations of Grantor, any grant funds actually advanced and not needed by Grantee for approved purposes.

j. Use the real property including land, land improvements, structures, and appurtenances thereto, for authorized purposes of the grant as long as needed.

k. The grant obligations shall continue fifty (50) years after the date hereof unless sooner terminated by the Government.

l. Provide Financial Management Systems which will include:

1. Accurate, current, and complete disclosure of the financial results of each grant. Financial reporting will be on an accrual basis.

2. Records which identify adequately the source and application of funds for grant-supported activities. Those records shall contain information pertaining to grant awards and authorizations, obligations, unobligated balances, assets, liabilities, outlays and income.

3. Effective control over and accountability for all funds, property and other assets. Grantee shall adequately safeguard all such assets and shall assure that they are used solely for authorized purposes.

4. Accounting records supported by source documentation.

m. Retain financial records, supporting documents, statistical records, and all other records pertinent to the grant for a period of at least three years after grant closing except that the records shall be retained beyond the three-year period if audit findings have not been resolved. Microfilm copies may be substituted in lieu of original records. The Grantor and the Comptroller General of the United States, or any of their duly authorized representatives, shall have access to any books, documents, papers, and records of the Grantee's government which are pertinent to the specific grant program for the purpose of making audits, examinations, excerpts and transcripts.

n. Provide information as requested by the Grantor to determine the need for and complete any necessary Environmental Impact Statements.

o. Provide an audit report prepared in sufficient detail to allow the Grantor to determine that funds have been used in compliance with the proposal, any applicable laws and regulations and this agreement.

p. Agree to account for and to return to Grantor interest earned on grant funds pending their disbursement for program purposes when the Grantee is a unit of local government. States and agencies or instrumentalities of states shall not be held accountable for interest earned on grant funds pending their disbursement.

q. Not encumber, transfer or dispose of the property or any part thereof furnished by the Grantor or acquired wholly or in part with Grantor funds without the written consent of the Grantor.

r. To include in all contracts for construction or repair a provision for compliance with the Copeland "Anti-Kick Back" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR, Part 3). The Grantee shall report all suspected or reported violations to the Grantor.

s. Pay all laborers and mechanics employed by contractors and subcontractors wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act, as amended (40 U.S.C. 276a - 267a-5).

t. In construction contracts in excess of \$2,000 and in other contracts in excess of \$2,500 which involve the employment of mechanics or laborers, to include a provision for compliance with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330) as supplemented by Department of Labor regulations (29 CFR, Part 5).

u. To include in all contracts in excess of \$100,000 a provision that the contractor agrees to comply with all the requirements of Section 114 of the Clean Air Act (42 U.S.C. §1875C-9) and Section 308 of the Water Pollution Control Act specified in Section 114 of the Clean Air Act and Section 308 of the Water Pollution Control Act and all regulations and guidelines issued thereunder after the award of the contract. Such regulations and guidelines can be found in 40 CFR 15.4 and 40 FR 17126 dated April 16, 1975. In so doing the Contractor further agrees:

1. As condition for the award of contract to notify the Owner of the receipt of any communication from the Environmental Protection Agency (EPA) indicating that a facility to be utilized in the performance of the contract is under consideration to be listed on the EPA list of Violating Facilities. Prompt notification is required prior to contract award.

2. To certify that any facility to be utilized in the performance of any non-exempt contractor subcontract is not listed on the EPA list of Violating Facilities. Prompt notification is required prior to contract award.

3. To include or cause to be included the above criteria and the requirements in every non-exempt subcontract and that the Contractor will take such action as the Government may direct as a means of enforcing such provisions.

As used in these paragraphs the term "facility" means any building, plan, installation, structure, mine, vessel or other floating craft, location, or site of operations, owned, leased, or supervised by a Grantee, cooperator, contractor or subcontractor, to be utilized in the performance of a grant, agreement, contract, subgrant, or subcontract. Where a location or site of operation contains or includes more than one building, plant, installation, or structure, the entire location shall be deemed to be a facility except where the Director, Office of Federal Activities, Environmental Protection Agency, determines that independent facilities are co-located in one geographical area.

#### GRANTOR AGREES THAT IT:

a. Will make available to Grantee for the purpose of this Agreement not to exceed \$484,400 which it will advance to Grantee to meet not to exceed seventy per cent of the development costs of the project in accordance with the actual needs of Grantee as determined by Grantor.

b. Will assist Grantee, within available appropriations, with such technical assistance as Grantor deems appropriate in planning the project and coordinating the plan with local official comprehensive plans and with any State or area plans for the area in which the project is located.

c. At its sole discretion and at any time may give any consent, deferment, subordination, release, satisfaction, or termination of any or all of Grantee's grant obligations, with or without available consideration, upon such terms and conditions as Grantor may determine to be (1) advisable to further the purpose of the grant or to protect Grantor's financial interest therein and (2) consistent with both the statutory purposes of the grant and the limitations of the statutory authority under which it is made.

#### TERMINATION OF THIS AGREEMENT.

This agreement may be terminated for cause in the event of default on the part of the Grantee as provided in Paragraph i above or for convenience of the Grantor and Grantee prior to the date of completion of the grant purpose. Termination for convenience will occur when both the Grantee and Grantor agree that the continuation of the

project will not produce beneficial results commensurate with the further expenditure of funds.

IN WITNESS WHEREOF, Grantee on the date first above written has caused these presence to be executed by its duly authorized Chairman and attested and its corporate seal affixed by its duly authorized Secretary.

HOUSING AUTHORITY OF THE CITY  
OF CALDWELL, IDAHO

By

Donald E. Dwyer  
Its Chairman

ATTEST:

Robert H. Hayes  
Its Secretary

Grantee

UNITED STATES OF AMERICA  
FARMERS HOME ADMINISTRATION

By

John W. Yeates  
Assistant District Director  
(Title)

Grantor

# Waiting list for Houses

1989, 1990, 1991

89

Jan -  
Feb -  
March - 12  
April - 15  
May - 11  
June - 20  
July - 15  
Aug. - 10  
Sept. - 8  
Oct - 5  
Nov. -  
Dec -

96 Total families

90

Jan -  
Feb -  
March -  
April - 51  
May - 30  
June - 18  
July - 13  
Aug. - 24  
Sept. -  
Oct. -  
Nov. -  
Dec. -

136 Total families

91

Jan - 3  
Feb - 10  
March - 1  
April - 12  
May - 2  
June - 15  
July - 18  
Aug. -  
Sept -  
Oct. -  
Nov -  
Dec. -

61 Total families

**CANYON COUNTY**  
**PLANNING AND ZONING COMMISSION**  
**MINUTES OF REGULAR MEETING HELD**

**JUNE 27, 1991**  
(Audio Tape Recorded)

Meeting called to order by Chairman Jerry Nichols. Wanda Groot was appointed acting secretary. The quorum present: Wes Schober, Lee Gilbertson, Jerry Nichols, Wanda Groot, George Tallabas, and Pat Galvin.

Not Present: Dave Lenz and Jim Brock.

Recording Secretary: Maria Salinas

Nichols administered the oath to all Planning and Zoning Commission Members and staff who would present testimony. Staff members present: Jerry L. Jones and Cheyne Weston.

**ANNOUNCEMENT: ITEM 3: NEIL J. SWENSON, BARBARA A. SWENSON, and ROBERT MYERS.** The applicant requested [in writing] the rescheduling of this item to August 1, 1991.

**PUBLIC HEARINGS**  
**OLD BUSINESS**

**ITEM 1: CLARK DRAPER.** Tallabas motioned, Groot seconded to approve the amended Findings, Conclusions, and Order. Motioned carried by unanimous vote.

**NEW BUSINESS**

**ITEM 1: ESTEL KRAUS.** Cheyne Weston testified by reading the staff report and exhibits were submitted. Questions from Nichols and Tallabas. No opposition. Exhibits accepted. Property viewing report was given by Wes Schober. All exhibits are on file at the Planning and Zoning Office.



TESTIMONY IN FAVOR:

Ken Pitzma (potential buyer), sworn. Testified in favor. Comment by Nichols, Questions from Groot and Schober. No cross examination. Questions from Schober and Nichols. Comments from Tallabas and Groot.

Estel Kraus (applicant), sworn. Testified in favor. Question from Tallabas. No cross examination. Notation of change on parcel division lines as shown on vicinity map.

NO OPPOSITION

Tallabas motioned that "the request by Estel Kraus for a Conditional Use Permit to divide approximately seven (7) acres into two (2) lots be approved by this Commission". Galvin seconded. Motion carried by unanimous vote.

ITEM 2: DIANE HAMILTON. Cheyne Weston testified by reading the staff report and exhibits were submitted. Question from Nichols and Groot. No opposition. Exhibits accepted. Property viewing report was given by Schober. All exhibits are on file at the Planning and Zoning Office.

TESTIMONY IN FAVOR:

Paul Wilson, sworn. Testified in favor. Questions from Gilbertson and Nichols. Cross examination from David Stewart.

TESTIMONY IN OPPOSITION:

David Stewart, sworn. Testified in opposition. No questions. No cross examination.

Rebuttal from Diane Hamilton. Picture submitted as exhibit. No opposition. Exhibit accepted. Question from Tallabas.

{RECESS}

Schober motioned, "To approve the request for a variance to a zero (0') foot lot line on the north side of the property in question, so that the ten (10') foot is on the south of the structure, and that it be placed on a permanent foundation". Seconded by Tallabas and carried by unanimous vote.

ITEM 3: NEIL SWENSON, BARBARA A. SWENSON, and ROBERT MYERS. Rescheduled as stated in the ANNOUNCEMENT at the beginning of these minutes.

**ITEM 4: MIKE LOVE and KERRY LAWSON.** Cheyne Weston testified by reading the staff report and exhibits were submitted. No Questions. No opposition. Exhibits accepted. Property viewing reports were given by Galvin and Groot. All exhibits are on file at the Planning and Zoning Office.

**TESTIMONY IN FAVOR:**

Mike Love (applicant), sworn. Testified in favor. Questions from Groot and Galvin. No cross examination.

Kerry Lawson (applicant), sworn. Testified in favor. No Questions. No cross examination.

Paul Wilson, sworn. Testified in favor Questions from Schober and Groot. No cross examination.

Ken Young (Real Estate Broker), sworn. Testified in favor. Question from Groot. No cross examination.

**TESTIMONY IN OPPOSITION:**

Dallas Waterman (adjoining property owner), sworn. Testified in opposition. Question from Groot. No cross examination.

Orville Adams, sworn. Testified in opposition. He later stated that he was not really opposed to this request. No Questions. No cross examination.

**NO REBUTTAL**

Groot motioned to "approve the request by Mike Love and Kerry Lawson for a Conditional Use Permit to allow for the manufacturing of roof trusses at 13988 Galloway Road on approximately one hundred sixty (160) acres in an A-40 (Agricultural) Zone be approved by this Commission". Seconded by Tallabas and carried without a dissenting vote.

{RECESS}

**ITEM 5: HOUSING AUTHORITY of the CITY OF CALDWELL.** Cheyne Weston testified by reading the staff report and exhibits were submitted. No Questions. No opposition. Exhibits accepted. Property viewing reports were given by Tallabas, Groot, and Galvin. All exhibits are on file at the Planning and Zoning Office.

**TESTIMONY IN FAVOR:**

Donald Downen (Vice-Chairman of the Board of Commissioners of the Caldwell Housing Authority), sworn. Testified in favor. Requested that Mr. Kerfoot be called on to testify first in order to allow the Commission a brief history of the Labor Camp.

Robert L. Kerfoot, sworn. Testified in favor. Gave a brief history of the Caldwell Labor Camp. Question from Gilbertson and Galvin. No cross examination.

Donald Downen, Continued testimony. Questions from Groot, Tallabas, Schober, and Galvin. No cross examination.

Camilo Lopez, sworn. Concurred with Kerfoot and Downen and testified in favor. No Questions. No cross examination.

David Linden, sworn. Testified in favor. No Questions. No cross examination.

Ray Crowder (Project Architect), sworn. Testified in favor. Questions from Groot, Gilbertson, and Nichols. No cross examination.

NO OPPOSITION.

Rebuttal from Downen.

Tallabas stated, "I do feel there's a tremendous need for the... for housing for migrant workers and other workers that come into the area. I'm very proud of our society for allowing the workers to come into this area. I am Mexican-American myself. I have five (5) relatives that lived in the Labor Camp as it's known over a period of ten (10) to fifteen (15) years so I'm very familiar with the project and I'm very familiar with the need for such housing. My company Golden West Realty, we currently have the contract for Farmer's Home Administration to market homes through (in Canyon County) and we have had that contract, now as I said for three (3) years. We do sell an awful lot of private homes, individual loans, (not project homes in terms of mass type of projects like these), they're more individual homes whether they're subsidized or not subsidized, the buyers are allowed to go in with a minimum down payment and either have a subsidized payment or as they improve the economic conditions of their household the payments do go up to the point where they're not subsidized any longer and I do appreciate that about the program that eventually as individuals improve their economic status and economic situation the government is not subsidizing the payments any longer. I'm not totally convinced in my mind that a massive rental project like this is a place for the federal government to be involved with. I would like to see more of the private sector involved with it. Maybe that comes from youth. Maybe that comes from ignorance. Whatever it might be, I'm not totally convinced that the government subsidies is the way to go but that's just a statement on my part. I know there's a need for it. I don't know what the solution is. It's just a statement on my part".

Gilbertson stated, "As to the request by the Housing Authority of the City of Caldwell for a Conditional Use Permit to allow construction of a new farm labor housing complex to replace the existing forty-seven (47) units with sixty (60) new units on approximately eighty (80) acres in an A-40 (Agricultural) Zone, I would move that we approve this request with conditions, one of the conditions of which would be that they would contact and work closely with Canyon County Historical Commission as to the historical value with some of the structures out there as they do date back a number of years and also that condition be in place that during the construction phase that (and I'm not sure exactly how to handle this one) not all of these forty-seven (47) units be dismantled at one time thereby complicating the issue with less housing for any one growing season for the farm workers".

Schober seconded the motion.

Nichols called for a question regarding the motion. Nichols restated, "The motion is that they contact the Canyon County Historical Society of Preservation [regarding the] buildings and that basically they do it in such a way that there is no reduction in the current available housing.

Gilbertson stated, "No adverse reduction".

Motion died with 2 in favor (Gilbertson and Schober) and 3 opposed (Tallabas, Groot, and Galvin), Nichols abstained.

The Commission had no other motion.

**ITEM 6:** Drafting of the Findings, Conclusions, and Order for Public Hearing Items 1, 2, 4, and 5.

**VIEWING COMMITTEE ASSIGNMENTS:**

Meeting scheduled for **JULY 18, 1991**                      **8:00 P.M.**  
(Vicinity maps will be mailed out before the 18th)

**ITEM 1:** Request by **MARGUERITE ANDREWS** for a **CONDITIONAL USE PERMIT** to place a single wide mobile home on approximately six and one-half (6 1/2) acres in an A-40 (Agricultural) Zone for Health Care Purposes. The property is located at 23753 Canyon Lane and is situated in the Northwest Quarter of Section 2, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

Chairman Nichols assigned Galvin and Groot as the property viewing committee.

**ITEM 2:** Request by **BOISE CITY CELLULAR PARTNERSHIP** for a **CONDITIONAL USE PERMIT** for a cellular communications site in an A-

40 ( Agricultural) Zone and for a **VARIANCE** to vary the twenty five (25) foot limit height regulation in the A-40 (Agricultural) Zone to one hundred (100) feet to allow for the installation of a one hundred (100) foot transmission tower. The property is located at the southwest corner of Lone Star Road and South Indiana Avenue and is situated in the Northeast Quarter of Section 27, Township 3 North, Range 3 West of the Boise Meridian, Canyon County, Idaho.

Chairman Nichols assigned Schober and Gilbertson as the property viewing committee.

**ITEM 3:** Request by **ROBERT G. BONNELL** for a **CONDITIONAL USE PERMIT** to divide approximately sixteen (16) acres into two (2) lots for an additional homesite in an A-40 (Agricultural) Zone. The property is located at 21395 Lonkey Lane, near the intersection of Lonkey Lane and Friends Road, and is a portion of the Northwest Quarter of the Southeast Quarter of Section 4, Township 3 North, Range 4 West of the Boise Meridian, Canyon County, Idaho.

Chairman Nichols assigned Groot and Gilbertson as the property viewing committee.

**ITEM 4:** Request by **DAVID M. ABBOTT** for a **CONDITIONAL USE PERMIT** to divide approximately seventy (70) acres in an A-40 (Agricultural) Zone into three (3) parcels for two additional building sites. The property is located at 4335 Kuna Road, being on the south side of Kuna Road and approximately one fourth (1/4) mile west of McDermott Road and is a portion of the Northeast Quarter of Section 29, Township 2 North, Range 1 West of the Boise Meridian, Canyon County, Idaho.

Chairman Nichols assigned Lenz and Brock as the property viewing committee.

**ITEM 5:** Request by **NEIL D. STEPHENS** containing two options:

Option 1 is for a **CONDITIONAL USE PERMIT** to establish a **PLANNED UNIT DEVELOPMENT** on approximately twenty-two (22) acres in the A-40 (Agricultural) Zone which would place two (2) existing houses on individual lots and create six (6) new residential lots for a total of eight (8) lots; or,

Option 2 is for a **CONDITIONAL USE PERMIT** for a lot split on approximately twenty-two (22) acres in an A-40 (Agricultural) Zone which would place two (2) existing houses on individual lots.

The property is located at 6754 Southside Boulevard approximately three hundred (300) feet south of Bennett Road and is situated in the Northwest Quarter of Section 36, Township 2 North, Range 2 West of the Boise Meridian, Canyon County, Idaho.

Chairman Nichols assigned Lenz and Brock as the property viewing committee.

#### APPROVALS AND OTHER BUSINESS

ITEM 1: Gilbertson motioned, Groot seconded to approve and sign the Minutes for June 20, 1991. Motion carried by unanimous vote.

ITEM 2: Gilbertson motioned to approve and sign the Findings, Conclusions, and Order for a) Calvin Hightower, and b) Larry Poulton. Motion seconded by Groot and carried by unanimous vote.

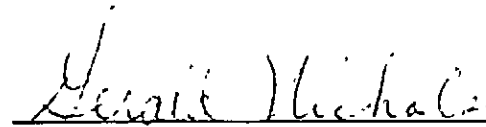
ITEM 3: Other Business.....

- a) B.O.C.C. Findings, Conclusions, and Order on Mark Kimsey & Donald Shanahan appeal (Copies were distributed).
- b) Commission discussion and confirmation of a training session in McCall for August 11, 1991. Suggestions needed for subjects will be discussed later.

With no further business to discuss, Tallabas moved to adjourned. Motion seconded by Groot and carried by unanimous vote.

Meeting adjourned at 12:00 a.m.

APPROVED THIS 18TH DAY OF JULY, 1991

  
GERALD NICHOLS, Chairman

ATTEST:   
MARIA SALINAS, Recording Secretary

cc: PLANNING AND ZONING COMMISSION  
CANYON COUNTY COMMISSIONERS  
FILE

6-27-91

Commissioner For P. & Z.

1. Reasons for denial:

1. Did not prove that the private sector couldn't provide sufficient housing.
2. One stated: "When government is involved I don't like it"
3. Another commissioner added that she is opposed to the government in the rental business
4. President commented: "we are getting political"
5. IN summary: They agreed that: "they weren't satisfied that there was a need" - also "private sector could handle it."

"Denial was for expansion only"

— Taken from tape of mtg after public left. —

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES  
FOR THE FIVE MONTHS ENDED MAY 31, 1991  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1991 BUDGET	REMAINING BUDGET
Dwelling rent	\$26,765	\$93,273	\$240,000	\$146,727
Non-dwelling rent	561	2,805	6,732	3,927
Other project income	39	104	1,200	1,096
Interest income	244	1,637		(1,637)
Total revenues	\$27,609	\$97,819	\$247,932	\$150,113

STATEMENT OF EXPENDITURES  
FOR THE FIVE MONTHS ENDED MAY 31, 1991  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1991 BUDGET	REMAINING BUDGET
Management salaries	\$ 2,676	\$12,293	\$ 31,360	\$ 19,067
RM & R salaries	3,726	15,697	39,952	24,255
Electricity	476	3,704	6,180	2,476
Equipment replacement		860	1,500	640
Unemployment tax		495	2,200	1,705
State retirement & FICA	1,058	4,535	11,795	7,260
Other management expense	651	2,412	8,000	5,588
Water, irrigation		855	1,854	999
Insurance - Blue Cross	591	2,955	10,500	7,545
Insurance - other	1,067	6,324	19,000	12,676
Legal and accounting	756	4,691	7,950	3,259
Repairs and maintenance	2,347	19,035	47,888	28,853
RM & R contract labor	800	6,559	19,000	12,441
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Bank charges	12	29		(29)
Total expenditures	\$14,160	\$80,444	\$247,932	\$167,488

See accountants' compilation report.



HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

**SCHEDULE OF CASH BALANCES**  
**FOR THE ONE MONTH ENDED MAY 31, 1991**  
**(UNAUDITED)**

**GENERAL FUND:**

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY</u> <u>DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$68,365	\$100	\$1,415	\$ 5,983	\$888
Deposits:					
Operations	25,000			5,960	
Change fund					
Transfers					
Disbursements:					
Operations	(23,804)			(10)	
Change fund					
Transfers					
End of month	69,561	<u>\$100</u>	<u>\$1,415</u>	<u>\$11,933</u>	<u>\$888</u>
Less: Accounts payable	<u>(7,369)</u>				
Available after payment of current period payables	<u>\$62,192</u>				

**OTHER FUNDS:**

	<u>O &amp; M FUND</u> <u>RESTRICTED</u> <u>SAVINGS</u>	<u>DEBT SERVICE</u> <u>FUND</u> <u>SAVINGS</u>	<u>DEBT RESERVE</u> <u>FUND RESTRICTED</u> <u>SAVINGS</u>
Beginning of month	\$2,186		\$36,181
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	<u>\$2,186</u>		<u>\$36,181</u>

See accountants' compilation report.

## Fm HA Questions

6-11-91  
Hector: Talked to Joe Dalton who will change one yr.  
1. Need Copy of Head Start Lease (Inc & allowed L.H.) with BLANKS filled in AND executed.  
A. Need A statement or other assurance THAT All children may have access to these services. NOT JUST MIGRANT FARM WORKERS. AND those children over the age of six years of age. NOTE. Activities Associated with the Community Bldg. should include all children in Proj. this information must be written, specific and complete

2. Security Gate information is included of the BOARD. The addition of a Security Gate would ADD Security to the Project. The Project Architect should investigate Types of Gates available and the cost for them. The need for additional Security was brought to light in the occurrence of the violent activity this past week as well as at other times. It would appear consideration to hire good Security Guard and Security Gate / ALARMS. would be beneficial for this Project.

3. MANAGEMENT PLAN. STATUS:

MANGT. PLAN should be designed SPECIFICALLY for this Project. Use EXHIBIT B-1 AS GUIDE 1930

A. Rules & Reg's How will Rules be enforced?

B. Project Committee: ① How well they will be chosen

Lot. ② What will be their role in providing input into the operation?

③ Will Committee also serve to act on 1944-L issues. If so will need to be chosen in accordance with 1944.556 (B) (selected jointly by "B" & the tenant)

\* FmHA Assistance - will be conditioned upon Good Plan for Project, mgmt. and scheduled maintenance plan.

4. Interior financing will be req'd in accordance with 1944-D Exhibit (H) (3). (over \$50,000.00 loan.)

Bob Skinner, Tom Moore - Bain

5. Bond Council will be required:

A. Contact Bond Council to get proper guidance from the onset.

B. Get estimate of cost for Bond Council

# OCCUPANCY

## Apartments

		1990	1991
January	5	13	33
	12	13	31
	18	13	31
	25	13	32
February	1	12	32
	8	13	31
	15	13	31
	22	13	33
March	1	14	38
	8	15	40
	15	23	45
	22	29	50
April	29	32	48
	5	34	60
	12	43	72
	19	64	84
May	26	75	87
	3	90	99
	10	104	111
	17	111	112
June	24	112	112
	31	112	112
	7	112	112
	14	111	
July	21	111	
	28	112	
	5	112	
	12	112	
August	19	112	
	26	112	
	2	107	
	9	110	
September	16	110	
	23	110	
	30	109	
	6	111	
	13	111	

## Houses

[illegible]

## FM HA Questions

1. Need Copy of HEAD START... LEASE (Inc & CALDWELL L.H.) with BLANKS filled in AND EXECUTED.  
-11-91  
Director: A. Need A Statement or other assurance THAT  
all to Dalton  
oe Dalton  
change will  
ake one yr.  
All children may have access to this service:  
NOT JUST MIGRANT FARM WORKERS. AND those  
children over the age of six years of age. NOTE. Activities  
Associated with the Community Bldg. should include all children  
in Project. this information must be written, specific and  
complete

2. Security Gate information is included  
of HO. BOARD feels the addition of a  
Security Gate would ADD Security to the  
Project the Project Architect should  
investigate TYPES of Gates AVAILABLE and  
the cost for item. the need for additional Security  
was brought to light in the occurrence of the violent activity this  
past week, as well as at other times. It would  
appear consideration to hire good Security  
Guard and Security Gate / ALARMS.  
would be beneficial for this Project

3. MANAGEMENT PLAN. Starts: smithman 6-26 or 28-91  
MANAG. PLAN should be designed SPECIFICALLY  
for this Project. Use EXHIBIT B-1 AS GUIDE 1930

A. RULES & REG'S How will Rules be  
enforced?

B. Project Committee: ① How will they be chosen

st. ② What will be their role in providing input into the operation?

③ Will Committees also serve to act on 1944-L issues. If so will need to be chosen in accordance with 1944.556 (B) (selected jointly by "B" & the tenant)

\* FHHA Assistance will be conditioned upon Good Plan for Project Maint. AND scheduled maintenance plan.

4. Interim financing will be Req'd in accordance with 1944-D Exhibit (H) (3). (over \$50,000.00 loan.)

Bob Skinner, Texas Moore - Bain

5. Bond Council will be Required:

A. Contact Bond Council to get proper Guidance from the onset.

B. Get estimate of cost for Bond Council

# OCCUPANCY

## Apts

## HOUSES

		<u>1989</u>	<u>1990</u>			<u>1989</u>	<u>1990</u>
October	10-5	68	95	JAN	36	34	
	10-12	49	76	Feb	35	40	
	10-19	34	72	Mar	36	44	
	10-26	28	64	Apr	37	47	
November	11-03	25	61	May	41	47	
	11-10	16	50	June	44	47	
	11-17	15	50	July	47	47	
	11-24	16	49	Aug	47	47	
December	12-1	16	48	Sept	42	47	
	12-8	14	41	Oct	44	45	
	12-15	14	39	Nov	44	41	
	12-22	14	35	Dec	34	46	
	12-29	14	34				
JANUARY		<u>1990</u>	<u>1991</u>		<u>1990</u>	<u>1991</u>	
	1-5	13	33	JAN	34	46	
	1-12	13	31	Feb	40	46	
	1-18	13	31	Mar	40	46	
	1-25	13	32				
	2-1	12	32				
	2-8	13	31				
	2-15	13	31				
	2-22	13	33				
	3-1	14	38				
	3-8	15	40				
	3-15	23	45				
	3-22	29	50				
	3-29	32	48				

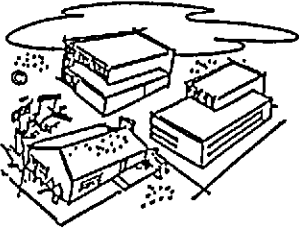
# HOUSING AUTHORITY OF THE CITY OF CALDWELL

Established in 1946

P. O. Box 70

CALDWELL, IDAHO 83605

TELEPHONE  
450-2333



1991

## COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF CALDWELL

### EXPIRATION OF TERMS

DAVID L. CORNWELL	TERM EXPIRES	12/31/91
VICE-CHAIRMAN- DONALD E. DOWNEN		12/31/92
CHAIRMAN- TIM A. BATT		12/31/93
CAMILO LOPEZ		12/31/94
ROBERT L. KERFOOT		12/31/95



UNCOLLECTABLE ACCOUNTS 1990  
Houses & Apartments

<u>NAME</u>	<u>DATE VACATED</u>	<u>UNIT #</u>	<u>RENT</u>
HOUSE			
HERNANDIZ, SONIA	12/17/90	House # 9	\$ 135.00
GONZALES, PORFIRIO	9/ 7/90	17	1,104.48
PEREZ, ROBERTO	11/26/90	27	256.28
ROSAS, JUAN	10/25/90	31	270.67
			<hr/>
			\$ 1,766.43
			<hr/>

APARTMENT

SALINAS, GREGORIA	10/10/90	Apt.# 2	\$ 16.87
MARTINEZ, JOSE	5/21/90	2	146.16
DEMARA, MANUEL	4/ 6/90	8	86.00
MORENO, REYES	10/30/90	9	232.14
SOTO, IGNACIO	6/ 7/90	9	211.06
MARTINEZ, VALENTE	9/10/90	12	231.30
PARRAS, ENEDINA	5/30/90	12	281.30
ENRIQUE, MARTIN	12/18/90	14	54.00
ESTRADA, JOSE LUIS	10/19/90	20	416.14
RUIZ, ARTURO	8/20/90	25	1.16
PESINA, ROSALINDA	12/17/90	26	106.00
GUZMAN, CRUZ	5/ 4/90	26	19.16
ENRIQUEZ, GERARDO	10/30/90	27	662.14
PEREZ, ANTONIA	12/19/90	29	142.00
OLVERA, DAVID	7/11/90	29	27.58
AGUINIGA, MIGUEL	12/18/90	30	158.00
MARTINEZ, JOSE	12/31/90	36	41.72
NARANJO, PEDRO	11/ 5/90	49	365.28
ORDAZ, JOSE	11/ 5/90	50	218.00
VELASQUEZ, EDUARDO	8/ 8/90	57	491.86
BRENES, JOSE L.	10/23/90	62	35.58
MARTINEZ, NARCISO	10/17/90	64	20.14
TREVINO, NORMA ALICIA	11/ 5/90	68	312.00
VELA, ROJELIO	10/16/90	69	72.44
GONZALEZ, GLORIA	9/10/90	92	17.16
JIMENEZ, MIGUEL	11/ 9/90	96	183.00
GRAICIA, ANTONIO JUAN	12/ 3/90	100	32.00
ALEMAN, MARIO	11/ 5/90	103	140.00
MIRANDA, ASCENCION	7/ 6/90	105	43.00
FIERRO, REFUGIO	8/31/90	110	146.16
SAENZ, JOSE R.	5/14/90	111	66.30
			<hr/>
			\$ 4,975.65
			<hr/>

CREDITABLE ACCOUNTS 1990  
HOUSES & APARTMENTS

<u>NAME</u>	<u>DATE VACATED</u>	<u>UNIT</u>	<u>RENT</u>
HOUSES			
MERCADO, EUGENE	11/13/90	House 29	\$ 1.35
RIVERA, ADALBERTO	11/26/90	40	<u>28.70</u>
			<u>\$ 30.05</u>
<u>APARTMENT</u>			
REYES, ALBERTO	11/23/90	Apt. # 6	\$ 45.28
GARCIA, RAFAEL	10/19/90	30	73.86
Avila, Manuel	6/ 7/90	31	98.34
SALAS, MARTIN	12/18/90	43	147.42
GONZALEZ, MARIA ELENA	8/ 9/90	61	<u>43.00</u>
			<u>\$ 407.90</u>

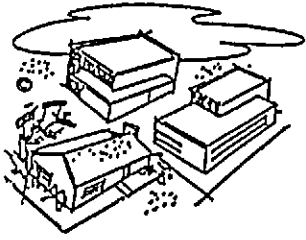
# HOUSING AUTHORITY OF THE CITY OF CALDWELL

Established in 1946

P. O. Box 70

CALDWELL, IDAHO 83605

TELEPHONE  
450-2232



By action of the Commission of the Housing  
Authority of the City of Caldwell, Idaho at  
the regular meeting held \_\_\_\_\_, 1991  
accounts receivable and credits for 1990 were  
written off as follows:

To profit and loss account	(Collection Losses)
Houses	\$ 1,766.43
Apartments	<u>4,975.65</u>
	<u>\$ 6,742.08</u>

To profit and loss account	(Credit Balances)
Houses	\$ 30.05
Apartments	<u>407.90</u>
	<u>\$ 437.95</u>

Net rent loss on Houses & Apartments	\$ 6,304.13
--------------------------------------	-------------

## NOTICE OF CLAIM

TO: The Housing Authority of the City of Caldwell  
for the Caldwell Farm Labor Housing

Pursuant to title 6, Chapter 9, of the Idaho Code, which is commonly referred to as the Idaho Tort Claims Act, the undersigned on behalf of Isidro Avalos and his spouse, Vicenta Avalos, for themselves and as guardians ad litem for their two (2) minor children, Laura Avalos and Augustan Avalos, does hereby present this claim against the Housing Authority of the City of Caldwell and the Caldwell Farm Labor Housing for damages arising out of an occurrence which occur as follows:

1. Date and time: December 19, 1990 at approximately 8:30 a.m.
2. Place or Location: Apartment or house number 45 of the Caldwell Labor Camp in Caldwell, Idaho.
3. Cause of damages or circumstances of the occurrence:

A. The claimants and their children pursuant to a rental application and a Rural Housing Lease Agreement, dated the 12th day of March 1990, with the Housing Authority of the City Caldwell entered into a rental agreement for the rental of house number 45. Paragraph 10 of said Rural Housing Lease Agreement, dated the 12th of March, 1990, specifically required the landlord, the Housing Authority of Caldwell, "to maintain the unit building in the community areas in a decent, safe, and sanitary condition, and to abide by all local codes and applicable Federal Regulations". Paragraph 13 of said agreement in part required that the landlord "landlord will replace loss of heat, water, or a life threatening condition within twenty four (24) hours of receiving notice, if possible".

On numerous occasions prior to December 19th of 1990, the claimant Isidro Avalos and his spouse, Vicenta Avalos, demanded that unit 45 have installed therein a furnace. The furnace was necessary for heating and for maintaining the premises in a tenable manner during a period of time of which the weather was sub zero. In spite of the demands of the claimant, Isidro Avalos, and his spouse, for a furnace or heating apparatus, and contrary to the housing lease agreement, the Caldwell Housing Authority negligently failed to comply with its obligations under the Rural Housing Lease Agreement and failed and refused and negligently maintained the said rental in a tenable manner. As a result the two (2) minor children of the claimants, Laura, age four (4) and Agustin, age two

(2) were, because of the extreme cold weather, were enticed to use the kitchen range-oven as a means of maintaining heat suitable to keep from suffering from the extreme cold and in so doing seated themselves on the oven door of the said kitchen range causing it to tilt in a fashion which in turn resulted in boiling and cooking food on the stove to slide off upon the bodies of said minor children. Both children suffered extreme burns and in particular, the minor child Laura, age four (4), suffered extreme first, second and third degree burns which required and necessitated medical attention at the Salt Lake, Utah Burn Center.

There was a resulting deformity in the skin in the form of scarring and lost tissue to both said minor children, Laura and Augustan, which resulted in substantial and excruciating pain and permanent impairment to their bodies. The medical bills yet to be determined are substantial and in all probability exceed fifty thousand dollars (\$50,000.00) and there will be additional medical expenses incurred in the future particularly with the minor child Laura.

Witnesses, known to the claimant, besides the claimants, who have resided for more then six (6) months prior to the filing of this claim at unit 45 of the Caldwell Labor Camp in Caldwell, Idaho are as follows:

Canyon County Paramedics, Caldwell, Idaho

Dr. D. Turner physician, Registered Nurse - K. Collis or may be Kim Olson, B. Fogg - Registered Nurse, D. Bowerman, title unknown, Physician, Nurses, Technicians, and any other employees of West Valley Medical Center, 1717 Arlington, Caldwell, Idaho whose names at this time are not specifically known.


Dr. Jeffrey R. Saffle, admitting physician at the University Hospital, 50 North Medical Drive, Salt Lake City, Utah 84132, Physicians, Nurses, Technicians, and any other employees of the University Hospital, Salt Lake City, Utah whose names at this time are not known.

Unidentified air craft, fixed wing tail number N152BK, pilot, nurses, and any other persons on said aircraft whose names are not at this time specifically known.

The Amount of the Claim: The claim exceeds the statutory liability limits of a governmental agency set forth in Idaho Code 6-926, plus reasonable attorneys fees and costs of the claimants which are allowed by Idaho Code 6-918(A). No property damage is being sought by this claim.

The Idaho Tort Claims Act, being Idaho Code-901, et. seq., is unconstitutional in so far as it attempts to immunize political subdivisions and its employees from acts and conduct which all other citizens of the State of Idaho are required to be responsible therefore under the civil judicial system.

DATED this 27<sup>th</sup> day of March, 1991.

  
KENNETH F. WHITE, CHARTERED  
Attorney At Law  
703 2nd Street South  
P.O. Box 1099  
Nampa, Idaho 83653-1099

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

GENERAL FUND  
STATEMENT OF REVENUES  
FOR THE TWO MONTHS ENDED MARCH 2, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
DWELLING RENT	\$ 8,803	\$17,654	\$204,000	\$186,346
NON-DWELLING RENT	711	1,422	8,082	6,660
OTHER PROJECT INCOME	29	29	1,200	1,171
Total revenues	<u>\$ 9,543</u>	<u>\$19,105</u>	<u>\$213,282</u>	<u>\$194,177</u>

OPERATION AND MAINTENANCE FUND  
STATEMENT OF EXPENDITURES  
FOR THE TWO MONTHS ENDED MARCH 2, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
Management salaries	\$ 2,380	\$ 4,936	\$ 32,423	\$ 27,487
RM & R salaries	2,059	3,403	36,473	33,070
Electricity	856	1,506	6,180	4,674
Equipment replacement			1,500	1,500
Unemployment tax			2,205	2,205
State retirement & FICA	734	1,379	11,396	10,017
Other management expense	801	1,676	6,000	4,324
Water, irrigation			1,560	1,560
Insurance - Blue Cross	1,172	2,284	14,033	11,749
Insurance - other	1,816	3,224	19,000	15,776
Legal and accounting	353	606	5,400	4,794
Repairs and maintenance	1,266	2,783	27,859	25,076
RM & R contract labor	611	1,211	8,500	7,289
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Total expenditures	<u>\$12,048</u>	<u>\$23,008</u>	<u>\$213,282</u>	<u>\$190,274</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE TWO MONTHS ENDED MARCH 2, 1990  
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$16,292	\$100	\$ 150	\$3,778	\$832
Deposits:					
Operations	12,603				
Change fund	4,226		4,226		
Transfers					
Disbursements:					
Operations	(15,309)				
Change fund	(4,226)		(4,226)		
Transfers					
End of month	13,586	\$100	\$ 150	\$3,778	\$832
Less: Accounts payable	(6,924)				
Available after payment of current period payables	<u>\$ 6,662</u>				

OTHER FUNDS:

	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$2,049		\$24,035
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	<u>\$2,049</u>		<u>\$24,035</u>

See accountants' compilation report.



HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

GENERAL FUND  
STATEMENT OF REVENUES  
FOR THE ONE MONTH ENDED FEBRUARY 2, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
DWELLING RENT	\$ 8,851	\$ 8,851	\$204,000	\$195,149
NON-DWELLING RENT	711	711	8,082	7,371
OTHER PROJECT INCOME			1,200	1,200
Total revenues	<u>\$ 9,562</u>	<u>\$ 9,562</u>	<u>\$213,282</u>	<u>\$203,720</u>

OPERATION AND MAINTENANCE FUND  
STATEMENT OF EXPENDITURES  
FOR THE ONE MONTH ENDED FEBRUARY 2, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
Management salaries	\$ 2,556	\$ 2,556	\$ 32,423	\$ 29,867
RM & R salaries	1,344	1,344	36,473	35,129
Electricity	650	650	6,180	5,530
Equipment replacement			1,500	1,500
Unemployment tax			2,205	2,205
State retirement & FICA	645	645	11,396	10,751
Other management expense	875	875	6,000	5,125
Water, irrigation			1,560	1,560
Insurance - Blue Cross	1,112	1,112	14,033	12,921
Insurance - other	1,408	1,408	19,000	17,592
Legal and accounting	253	253	5,400	5,147
Repairs and maintenance	1,517	1,517	27,859	26,342
RM & R contract labor	600	600	8,500	7,900
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Total expenditures	<u>\$10,960</u>	<u>\$10,960</u>	<u>\$213,282</u>	<u>\$202,322</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE ONE MONTH ENDED FEBRUARY 2, 1990  
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$15,156	\$100	\$ 150	\$3,772	\$832
Deposits:					
Operations	16,522			6	
Change fund	7,356		7,356		
Transfers					
Disbursements:					
Operations	(15,386)				
Change fund	(7,356)		(7,356)		
Transfers					
End of month	16,292	\$100	\$ 150	\$3,778	\$832
Less: Accounts payable	(7,115)				
Available after payment of current period payables	\$ 9,177				

OTHER FUNDS:

	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$2,049		\$24,035
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	\$2,049		\$24,035

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

GENERAL FUND  
STATEMENT OF REVENUES  
FOR THE THREE MONTHS ENDED MARCH 30, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
DWELLING RENT	\$10,933	\$28,587	\$204,000	\$175,413
NON-DWELLING RENT	711	2,133	8,082	5,949
OTHER PROJECT INCOME		29	1,200	1,171
Total revenues	<u>\$11,644</u>	<u>\$30,749</u>	<u>\$213,282</u>	<u>\$182,533</u>

OPERATION AND MAINTENANCE FUND  
STATEMENT OF EXPENDITURES  
FOR THE THREE MONTHS ENDED MARCH 30, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
Management salaries	\$ 3,305	\$ 8,241	\$ 32,423	\$ 24,182
RM & R salaries	3,724	7,127	36,473	29,346
Electricity	548	2,054	6,180	4,126
Office improvements	1,550	1,550		(1,550)
Equipment replacement			1,500	1,500
Unemployment tax	492	492	2,205	1,713
State retirement & FICA	1,084	2,463	11,396	8,933
Other management expense	(209)	1,467	6,000	4,533
Water, irrigation			1,560	1,560
Insurance - Blue Cross	1,172	3,456	14,033	10,577
Insurance - other	1,195	4,419	19,000	14,581
Legal and accounting		606	5,400	4,794
Repairs and maintenance	3,285	6,068	27,859	21,791
RM & R contract labor	589	1,800	8,500	6,700
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Total expenditures	<u>\$16,735</u>	<u>\$39,743</u>	<u>\$213,282</u>	<u>\$173,539</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE ONE MONTH ENDED MARCH 30, 1990  
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$13,586	\$100	\$ 150	\$3,778	\$832
Deposits:					
Operations	17,485			7,836	11
Change fund	4,837		7,369		
Transfers					
Disbursements:					
Operations	(20,252)			(5,300)	
Change fund	(4,837)		(4,837)	(2,532)	
Transfers					
End of month	10,819	\$100	\$ 2,682	\$3,782	\$843
Less: Accounts payable	(9,617)				
Available after payment of current period payables	\$ 1,202				

OTHER FUNDS:

	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$2,049		\$24,035
Deposits:			
Transfers			
Interest	26		396
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	\$2,075		\$24,431

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

GENERAL FUND  
STATEMENT OF REVENUES  
FOR THE FOUR MONTHS ENDED APRIL 27, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
DWELLING RENT	\$15,698	\$44,285	\$204,000	\$159,715
NON-DWELLING RENT	711	2,844	8,082	5,238
OTHER PROJECT INCOME	154	183	1,200	1,017
Total revenues	<u>\$16,563</u>	<u>\$47,312</u>	<u>\$213,282</u>	<u>\$165,970</u>

OPERATION AND MAINTENANCE FUND  
STATEMENT OF EXPENDITURES  
FOR THE FOUR MONTHS ENDED APRIL 27, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
Management salaries	\$ 1,226	\$ 9,467	\$ 32,423	\$ 22,956
RM & R salaries	1,473	8,600	36,473	27,873
Electricity	407	2,461	6,180	3,719
Office improvements		1,550		(1,550)
Equipment replacement			1,500	1,500
Unemployment tax		492	2,205	1,713
State retirement & FICA	458	2,921	11,396	8,475
Other management expense	421	1,888	6,000	4,112
Water, irrigation	855	855	1,560	705
Insurance - Blue Cross	940	4,396	14,033	9,637
Insurance - other	1,804	6,223	19,000	12,777
Legal and accounting	2,941	3,547	5,400	1,853
Repairs and maintenance	6,680	12,748	27,859	15,111
RM & R contract labor	700	2,500	8,500	6,000
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Total expenditures	<u>\$17,905</u>	<u>\$57,648</u>	<u>\$213,282</u>	<u>\$155,634</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE ONE MONTH ENDED APRIL 27, 1990  
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$10,819	\$100	\$2,682	\$3,782	\$843
Deposits:					
Operations	14,844			2,703	
Change fund					
Transfers					
Disbursements:					
Operations	(15,300)				
Change fund					
Transfers					
End of month	10,363	<u>\$100</u>	<u>\$ 2,682</u>	<u>\$6,485</u>	<u>\$843</u>
Less: Accounts payable	<u>(13,796)</u>				
Deficit after payment of current period payables	<u>\$ (3,433)</u>				

OTHER FUNDS:

	<u>O &amp; M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$2,075		\$24,431
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	<u>\$2,075</u>		<u>\$24,431</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

GENERAL FUND  
STATEMENT OF REVENUES  
FOR THE FIVE MONTHS ENDED JUNE 1, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
DWELLING RENT ..	\$30,179	\$74,464	\$204,000	\$129,536
NON-DWELLING RENT	711	3,555	8,082	4,527
OTHER PROJECT INCOME	71	254	1,200	946
Total revenues	<u>\$30,961</u>	<u>\$78,273</u>	<u>\$213,282</u>	<u>\$135,009</u>

OPERATION AND MAINTENANCE FUND  
STATEMENT OF EXPENDITURES  
FOR THE FIVE MONTHS ENDED JUNE 1, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
Management salaries	\$ 3,456	\$12,923	\$ 32,423	\$ 19,500
RM & R salaries	6,354	14,954	36,473	21,519
Electricity	448	2,909	6,180	3,271
Office improvements		1,550		(1,550)
Equipment replacement	900	900	1,500	600
Unemployment tax		492	2,205	1,713
State retirement & FICA	1,629	4,550	11,396	6,846
Other management expense	501	2,389	6,000	3,611
Water, irrigation		855	1,560	705
Insurance - Blue Cross	539	4,935	14,033	9,098
Insurance - other	935	7,158	19,000	11,842
Legal and accounting	482	4,029	5,400	1,371
Repairs and maintenance	3,402	16,150	27,859	11,709
RM & R contract labor	700	3,200	8,500	5,300
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Total expenditures	<u>\$19,346</u>	<u>\$76,994</u>	<u>\$213,282</u>	<u>\$136,288</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE ONE MONTH ENDED JUNE 1, 1990  
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$10,363	\$100	\$2,682	\$ 6,485	\$843
Deposits:					
Operations	26,255			5,623	
Change fund					
Transfers					
Disbursements:					
Operations	(20,472)				
Change fund			(477)		
Transfers					
End of month	16,146	<u>\$100</u>	<u>\$ 2,205</u>	<u>\$ 12,108</u>	<u>\$843</u>
Less: Accounts payable	(11,535)				
Available after payment of current period payables	<u>\$ 4,611</u>				

OTHER FUNDS:

	<u>O &amp; M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$2,075		\$24,431
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	<u>\$2,075</u>		<u>\$24,431</u>

See accountants' compilation report.



## Occupancy

## Apartments

## Houses

		1990	1991
January	5	13	33
	12	13	31
	18	13	31
	25	13	32
February	1	12	32
	8	13	31
	15	13	31
March	22	13	33
	1	14	38
	8	15	40
	15	23	45
April	22	29	50
	29	32	48
	5	34	60
	12	43	72
	19	64	84
May	26	75	87
	3	90	99
	10	104	111
	17	111	112
	24	112	112
June	31	112	112
	7	112	112
	14	111	112
	21	111	108
July	28	112	112
	5	112	110
	12	112	111
	19	112	
August	26	112	
	2	107	
	9	110	
	16	110	
September	23	110	
	30	109	
	6	111	
	13	111	

[illegible]

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

GENERAL FUND  
STATEMENT OF REVENUES  
FOR THE ELEVEN MONTHS ENDED NOVEMBER 30, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
DWELLING RENT	\$15,827	\$227,702	\$204,000	\$(23,702)
NON-DWELLING RENT	561	7,521	8,082	561
OTHER PROJECT INCOME	174	1,160	1,200	40
Total revenues	<u>\$16,562</u>	<u>\$236,383</u>	<u>\$213,282</u>	<u>\$(23,101)</u>

OPERATION AND MAINTENANCE FUND  
STATEMENT OF EXPENDITURES  
FOR THE ELEVEN MONTHS ENDED NOVEMBER 30, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
Management salaries	\$ 2,318	\$ 28,530	\$ 32,423	\$ 3,893
RM & R salaries	2,585	37,418	36,473	(945)
Electricity	460	5,774	6,180	406
Office improvements		1,550		(1,550)
Equipment replacement		900	1,500	600
Unemployment tax		1,780	2,205	425
State retirement & FICA	690	10,522	11,396	874
Other management expense	292	4,227	6,000	1,773
Water, irrigation		1,854	1,560	(294)
Insurance - Blue Cross	882	8,870	14,033	5,163
Insurance - other	1,850	16,803	19,000	2,197
Legal and accounting		6,841	5,400	(1,441)
Repairs and maintenance	1,847	28,003	27,859	(144)
Fuel heating supplies		149		(149)
RM & R contract labor	1,140	8,278	8,500	222
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Bank charges		14		(14)
Total expenditures	<u>\$12,064</u>	<u>\$161,513</u>	<u>\$213,282</u>	<u>\$51,769</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE ONE MONTH ENDED (NOVEMBER 30, 1990)  
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY</u> <u>DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$71,870	\$100	\$ 388	\$12,272	\$866
Deposits:					
Operations	20,585				
Change fund	4,612		4,622		
Transfers					
Disbursements:					
Operations	(19,904)				
Change fund	(4,622)		(4,612)		
Transfers					
End of month	72,541	<u>\$100</u>	<u>\$ 398</u>	<u>\$12,272</u>	<u>\$866</u>
Less: Accounts payable	<u>(5,124)</u>				
Available after payment of current period payables	<u>\$67,417</u>				

OTHER FUNDS:

	<u>O &amp; M FUND</u> <u>RESTRICTED</u> <u>SAVINGS</u>	<u>DEBT SERVICE</u> <u>FUND</u> <u>SAVINGS</u>	<u>DEBT RESERVE</u> <u>FUND RESTRICTED</u> <u>SAVINGS</u>
Beginning of month	\$2,130		\$25,236
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	<u>\$2,130</u>		<u>\$25,236</u>

See accountants' compilation report.

# HOUSING AUTHORITY OF THE CITY OF CARMEL, IDAHO

## STATEMENT OF REVENUES FOR THE ELEVEN MONTHS ENDED NOVEMBER 29, 1991 (UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1991 BUDGET	REMAINING BUDGET
Dwelling rent	\$16,486	\$245,648	\$240,000	\$(5,648)
Non-dwelling rent	561	6,171	6,732	561
Other project income	97	815	1,200	385
Interest income		4,644		(4,644)
Total revenues	<u>\$17,144</u>	<u>\$257,278</u>	<u>\$247,932</u>	<u>\$(9,346)</u>

## STATEMENT OF EXPENDITURES FOR THE ELEVEN MONTHS ENDED NOVEMBER 29, 1991 (UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1991 BUDGET	REMAINING BUDGET
Management salaries	\$ 2,787	\$ 28,465	\$ 31,360	\$ 2,895
RM & R salaries	3,585	36,279	39,952	3,673
Electricity	484	6,515	6,180	(335)
Equipment replacement		860	1,500	640
Unemployment tax		1,561	2,200	639
State retirement & FICA	1,008	10,533	11,795	1,262
Other management expense	618	5,711	8,000	2,289
Water, irrigation		1,816	1,854	38
Insurance - Blue Cross	766	7,202	10,500	3,298
Insurance - other	1,182	14,767	19,000	4,233
Legal and accounting	382	7,084	7,950	866
Repairs and maintenance	1,393	31,338	47,888	16,550
RM & R contract labor	980	11,039	19,000	7,961
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Bank charges		290		(290)
Total expenditures	<u>\$13,185</u>	<u>\$163,460</u>	<u>\$247,932</u>	<u>\$84,472</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE ONE MONTH ENDED, NOVEMBER 29, 1991  
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY</u> <u>DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$130,198	\$100	\$ 1,492	\$12,077	\$912
Deposits:					
Operations	18,172				
Change fund	1,180		1,180		
Transfers					
Disbursements:					
Operations	(14,099)				
Change fund	(1,180)		(1,180)		
Transfers					
End of month	134,271	<u>\$100</u>	<u>\$ 1,492</u>	<u>\$12,077</u>	<u>\$912</u>
Less: Accounts payable	<u>(9,234)</u>				
Available after payment of current period payables	<u>\$125,037</u>				

OTHER FUNDS:

	<u>O &amp; M FUND</u> <u>RESTRICTED</u> <u>SAVINGS</u>	<u>DEBT SERVICE</u> <u>FUND</u> <u>SAVINGS</u>	<u>DEBT RESERVE</u> <u>FUND RESTRICTED</u> <u>SAVINGS</u>
Beginning of month	\$2,244		\$37,350
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	<u>\$2,244</u>		<u>\$37,350</u>

See accountants' compilation report.

**PROPOSAL FOR:**

**FARM LABOR HOUSING**

---

**CALDWELL, IDAHO**



**CROWDER ASSOCIATES**  
**ARCHITECTURE & PLANNING**

**1707 N. LINDA VISTA LANE**

**BOISE, IDAHO**

**(208) 377-2870**



**CROWDER ASSOCIATES  
ARCHITECTURE & PLANNING**

1707 N. LINDA VISTA LANE • BOISE, IDAHO 83704  
(208) 377-2870  
FAX (208) 322-8152

October 23, 1990

Dear Commissioners;

Crowder Associates is pleased to have this opportunity to submit this resume' of past experience for your review and consideration. Our firm has the experience and ability to meet the needs of this project for farm labor housing. The attached submittal describes a design team which is uniquely suited to the needs of this project, and which is experienced in the design of farm labor housing in Idaho.

Unfortunately, words and experience alone cannot convey to you the commitment that we make to this and to all of our projects. Perhaps the attached letters of reference from previous clients will give an indication of their satisfaction with our work. As project architect, I will assume the leadership role and provide the guidance needed for the work of each of the specialists who form a part of the design team. In so doing, I will provide the continuity of thought and sense of direction necessary to ensure that all elements merge into a functional final design concept and ultimately into an efficient and successful project.

Our team of professionals is looking forward to working with you on this project and to a successful completion which will be a credit to all involved.

Sincerely,

Ray Crowder, AIA

## RELATED EXPERIENCE



### Representative Listing of Similar Projects

#### Adaptive Reuse/Renovation Housing Projects

La Colonia	Paul, Idaho
The Moore	Ontario, Oregon
Hazelton Housing	Hazelton, Idaho
Hammett Housing	Housing, Idaho
Stevens Hall	Pullman, Washington (WSU)

#### Senior Citizen/Handicapped Housing Projects

Meadowood Glenn	Post Falls, Idaho
Grays Harbor Housing	Aberdeen, Washington
Eagle Manor	Eagle, Idaho
Lightning Creek	Clark Fork, Idaho
Housing Southwest No. 2	Payette, Idaho

#### Multi-family Housing Projects

Mesa Verde I, II, III	Fruitland, Idaho
Swift Creek	Afton, Wyoming
Renton Housing	Renton, Washington
Ridgewood Manor	Elgin, Oregon
Bristlecone I, II	Sandpoint, Idaho

#### Farm Labor (season and year-round projects)

El Rancho Grande	American Falls, Idaho
La Colonia	Paul, Idaho
Hazelton Housing	Hazelton, Idaho
Colonia de Colores	Twin Falls, Idaho
Hammett Housing	Hammett, Idaho

A more comprehensive listing of projects is available upon request, listing all housing projects completed by Ray Crowder. If needed, we will provide project cost, number of units and owner lists for these projects. Please note that projects listed above range in size from six to eighty units. Projects include single story, walk-up and townhouse, and elevator buildings

Construction includes wood frame, cast-in-place concrete, tilt-up concrete, load-bearing masonry, masonry block, brick veneer and various combinations of those materials. Financing has included conventional sources as well as Farmers Home Administration (FmHA), Idaho Housing Agency (IHA), and Housing and Urban Development (HUD) funding programs.

Hazelton Farm Labor Housing:

Description: 44 unit farm labor housing,  
rehabilitation/remodel  
Cost: approximately \$850,000  
Completed: 1986

Renovation of this existing project required construction of additional floor area to enlarge living, dining and kitchen areas. New masonry walls were furred to match existing materials and to provide a new energy efficient shell surrounding the inefficient existing walls. A new roof structure overlayed the original roof and added to the energy efficiency while integrating new and old structures.

La Colonia, Paul, Idaho

Description: 80 unit farm labor housing  
rehabilitation/remodel  
Cost: Approximately \$1.8 million  
Completed: 1984

This major rehabilitation of an existing project was begun in 1983 and completed during the summer of 1984. The existing project had experienced failure of plumbing, electrical and heating systems. In addition, it was faced with insufficient amounts of insulation in walls and ceilings to allow year-round occupancy. Other significant problems included failure of site utilities and inadequate parking to accommodate resident vehicles and farm trucks. The all-concrete structures posed significant challenges in attempting to solve many difficulties. In addition, the client requested construction of approximately 9,000 square feet of new space and substantial changes in the use of a portion of the existing space. This extensive renovation also required research into compliance with existing codes and upgrading the facility where needed to meet current code requirements.

Renton Housing Authority, Renton, Washington

Description: 28 unit HUD Turnkey family housing project  
Completed: 1982

Significant aspects of this project included site planning, traffic control, city and county approvals, and efficient utilization of available land. The hillside development posed significant problems for handicapped access and for vehicular access and egress.

Colonia de Colores, Twin Falls, Idaho

Description: 20 unit farm labor housing  
year-round occupancy housing project  
Cost: \$1.5 million  
Completed: 1989

This project demanded that the project blend into but enhance the surrounding residential area. The total development, which was constructed on a city block, included residential scale and detailing and low maintenance materials which satisfied the concerns of neighbors and of the City Council.

Housing Southwest, McCall, Idaho

Description: 24 unit senior citizen housing project

This six-building site development was designed to blend with its steep, heavily forested site. Careful management of the site allowed full handicapped access to all areas, in spite of the severe winter and steep terrain. Attention to detail allowed most existing trees to be retained, and all rock outcroppings were avoided in order to help control construction costs.

The four-plex buildings allowed the project to maintain the residential scale of the community, and provide private entry for each dwelling unit. The single story wood frame, brick veneer structures provide individual privacy and identity, while affording the security and interaction necessary in any senior citizen housing project.

## BASIC QUALIFICATIONS

## CROWDER ASSOCIATES

Ray Crowder brings to his firm over twelve years of experience as a principal in an architectural firm. During that period, he has acquired a reputation as a capable and conscientious designer and architect. His projects have included commercial, industrial, residential, civic, medical, and professional buildings. Projects designed by Ray Crowder have been constructed in Idaho, Oregon, Washington, and Wyoming; work is continuing at this time on projects in other western states. Designs have included projects constructed of wood frame, masonry, concrete, steel, and various combinations of those materials. Projects have included new construction, adaptive reuse, extensive remodel and rehabilitation of existing buildings.

The services provided by Crowder Associates are tailored to the needs of the individual client. These services can begin with assistance in site selection, analysis of needs, establishment of goals, programming, preliminary and schematic design, preparation of construction documents and

project manuals, construction observation, preparation of studies and reports. In addition, our design process includes constant consideration of energy and cost related options with a careful balancing of aesthetics, budget, functionality, flexibility, and longevity of our designs and the materials we work with.

Crowder Associates assures its clients of the direct and regular involvement of the principals in all phases of design, preparation of documents, and construction observation. Clients of Crowder Associates deal directly with principals of the design firms, who are capable of making decisions and of converting those decisions into functional design solutions.

## RESUME'

RAY CROWDER

### CROWDER ASSOCIATES - ARCHITECTURE & PLANNING

EDUCATION: University of Idaho  
Bachelor of Architecture, 1969  
Bachelor of Arts (Political Science),  
1969

#### LICENSING:

Idaho - 1973	Wyoming - 1980
Oregon - 1977	New Mexico - 1981
Utah - 1980	Nevada - 1980
Washington - 1980	Montana - 1980
North Dakota - 1980	Arizona - 1982

#### PROFESSIONAL SOCIETIES AND OFFICES:

Offices Held: American Institute of Architects

Secretary/Treasurer, Idaho Central Section, 1977  
President, Idaho Central Section, 1978  
Secretary/Treasurer, Idaho Chapter, 1981  
President-elect, Idaho Chapter, 1982  
President, Idaho Chapter, 1983  
National Director, 1984-1985  
Design Commission - National  
Regional Development Committee - National  
Commissioner  
Housing Committee - National Commissioner  
Design Awards Juror - State of Montana - 1985

Committee Activities: American Institute of  
Architects

Continuing Education - State Chapter  
Historic Preservation - State Chapter  
Legislative Law Committee - State Chapter  
Energy Task Force - State Chapter  
Urban Design - Central Section  
Regional Conference - State Chapter  
Legislative Minuteman - State Chapter/ National  
Design Awards - State Chapter

RESUME'  
RAY CROWDER  
PAGE 2 OF 2

Community Activities:

St. Joseph's School Board 1978-83;  
1984-Present  
Chairman 1982-83  
Catholic School Task Force Founder, 1985  
Catholic Schools Joint Education  
Committee - Founder, Member  
1983-Present  
Regional Urban Design Assistance Team  
(R/UDAT), Local Support Team Chairman  
Advisory Board, University of Idaho,  
College of Architecture 1983-86  
Secretary - Treasurer of Board of Directors  
of Economic Opportunities of Idaho  
(non-profit organization for minority  
advancement)  
Citizens Advisory Committee for Boise  
Redevelopment Agency 1982  
Boise Schools Curriculum Advisory Board  
1979



RESUME'

JERROLD R. WHITE .

WHITE ENGINEERS

EDUCATION:               Boise State University - Associate  
                          Arts, 1952  
                          University of Idaho - Architectural  
                          & Mechanical Engineering, 1957

LICENSING:

Idaho/P.E. - 1965  
Oregon/P.E. - 1970  
Washington/P.E. - 1981  
Wyoming/P.E. - 1983

PROFESSIONAL SOCIETIES AND OFFICES:

Member of:

Consulting Engineers of Idaho  
Idaho Society of Professional Engineers (ISPE)  
National Society of Professional Engineers (NSPE)  
Consulting Engineers Council  
ASHRAE

RESUME'

F.M. (JACK) WILLMORTH

WILLMORTH ENGINEERING

EDUCATION:                      University of Idaho  
                                    B.S. - Electrical  
                                    Engineering, 1967

LICENSING:

Washington/EE - 1972  
Idaho/EE - 1974  
Oregon/EE - 1978  
Colorado/EE - 1981  
California/EE - 1981  
Nevada/EE - 1982  
New Mexico/EE - 1982

PROFESSIONAL SOCIETIES & OFFICES:

Member of:

Institute of Electrical and Electronics Engineers  
Idaho Society of Professional Engineers  
National Society of Professional Engineers  
Illuminating Engineers Society  
National Fire Protection Association  
International Association of Electrical Inspectors  
American Society of Hospital Engineers

**RALPH A. KANGAS**

## EDUCATION

Engineering Institute, University of  
Wisconsin - Computer Methods of  
Structural Analysis, 1968

Washington - Civil Engineer, 1966  
Idaho - Civil Engineer, 1967  
Washington - Structural Engineer, 1969  
Virginia - Professional Engineer, 1971  
Montana - Professional Engineer, 1973  
Wyoming - Professional Engineer, 1983

Associate Member, American Society of Civil Engineers,  
1965 - Present

## Southern Idaho Section 1967 - Present

Secretary 1969 - 1970

**Second Vice-President 1970 - 1971**

First Vice-President 1971 - 1972

President 1972 - 1973

PNC Delegate 1973 - 1975

CPA &amp; L Committee 1975 - 1977

Member: NSPE 1967 - Present

ISPE 1967 - Present

ITAC 1974 - 1977

ITAC Chairman 1976

Legislative Committee Member 1972 -1973

## RESUME'

L. SCOTT HANCOCK

EDUCATION: Idaho State University - Bachelor  
of Arts, 1971  
Major: Fine Arts  
Minor: Political Science  
Minor: Architecture  
Minor: Sociology  
Minor: Anthropology  
Idaho State University Graduate  
School - Fine Arts

### EMPLOYMENT HISTORY:

1984 to Present Self-employed - consultant; Hayden  
Lake, Idaho.

1974 to 1984 Various social service positions  
within the Area Agency on Aging of  
the five northern counties of Idaho  
which culminated in appointment as  
Executive Director and Planner in  
March of 1977 (A.I.D., 3655 North  
Government Way, Coeur d'Alene,  
Idaho).

1/74 - 4/74 Regional Project Director for SSI  
Alert Project sponsored by the Red  
Cross in the 16 Southeastern  
counties of Idaho; Pocatello, ID.

6/73 - 1/74 Self-employed consultant/building  
estimation; Hayden Lake, Idaho.

3/72 - 6/73 Cost and construction estimator,  
Boise Cascade Corporation, Idaho  
Falls, Idaho.

### QUALIFICATIONS:

Scott has developed 79 Senior Citizen and Handicapped  
apartments in Northern Idaho. Throughout his  
professional life, he has continued a private business  
of consulting for the construction of structures  
acceptable and accessible to the handicapped and  
elderly. This interest was rewarded by two  
gubernatorial appointments:

1. Four year appointment to the State Developmental  
Disabilities Planning Council.
2. Regional delegate to the Idaho White House  
Conference on Handicapped Americans.

**PAST PERFORMANCE**

# Washington State University

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Physical Plant, Pullman, Washington 99164-1150 / 509-335-9000

August 3, 1990

REF: Ray Crowder, A.I.A.

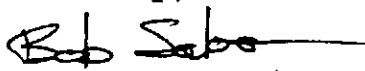
To Whom It May Concern:

Ray Crowder was employed for three years (1987-1990) by Washington State University, Department of Physical Plant, as a Senior Architect in responsible charge of three staff architect-designer personnel. During that period, he justly earned the respect of his colleagues, associates, and clients as an extremely capable and proficient architect.

Ray accomplished many projects for Physical Plant involving new construction, remodel and maintenance of our 60 major building complex here on campus, and numerous research centers and branch campuses throughout the state of Washington. His overall experience, design talents, and ability to work with different organizations were important factors in Ray's selection as a Building Committee member on two major capital projects; Holland Library Addition (33 million) and Neill Hall Remodel (4 million).

It is a pleasure to have known and worked with a professional such as Ray Crowder and his loss to our department will not be easily overcome. We regret his resignation, but welcome this opportunity to recommend Ray as a highly professional architect and individual.

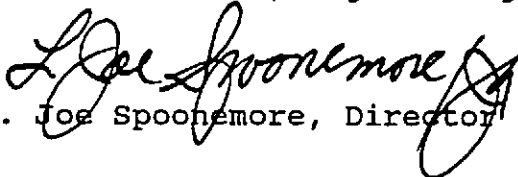
Sincerely,



Bob Sabo, Architectural Supervisor



Bruce F. Benson, Engineering Manager



L. Joe Spoonemore, Director of Physical Plant

BFB/kc

RILEY J. HILL  
P O Box 428  
Ontario, Oregon 97914  
(503) 889-9113

August 8, 1990

To Whom It May Concern:

This letter is for use by Ray Crowder to use as a reference, and to convey my high regard for him as a person and the high quality of work he does as an architect.

I have used Mr. Crowder's services as an architect several times over the past ten years. He is knowledgeable, creative, and very responsive to the different aspects of construction.

We have found that his plans are easy to read even to the novice. Many of the contractors prefer to work with him because his plans are complete and cost effective.

As for me I am currently working with Ray on plans for the renovation and remodel of the Moore Hotel in Ontario, Oregon. The building was built in about 1908.

This will be a two and one half million dollar project.

I believe that he is a competent qualified architect and recommend that anyone give him very serious consideration.

My phone number is (503) 889-9113 and will discuss this letter with anyone interested in Mr. Crowder's services.

Sincerely,

  
Riley J. Hill

# SICHA

1108 WEST FINCH DRIVE  
Nampa, Idaho 83651  
(208) 467-7461



August 9, 1990

TO WHOM IT MAY CONCERN

We have been in business for over fourteen years during which time we have constructed five projects of various sizes and types for housing low-income persons. We are presently under construction in Grand View, Idaho, with a FmHA loan for senior housing.

Ray Crowder of Crowder Associates has been our architect for all of these projects. We should like to recommend him for any architectural work for which he might apply.

We have found Ray Crowder to be competent, extremely conscientious, and a pleasure to work with. He always endeavors to give extra effort and service to any project on which he is working.

We have been very satisfied with this firm over the years and look forward to continued association in the years to come.

Sincerely,

SOUTHWESTERN IDAHO COOPERATIVE HOUSING AUTHORITY

A handwritten signature in dark ink, appearing to read "Jeanne S. Troutner", is written over a horizontal line.

Jeanne S. Troutner  
Executive Director

JST





Washington State University

College of Pharmacy

Pullman, WA 99164 8510  
509-335-8664

August 3, 1990

Mr. Dean Froehlich  
Financial Vice President  
Lewis-Clark State College  
Lewiston, ID 83501

Dear Dean:

I am writing in support of Mr. Ray Crowder. I was fortunate to have the opportunity to work with Ray over an eight month period on a major College of Pharmacy remodeling project while he was employed by the Washington State University Physical Plant. Ray's role was to serve as a liaison between the Physical Plant and the college.

Ray is a personable, hard working individual dedicated to his profession. His knowledge of planning and designing, drafting and construction methods and materials were invaluable. Ray was able to solve problems creatively and on several occasions reduced costs while still providing for the needs of the College of Pharmacy.

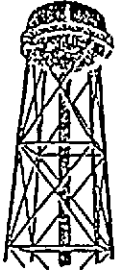
Ray did a tremendous job and I would welcome the opportunity to work with him again. If you require additional information, please contact me at (509) 335-8664.

Sincerely,

A handwritten signature in dark ink, appearing to read 'W. Glenn Ford'.

W. Glenn Ford  
College Finance and Administrative Officer

WGF/tf



# NORTHWEST

## BRIDGE AND TANK COMPANY

ERECTION • REPAIR • PAINTING • ELEVATED TANK SPECIALISTS

AREA CODE 208 529-1701

P.O. BOX 3353

IDAHO FALLS, IDAHO 83403

### TANK INSPECTION REPORT

TO: Housing Authority of Caldwell      DATE September 27, 1990  
Location: Farm Labor Camp

1. INSIDE COATING CONDITION: Completely failed. Inside is rusting badly. Some of the old Red Lead is still attached to the inside surface.
2. UNWELDED INSIDE LAP JOINTS: NO.
3. LEAKS OR STEEL DEFECTS: The inside is pitted from the corrosion.
4. WEAKENED COLUMN TO SHELL CONNECTIONS: No buckling at this time.
5. OUTSIDE PAINT CONDITION: Badly weathered and thin. But the outside steel condition appears to be in reasonably good condition.
6. LEVEL INDICATOR FUNCTIONING PROPERLY: NO
7. TOWER RODS: OK
8. OVERFLOW PIPE: Screened? NO
9. ROOF HATCH PADLOCKED: NO
10. FOUNDATIONS CONDITION: OK
11. RISER PIPE FROST JACKET: Falling apart. Providing no insulation against freezing.

### RECOMMENDATIONS

1. Sandblast all inside surfaces to a "Near White" condition. (the presence of Red Lead in a potable water tank is unacceptable to the Department of Health). Apply American Water Works Association Inside Epoxy System No. 1 to all inside surfaces. \$6,220.00
5. Spot clean and spot prime all outside rusted and bare areas. Apply one complete finish coat of Alkyd Enamel to all outside surfaces. \$9,000.00
11. Remove existing riser pipe frost jacket. Install new 3" thick fiber glass pipe insulation covered by aluminum jacketing all riveted in place the full length of the pipe. Modify the riser radial rods and clamps to accommodate the new insulation. \$5,500.00

Items Number 5 and 11 should be done at your earliest convenience. We could perform this for you in October or November this year should you so desire.

Provide uninterrupted water service while tank is empty.  
Perform above work in accordance with American Water Works Association and Steel Structures Painting Council Standards.

Inspected by David Axt

# IDAHO FIRE INCIDENT REPORTING SYSTEM

CALDWELL RURAL

Fire Department

NFIRS 1

PLEASE PRINT OR TYPE, IN YOUR OWN WORDS, BOTH A WRITTEN AND CODED RESPONSE (WHEN NECESSARY), LEAVING NO ITEM BLANK, BLACKING N/A CODE WHEN NEEDED

## INCIDENT REPORT

1 ☐ DELETE REC  
2 ☐ CHANGE

FDID <b>27246</b>	INCIDENT NO. <b>9001370</b>	EXP. MO. <b>01</b>	YEAR <b>11</b>	DAY <b>16</b>	DAY OF WEEK <b>1</b> Sunday <b>2</b> Monday <b>3</b> Tuesday <b>4</b> Wednesday <b>5</b> Thursday <b>6</b> Friday <b>7</b> Saturday	ALARM TIME <b>1412</b>	ARRIVAL TIME <b>1412</b>	TIME "In Service" (Available) <b>119138</b>
TYPE OF SITUATION FOUND 11 <input checked="" type="checkbox"/> Structure fire 12 <input type="checkbox"/> Outside of structure fire 13 <input type="checkbox"/> Vehicle fire 14 <input type="checkbox"/> Trees brush grass fire 15 <input type="checkbox"/> Train rubbish fire Other <b>One family dwelling</b>		TYPE OF ACTION TAKEN 1 <input type="checkbox"/> Extinguishment 2 <input type="checkbox"/> Rescue 3 <input type="checkbox"/> Investigation only 4 <input type="checkbox"/> Remove hazard 5 <input type="checkbox"/> Standby 6 <input type="checkbox"/> Salvage 7 <input type="checkbox"/> Ambulance service 8 <input type="checkbox"/> Fill in, move up, transfer 9 <input type="checkbox"/> Not classified above 0 <input type="checkbox"/> Undetermined or not reported		MUTUAL AID 1 <input type="checkbox"/> Rec'd 2 <input type="checkbox"/> Given 3 <input type="checkbox"/> N/A				
FIXED PROPERTY USE (Occupancy) <b>One family dwelling</b>				IGNITION FACTOR (Cause) <b>undetermined</b>				
CORRECT ADDRESS (Up to maximum of 21 characters) <b>Caldwell Labor Camp House #6</b>						ZIP CODE <b>81316</b>		CENSUS TRACT <b>11101</b>
OCCUPANT NAME (Last, First, MI) <b>Garcia Ramon</b>				TELEPHONE <b>Not in 459-0402</b>			ROOM or APT.	
OWNER NAME (Last, First, MI) <b>City of Caldwell</b>		ADDRESS <b>8</b>		TELEPHONE				
METHOD OF ALARM 1 <input checked="" type="checkbox"/> Telephone direct 2 <input type="checkbox"/> Municipal alarm system 3 <input type="checkbox"/> Private alarm system 4 <input type="checkbox"/> Radio 5 <input type="checkbox"/> Verbal 6 <input type="checkbox"/> No alarm rec'd. 7 <input type="checkbox"/> Tie-line (S11)		8 <input type="checkbox"/> Voice signal municipal alarm signal 9 <input type="checkbox"/> Not classified above 0 <input type="checkbox"/> Undetermined or not reported		DISTRICT <b>111</b>		SHIFT <b>2</b>		ALARMS <b>1</b>
FIRE PERSONNEL RESPONDED <b>1009</b>		ENGINES RESPONDED <b>107</b>		AERIAL APPARATUS RESPONDED <b>1000</b>		OTHER VEHICLES RESPONDED <b>121</b>		<b>10010</b>

INCIDENT - RELATED INJURIES (Complete NFIRS 3) Fire Svc. <input type="checkbox"/> Others <input type="checkbox"/>	INCIDENT - RELATED FATALITIES (Complete NFIRS 3) Fire Svc. <input type="checkbox"/> Others <input type="checkbox"/>	INCIDENT - RELATED INJURIES (Complete NFIRS 3) Fire Svc. <input type="checkbox"/> Others <input type="checkbox"/>	INCIDENT - RELATED FATALITIES (Complete NFIRS 3) Fire Svc. <input type="checkbox"/> Others <input type="checkbox"/>
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COMPLEX <b>Labor Camp</b>	98 <input type="checkbox"/> N/A <b>111</b>	MOBILE PROPERTY TYPE (Complete Line S) <b>111</b>	98 <input type="checkbox"/> N/A
AREA OF FIRE ORIGIN <b>Ceiling kitchen area</b>	98 <input type="checkbox"/> N/A <b>111</b>	EQUIPMENT INVOLVED IN IGNITION (If any)	98 <input type="checkbox"/> N/A
FORM OF HEAT OF IGNITION (Heat Source) <b>undetermined</b>	TYPE OF MATERIAL IGNITED (Composition) <b>undetermined</b>	FORM OF MATERIAL IGNITED (Use) <b>undetermined</b>	
METHOD OF EXTINGUISHMENT 3 <input type="checkbox"/> Portable extinguisher 4 <input type="checkbox"/> Automatic ext. system 5 <input type="checkbox"/> Pre-connect hose tank only 6 <input type="checkbox"/> Pre-connect hose hydrant draft standpipe 7 <input type="checkbox"/> Hand-laid hose hydrant draft standpipe 8 <input type="checkbox"/> Master stream device 9 <input type="checkbox"/> Not classified above 0 <input type="checkbox"/> Undetermined or not reported	LEVEL OF FIRE ORIGIN 1 <input type="checkbox"/> Grade level to 4 ft. 2 <input type="checkbox"/> 10 to 19 feet 3 <input type="checkbox"/> 20 to 29 feet 4 <input type="checkbox"/> 30 to 49 feet 5 <input type="checkbox"/> 50 to 70 feet 6 <input type="checkbox"/> Over 70 feet 7 <input type="checkbox"/> Objects in flight 8 <input type="checkbox"/> Below ground level 9 <input type="checkbox"/> Not classified above 0 <input type="checkbox"/> Undetermined	ESTIMATED TOTAL DOLLAR LOSS <b>14102010</b>	

NUMBER OF STORIES 1 <input type="checkbox"/> 1 story 2 <input type="checkbox"/> 2 stories 3 <input type="checkbox"/> 3 to 4 stories 4 <input type="checkbox"/> 5 to 6 stories 5 <input type="checkbox"/> 7 to 12 stories 6 <input type="checkbox"/> 13 to 24 stories 7 <input type="checkbox"/> 25 to 49 stories 8 <input type="checkbox"/> 50 stories or more 0 <input type="checkbox"/> Undetermined or not reported	CONSTRUCTION TYPE 1 <input type="checkbox"/> Fire resistive 2 <input type="checkbox"/> Heavy timber 3 <input type="checkbox"/> Protected non-combustible 4 <input type="checkbox"/> Unprotected non-combustible 5 <input type="checkbox"/> Protected ordinary 6 <input type="checkbox"/> Unprotected ordinary 7 <input type="checkbox"/> Protected wood frame 8 <input type="checkbox"/> Unprotected wood frame 9 <input type="checkbox"/> Not classified above 0 <input type="checkbox"/> Undetermined or not reported
EXTENT OF DAMAGE 1 <input type="checkbox"/> Confined to the object of origin 2 <input type="checkbox"/> Confined to part of room or area of origin 3 <input type="checkbox"/> Confined to room of origin 4 <input type="checkbox"/> Confined to the fire-rated comp. of origin 5 <input type="checkbox"/> Confined to floor of origin 6 <input type="checkbox"/> Confined to structure of origin 7 <input type="checkbox"/> Extended beyond structure of origin 8 <input type="checkbox"/> No damage of this type (N/A) 9 <input type="checkbox"/> Undetermined or not reported	DETECTOR PERFORMANCE 1 <input type="checkbox"/> Det. in room or space of fire origin - oper. 2 <input type="checkbox"/> Det. not in rm. or space of fire origin - oper. 3 <input type="checkbox"/> Det. in rm. or space of origin - no oper. 4 <input type="checkbox"/> Det. not in rm. or space of origin - no oper. 5 <input type="checkbox"/> Det. in rm. or space of fire origin, but fire too small to oper. 6 <input type="checkbox"/> Not classified above 7 <input type="checkbox"/> Undetermined or not reported 8 <input type="checkbox"/> No detectors present (N/A)
SPRINKLER PERFORMANCE 1 <input type="checkbox"/> Equipment operated 2 <input type="checkbox"/> Equipment should have operated - did not 3 <input type="checkbox"/> Equipment pre. but fire too small to oper. 4 <input type="checkbox"/> Not classified above 5 <input type="checkbox"/> Undetermined or not reported 6 <input type="checkbox"/> No equipment present (N/A)	

TYPE OF MATERIAL GENERATING MOST SMOKE <b>undetermined</b>	98 <input type="checkbox"/> N/A <b>100</b>	AVENUE OF SMOKE TRAVEL 1 <input type="checkbox"/> Air handling duct 2 <input type="checkbox"/> Corridor 3 <input type="checkbox"/> Elevator shaft 4 <input type="checkbox"/> Utility opening in floor 5 <input type="checkbox"/> Utility opening in wall 6 <input type="checkbox"/> Utility opening in ceiling 7 <input type="checkbox"/> Not classified above 8 <input type="checkbox"/> No avenue of smoke travel (N/A)
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IF MOBILE PROPERTY	Year	Make	Model	Serial No.	License No. (If any)
IF EQUIP. INV. IN IGN.	Year	Make	Model	Serial No.	

OFFICER IN CHARGE AT INCIDENT (Name) <b>Malvin D. ...</b>	Position <b>Lieutenant</b>	Date <b>11-16-70</b>
MEMBER MAKING REPORT (IF DIFFERENT FROM ABOVE)	Position	Date

ALL INCIDENTS

IF CASUALTY

ALL HOSTILE FIRES

HOSTILE STRUCTURE FIRE

INCIDENTS

Apparatuses Responding 107 - 71  
 Time At Fire 5 Hours 16 Minutes  
 Hydrants Used none  
 Chemicals Used none Miles Traveled 5 Feet of Ladder Used 20  
 Fire Hose Used: 2 1/2" 50' 1 3/4" 300 Booster 100' Smoke Masks Used 5  
 Water Used 100 Gallons Salvage Covers Used \_\_\_\_\_ Other Equipment Used \_\_\_\_\_  
 Insured by: Farm Bureau Agent-Name Pocutello Idaho  
 Address \_\_\_\_\_

	Time Out	Time
1st	<u>1422</u>	<u>193</u>
2nd	<u>1422</u>	<u>1634</u>
3rd	_____	_____
4th	_____	_____
5th	_____	_____

Value Building \$ \_\_\_\_\_ Value Contents \$ \_\_\_\_\_ Loss Building \$ \_\_\_\_\_  
 Ins. Building \$ \_\_\_\_\_ Ins. Contents \$ \_\_\_\_\_ Loss Contents \$ \_\_\_\_\_  
 Ins. Paid Bldg. \$ \_\_\_\_\_ Ins. Paid Cont. \$ \_\_\_\_\_ Loss Building and Contents \$ \_\_\_\_\_

NUMBER OF MEN RESPONDING

ON SHIFT

Name	Time Out	Time Released
	Hrs.	Hrs.
<u>Gifford</u>		
<u>Dave Johnson</u>		
<u>Serdensbacher</u>		

OFF SHIFT


CALLMEN

Name	Time Out	Time Release
	Hrs.	
<u>Strong-freld</u>	<u>1422</u>	<u>1700</u>
<u>Sammans</u>	<u>n</u>	<u>11</u>
<u>x Dikken</u>		
<u>x Grooms</u>		
<u>x Kemp</u>		
<u>McHargel</u>	<u>1422</u>	<u>1700</u>

OFF SHIFT (cont.)


Remarks: This was a one story house there was flames coming from front windows and doors and side door on arrival. Bystander told us no one was home. I use 1 3/4 line and side door Dikken and McHargel put on SCBA took 1 3/4 line inside door and did primary search. After all clear we extinguished fire. I could find where fire had started called back to station. # 34

to have Canyon County Arson Unit force  
notified. Gary Johns from CCSO came  
was sent to the scene after look at  
the fire scene. He requested Don Dillard  
from Idaho State Fire Marshall Office. Don  
came and we helped him in his investigation.  
When he was done he said that he could  
tell what had started the fire but it  
appeared to have started in the ceiling over  
the kitchen area. The people living in  
the house said that they have had some trouble  
with the electrical system in the house they  
have had to reset some breakers. Manager  
of the Labor Camp is Dave Linden office  
phone # 459-2232

**CANYON COUNTY SHERIFF'S OFFICE  
CRIME LAB SUPPLEMENT**

REPORT NO. 90-02431

CONNECT-UP  
REPORT NO. \_\_\_\_\_

DATE: 11-19-90

TYPE OF CRIME OR INCIDENT <u>INFORMATIONAL/FIRE</u>	LOCATION <u>HOUSE #6 CALDWELL LABOR CAMP</u>	AREA
--	---	------

VICTIM'S NAME (LAST, FIRST, MIDDLE)

GARCIA, RAMEDO

ADDRESS

HOUSE #6 CALDWELL LABOR CAMP

**DETAILS OF SUPPLEMENTAL INFORMATION:**

1. LOCATION OF (1) SAME AS ABOVE ARRIVAL 1600 CLEARED 1900  
ASSIGNMENT:  
(2) \_\_\_\_\_ ARRIVAL \_\_\_\_\_ CLEARED \_\_\_\_\_  
(3) \_\_\_\_\_ ARRIVAL \_\_\_\_\_ CLEARED \_\_\_\_\_  
(4) \_\_\_\_\_ ARRIVAL \_\_\_\_\_ CLEARED \_\_\_\_\_

2. PERSON IN CHARGE (Title, Name & PR #) DON DILLARD

3. PHOTOGRAPHS TAKEN: ☐ NO ☒ YES TOTAL NUMBER \_\_\_\_\_ NEGATIVES FILED  
SUBJECT: \_\_\_\_\_ IN CRIME LAB

PHOTOGRAPHS WERE TAKEN OF THE OUTSIDE OF THE RESIDENCE, AND GENERAL SHOTS OF THE INSIDE  
AREA THAT WAS BURNED.

4. PROCESSED FOR FINGERPRINTS: ☒ NO ☐ YES RESULTS: \_\_\_\_\_

5. OTHER (Describe) I ASSISTED DON IN THE INVESTIGATION OF THE CAUSE AND LOCATION OF WHERE THE  
FIRE STARTED. IT WAS DETERMINED THAT THE FIRE STARTED IN THE ATTIC JUST OF THE SOUTH SIDE  
KITCHEN. WHAT STARTED THE FIRE WAS NOT TOTALLY DETERMINED. THERE WAS WIRING IN THAT AREA  
BUT WE WERE UNABLE TO FIND ANY WIRES THAT HAD ARCED.

CRIMINALIST/REPORTING GARY L. JOHN PAYROLL NO. 283

DATE: 11-19-90

DIVISION: CRIME LAB / IDENTIFICATION SECTION

DISTRIBUTION: White — Records  
Pink — Crime Lab  
Canary — Detectives

STATE FIRE MARSHAL  
REPORT OF INVESTIGATION  
Page 1

INVESTIGATION NUMBER: 90-200039-0082

DATE: 11/21/90

INVESTIGATION TITLE: Garcia, Ramedo

COUNTY Canyon

INVESTIGATION STATUS: ☒ Preliminary ☐ Supplemental

☐ Active ☐ Other

☐ Pending ☒ Closed

TYPE OF INVESTIGATION: ☐ Arson ☒ Fire Investigation

☐ Fraud ☐ Other

SUMMARY: On 11/16/90 at approximately 15:30 hrs. I received a call from Fire Dispatch requesting me to respond to a fire at the Caldwell Labor Camp.

FIRE:

date - 11/16/90

time - 15:00 hrs.

place - House #6 Caldwell Labour Camp

owner - unkn

occupant - Ramedo Garcia

STRUCTURE: approx. 900 s/f wood frame house

INSURANCE: Unkn

SCENE INVESTIGATION: I arrived at the scene at approximately 16:15 hrs. where I was met by Gary Johns CCSO and members of the Caldwell fire dept.

The exterior of the subject house showed fire damage on the East side on the roof (front side of house) above the kitchen area and above the living room area. The fire had vented through the rear (kitchen) door (North end of house) as well as venting out through the living room door.

According to the firemen the house was secured when they arrived, however, I did find out that a local witness noticed smoke coming out from under the front eaves of the house and had forced the rear door checking to see if anyone was in the house. He indicated the flames were high and seemed to be just beyond the kitchen with heavy smoke at mid and lower levels.

According to the renter, Ramedo Garcia he and his wife left the house for work about 07:00 hrs. At that time they had not noticed anything unusual or smelled anything unusual.

STATE FIRE MARSHAL  
REPORT OF INVESTIGATION  
Page 2

-----  
INVESTIGATION NUMBER: 90-200039-0082

DATE: 11/21/90

-----  
INVESTIGATION TITLE: Garcia, Ramedo

COUNTY Canyon

-----  
Interior examination of the house indicated heavy fire damage to the kitchen and living room areas with the heaviest charring just South of the kitchen area as you entered the living room.

The cellulose ceiling was down in all rooms except in the Northwest bedroom which had suffered only slight heat and smoke damage. Where the ceiling had given way the cellulose insulation had fallen to the floor.

The faces of the upper and lower kitchen cabinets showed even burn patterns over all. The electric stove located at the South end of the cabinets had only slight to moderate damage over its surface and wood corner shelving above and just to the left of the stove showed only moderate charring, which ruled out the stove as the point of origin of this fire.

There was an oil heating stove in the living room, however this was not in use at the time of the fire (not hooked up to fuel source).

A 7 ft. couch, which had been against the East living room wall was taken outside during overhaul operations as was an over stuffed chair (exact location of chair unknown). The burn patterns on both the couch and chair appeared to be even having burned from the top down evenly across the entire surface suggesting a build up of heat at or near ceiling level, which then layered down (didn't no appear that flash over occurred).

The front door was burned off from the top down, with the lower 2/3rd still intact. There was no indication of charring on the bottom edge when door was removed for examination.

Examination of the interior roof suggested heaviest charring just South of the kitchen area, where the living room and passage into the back bedroom areas met. The rafters, rafter/wall supports and 1"X 4" roof supports all showed heaviest charring in this area.

According to information supplied by the firemen the subject house had just had insulation blown into the attic area the week before the fire. Similar insulating had been done to other houses within the project and one of the affected houses had fire resulting from overheated wiring in the attic area.

The circuit breaker box was examined and two breakers were found in the off position #1 lights and #2 range.

The wiring was examined and though no actual arcing was found I did find a section of wiring where the insulation was burned away adhering to the wire. The wire in this section was brittle where the wire on either side of this area was still soft and pliable. This suggested that this section of wiring had heated from the inside out.



STATE FIRE MARSHAL  
REPORT OF INVESTIGATION  
Page 3

INVESTIGATION NUMBER: 90-200039-0082

DATE: 11/21/90

INVESTIGATION TITLE: Garcia, Ramedo

COUNTY Canyon

The section of wiring found burned was in the light circuit system, with the wiring run through holes drilled on the 2"X 4" rafter ties and was in the immediate area of origin of the fire.

CONCLUSION: Evidence indicated the origin of this fire was in the attic area just South of the kitchen. The only source of heat was the wiring.

Possibly a break down of the insulation around the wire caused a heating effect which eventually set the cellulose insulation a fire.

Investigator	Signature	Office	Date
	<i>[Signature]</i>	<i>AK</i>	11-26-90
Supervisor	Signature	Office	Date

Distribution:

S U P P L E M E N T A R Y   R E P O R T

Case #:CY0-2431     Date:111990     Officer:SGT MILES  
Nature of Complaint:POSSIBLE ARSON

UPON BEING NOTIFIED BY DISPATCH OF A SUSPICIOUS FIRE AT THE , .  
CALDWELL LABOR CAMP NUMBER 6, DET CARLAND LEWIS AND MYSELF  
RESPONDED TO THE SCENE. WHEN WE ARRIVED AT THE SCENE WE OBSERVED  
THAT THE FIRE WAS OUT BUT IT APPEARED THAT THERE WAS EXTENSIVE  
DAMAGE TO THE KITCHEN AND LIVING ROOM AREAS OF THE RESIDENCE. WE  
OBSERVED THAT THE LARGEST AMOUNT OF BURN DAMAGE WAS IN THE  
KITCHEN NEAR THE MAIN ENTRANCE DOOR. THE CHARRING ON THE WOOD  
WAS APPROX 3/8" DEEP AT THE AREA AROUND THE WINDOW AND ABOVE THE  
AREA WHERE THE KITCHEN TABLE HAD BEEN. THERE WAS ALSO CHARRING  
APPROX 1/4" DEEP IN THIS AREA. THE FIREMEN AT THE SCENE STATED  
THAT THEY FELT THAT THE FIRE PROBABLY STARTED SOMEWHERE IN THE  
AREA OF THE KITCHEN. THIS WOULD BE CONSISTANT WITH THE DAMAGE  
WE OBSERVED.

CPL GARY JOHN OF THE CRIME LAB ARRIVED AT THIS TIME AND THE  
SCENE WAS TURNED OVER TO HIM. ADDITIONALLY THE STATE FIRE  
MARSHALL'S OFFICE WAS CONTACTED TO RESPOND TO THE FIRE SCENE FOR  
FURTHER DETERMINATION IF THE FIRE MAY BE ARSON CAUSED. THERE WAS  
NO FURTHER ACTION BY MYSELF AND DET LEWIS.

SGT BOB MILES

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

GENERAL FUND  
STATEMENT OF REVENUES  
FOR THE ELEVEN MONTHS ENDED NOVEMBER 30, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
DWELLING RENT	\$15,827	\$227,702	\$204,000	\$(23,702)
NON-DWELLING RENT	561	7,521	8,082	561
OTHER PROJECT INCOME	174	1,160	1,200	40
Total revenues	<u>\$16,562</u>	<u>\$236,383</u>	<u>\$213,282</u>	<u>\$(23,101)</u>

OPERATION AND MAINTENANCE FUND  
STATEMENT OF EXPENDITURES  
FOR THE ELEVEN MONTHS ENDED NOVEMBER 30, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
Management salaries	\$ 2,318	\$ 28,530	\$ 32,423	\$ 3,893
RM & R salaries	2,585	37,418	36,473	(945)
Electricity	460	5,774	6,180	406
Office improvements		1,550		(1,550)
Equipment replacement		900	1,500	600
Unemployment tax		1,780	2,205	425
State retirement & FICA	690	10,522	11,396	874
Other management expense	292	4,227	6,000	1,773
Water, irrigation		1,854	1,560	(294)
Insurance - Blue Cross	882	8,870	14,033	5,163
Insurance - other	1,850	16,803	19,000	2,197
Legal and accounting		6,841	5,400	(1,441)
Repairs and maintenance	1,847	28,003	27,859	(144)
Fuel heating supplies		149		(149)
RM & R contract labor	1,140	8,278	8,500	222
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Bank charges		14		(14)
Total expenditures	<u>\$12,064</u>	<u>\$161,513</u>	<u>\$213,282</u>	<u>\$51,769</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE ONE MONTH ENDED NOVEMBER 30, 1990  
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$71,870	\$100	\$ 388	\$12,272	\$866
Deposits:					
Operations	20,585				
Change fund	4,612		4,622		
Transfers					
Disbursements:					
Operations	(19,904)				
Change fund	(4,622)		(4,612)		
Transfers					
End of month	72,541	\$100	\$ 398	\$12,272	\$866
Less: Accounts payable	(5,124)				
Available after payment of current period payables	<u>\$67,417</u>				

OTHER FUNDS:

	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$2,130		\$25,236
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	<u>\$2,130</u>		<u>\$25,236</u>

See accountants' compilation report.

Meadowview Acres

Alta Loma Housing

Vista Loma Housing

North Village

Loma Linda

Elmwood Estates

Green Hill

Green Acres

Farmway Manors

Palo Alto manors

Farmway Plaza

Farmway Acres

# OCCUPANCY

## Apartments

## Houses

		1990	1991
JANUARY	5	13	33
	12	13	31
	18	13	31
	25	13	32
February	1	12	32
	8	13	31
	15	13	31
	22	13	33
March	1	14	38
	8	15	40
	15	23	45
	22	29	50
April	29	32	48
	5	34	60
	12	43	72
	19	64	84
May	26	75	87
	3	90	99
	10	104	111
	17	111	112
June	24	112	112
	31	112	112
	7	112	112
	14	111	112
July	21	111	108
	28	112	112
	5	112	112
	12	112	112
August	19	112	109
	26	112	111
	2	107	112
	9	110	111
September	16	110	110
	23	110	111
	30	109	110
	6	111	112
	13	111	112

— over —

	1990	1991
JANUARY	34	46
February	40	46
March	44	46
April	47	46
May	47	46
June	47	46
July	47	46
August	47	46
September	47	45
October	45	45
November	41	46
December	46	

September	1990	1991
20	112	111
27	109	109
Oct. 4	95	90
11	76	84
18	72	78
25	64	76
Nov 1	61	72
8	50	64
15	50	58
22	49	56
29	48	56
Dec 6	41	55
13	39	61
20	35	
27	34	
JAN 3		

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

GENERAL FUND  
STATEMENT OF REVENUES  
FOR THE TEN MONTHS ENDED NOVEMBER 2, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
DWELLING RENT	\$24,545	\$211,875	\$204,000	\$(7,875)
NON-DWELLING RENT	561	6,960	8,082	1,122
OTHER PROJECT INCOME	289	986	1,200	214
Total revenues	<u>\$25,395</u>	<u>\$219,821</u>	<u>\$213,282</u>	<u>\$(6,539)</u>

OPERATION AND MAINTENANCE FUND  
STATEMENT OF EXPENDITURES  
FOR THE TEN MONTHS ENDED NOVEMBER 2, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
Management salaries	\$ 2,409	\$ 26,212	\$ 32,423	\$ 6,211
RM & R salaries	3,013	34,833	36,473	1,640
Electricity	475	5,314	6,180	866
Office improvements		1,550		(1,550)
Equipment replacement		900	1,500	600
Unemployment tax		1,780	2,205	425
State retirement & FICA	848	9,832	11,396	1,564
Other management expense	439	3,935	6,000	2,065
Water, irrigation	799	1,854	1,560	(294)
Insurance - Blue Cross	591	7,988	14,033	6,045
Insurance - other	2,039	14,953	19,000	4,047
Legal and accounting	431	6,841	5,400	(1,441)
Repairs and maintenance	1,492	26,156	27,859	1,703
Fuel heating supplies		149		(149)
RM & R contract labor	700	7,138	8,500	1,362
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Bank charges	2	14		(14)
Total expenditures	<u>\$13,238</u>	<u>\$149,449</u>	<u>\$213,282</u>	<u>\$63,833</u>

See accountants' compilation report.



HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE ONE MONTH ENDED NOVEMBER 2, 1990  
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$72,976	\$100	\$ 388	\$12,211	\$866
Deposits:					
Operations	41,875			61	
Change fund	17,870		17,870		
Transfers					
Disbursements:					
Operations	(42,981)				
Change fund	(17,870)		(17,870)		
Transfers					
End of month	71,870	<u>\$100</u>	<u>\$ 388</u>	<u>\$12,272</u>	<u>\$866</u>
Less: Accounts payable	<u>(7,210)</u>				
Available after payment of current period payables	<u>\$64,660</u>				

OTHER FUNDS:

	<u>O &amp; M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$2,130		\$25,236
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	<u>\$2,130</u>		<u>\$25,236</u>

See accountants' compilation report.



**CROWDER ASSOCIATES  
ARCHITECTURE & PLANNING**

1707 N. LINDA VISTA LANE • BOISE, IDAHO 83704

(208) 377-2870

FAX (208) 322-8152

Housing Authority of the City of Caldwell  
Caldwell, Idaho

re: Questions/discussion items for farm labor housing project

**SITE**

- \* Is a portion of the site to be disposed of/sold?
- \* How will surplus land be used/landscaped?
- \* Will entire undeveloped site have sprinkling system?
- \* How much parking is required in front of each dwelling unit
- \* Is additional parking to be provided? fenced/screened?
- \* Is separate, fenced parking for farm trucks required?
- \* Should vehicular access/egress from county roads remain as-is?
- \* Is it desirable to have a single location for access/egress for the site?
- \* Are new units to be located as near to existing house locations as possible?
- \* How should new buildings relate to existing apartments which are to remain?
- \* Should new buildings be near:
  - \* apartments
  - \* manager's office
  - \* playfields
  - \* truck parking
- \* Are there hazards on or near the site that should be avoided?
  - \* What are they?
  - \* Where are they located?
  - \* Who are they hazardous to? ie. tots, children others
- \* Are there underground utilities/obstacles which should be avoided?
  - \* What are they?
  - \* Where are they located?
  - \* If we cannot build on them, can we park/drive over them?
- \* How much parking should be provided (per unit) for the new construction?
- \* Are there open ditches which could/should be tiled or relocated?
- \* Should site be developed into "villages", each with its own identity, or is it better to be a single large development? Are the apartments a part of the development or are they distinct and separate?
- \* Site utilities:
  - \* Is water supply adequate?
  - \* Is a separate water supply available for lawns?
  - \* Is sewer system adequate for 60 new units?
  - \* Do all units have telephone?
  - \* Is there a television cable/antenna system?

#### EXISTING APARTMENTS

- \* Are existing apartments to be remodeled as part of this project?
  - \* Will all units be remodeled?
  - \* How many apartment units are there?
  - \* Are original construction drawings available?
  - \* Should these units be converted to natural gas heat?
  - \* Should units remain for seasonal occupancy only?
  - \* Will some apartments be occupied year-round?
  - \* Are apartments available for temporary use of displaced residents of houses?           How many?           When?
  - \* Should units be combined to create larger living units?
    - \* If yes, how many units could be combined?
    - \* How many should remain 2BR?
  - \* Do apartments have washer/dryer hookups?
    - \* If not, where is laundry done?
  - \* List known problems typical of apartments? ie mold growth, lack of insulation, etc.
- 
- \* Could some apartments be demolished to make site less dense?
  - \* Is parking size and layout acceptable?
  - \* How should apartments relate to new houses?
  - \* Should manager's office be near the apartments?
  - \* What could be added to apartment complex to make them more livable:
    - \* interior:
    - \* exterior:
- 
- \* Is there a social separation between those living in houses vs those living in apartments?

#### MATERIALS/AESTHETICS

- \* Is there a preferred exterior building material?  
brick            MDO plywood siding            masonite siding  
stucco           aluminum siding           steel siding  
dryvit           vinyl siding           other.....
- \* Is there a preferred building style?
- \* Is there a style or material to be avoided?
- \* Should new building design be adaptable for modular const.?

#### GENERAL QUESTIONS

- \* What is the preferred date for new construction to begin?
- \* What is the preferred date for occupancy of new units?
- \* What additional facilities should be included?  
laundry building           manager's office  
community building           storage building  
basketball courts (outdoor)           soccer field  
baseball diamond           playground with equipment  
garden plats           convenience store  
other.....
- \* How is trash disposed of?
- \* If dumpsters are used, what size?           how many are needed?
- \* How is mail distributed?
- \* Is it necessary to prevent large trucks from entering residential areas of site?
- \* How should existing HeadStart/Daycare relate to new const.?
- \* Are existing trees healthy?           Is pruning needed?
- \* During heavy rain/spring thaw does water stand anywhere on the site?

## DWELLING UNITS

* How many units are needed?	1BR	2BR	3BR	4BR	5BR
1	1	1	1	1	1
2	1	1	1	1	1
3	1	1	1	1	1
4	1	1	1	1	1
5	1	1	1	1	1
6	1	1	1	1	1
7	1	1	1	1	1
8	1	1	1	1	1
9	1	1	1	1	1
10	1	1	1	1	1
11	1	1	1	1	1
12	1	1	1	1	1
13	1	1	1	1	1
14	1	1	1	1	1
15	1	1	1	1	1
16	1	1	1	1	1
17	1	1	1	1	1
18	1	1	1	1	1
19	1	1	1	1	1
20	1	1	1	1	1
21	1	1	1	1	1
22	1	1	1	1	1
23	1	1	1	1	1
24	1	1	1	1	1
25	1	1	1	1	1
26	1	1	1	1	1
27	1	1	1	1	1
28	1	1	1	1	1
29	1	1	1	1	1
30	1	1	1	1	1
31	1	1	1	1	1
32	1	1	1	1	1
33	1	1	1	1	1
34	1	1	1	1	1
35	1	1	1	1	1
36	1	1	1	1	1
37	1	1	1	1	1
38	1	1	1	1	1
39	1	1	1	1	1
40	1	1	1	1	1
41	1	1	1	1	1
42	1	1	1	1	1
43	1	1	1	1	1
44	1	1	1	1	1
45	1	1	1	1	1
46	1	1	1	1	1
47	1	1	1	1	1
48	1	1	1	1	1
49	1	1	1	1	1
50	1	1	1	1	1
51	1	1	1	1	1
52	1	1	1	1	1
53	1	1	1	1	1
54	1	1	1	1	1
55	1	1	1	1	1
56	1	1	1	1	1
57	1	1	1	1	1
58	1	1	1	1	1
59	1	1	1	1	1
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61	1	1	1	1	1
62	1	1	1	1	1
63	1	1	1	1	1
64	1	1	1	1	1
65	1	1	1	1	1
66	1	1	1	1	1
67	1	1	1	1	1
68	1	1	1	1	1
69	1	1	1	1	1
70	1	1	1	1	1
71	1	1	1	1	1
72	1	1	1	1	1
73	1	1	1	1	1
74	1	1	1	1	1
75	1	1	1	1	1
76	1	1	1	1	1
77	1	1	1	1	1
78	1	1	1	1	1
79	1	1	1	1	1
80	1	1	1	1	1
81	1	1	1		

\*      Should units be:            one-story            two-story    townhouse  
   two-story walk-up            Mix of 1 & 2 story

```
*      Should units:  have 2 bathrooms?
                        have washer/dryer hookups?
                        have private patios?
                        have both a front and a rear door?
                        have air conditioning?
                        have built-in wardrobes in BR?
                        have breakfast bar?
                        have sheet vinyl (linoleum) floors
                        throughout?
```

have draperies?

have shower door?      shower curtain?

Is natural gas (if available) preferred:

for heating?

for hot water?

for cooking?

December 18, 1990

Site

Question I

1. The design for new units should be as compact as possible to hold maintenance cost to a minimum and to separate area that could be sold.
2. The landscaping should be attractive but moderate in design and cost. Surplus land should not be landscaped. It is anticipated that land will be maintained to keep free of weeds and becoming a fire hazard in the summer months.
3. Only provide sprinkling system to project landscaping and project lawns.
- 4-7. Parking should be maintained at a 1 1/2 to 1 ratio. Parking for larger trucks should be maintained in an area separate from the residences. I do not see any reason for screening or fencing off parking.
8. Access/egress should be provided/maintained to all vital project areas ie. residences, other project facilities, wells and sewer lagoons. It is the intention to keep road repairs to a minimum.
9. It is not necessary to relocate new buildings to existing location (see Item No. 1).
10. New building should consider the needs of the tenants and be built modest in size, design, and cost.
11. Building should be built to take advantage of all existing amenities, such as water, sewer and access roads (see Item No. 1).
12. There are no known existing hazards that FmHA is aware of.
13. Underground utilities should be determined. Power company should be contacted, and management should have access to engineered plans showing potential hazards to be avoided.
14. (See Item No. 4) parking space requirements.
15. We are not aware of any open ditches to be concerned with.

16. This is a labor housing facility, and housing should remain its main function.

17. Site Utilities:

A. Water lines may need to be updated. Some lines are old and have been a source of needing constant repairs.

B. It is believed that lawns are irrigated with existing well.

C. See JUB's letter dated 12-11-90. Appear with some modification existing system could be determined adequate. Appears engineering costs are high at about 35% of estimated cost of sewer rehab.

D. It is presumed that tenants are responsible for telephones.

E. Televisions cable/antenna systems should be the tenants responsibility.

19. Existing units will not be remodeled unless it is necessary to bring up to safe and sanitary conditions (only in great moderation).

20. 112 apartments

47 houses                      Total 159 units

Note: 1 house burned down recently leaving a total of 46 single family houses.

21. Yes. FmHA District Office has copy.

22 & 23. Existing apartment units will remain predominantly for housing seasonable migrant farm workers and will not be remodeled extensively.

24. Past history would indicate the new units should be adequate to take care of year round tenants.

25. This question will need to be answered by management. I anticipate construction may take place during the summer months. However, if new construction is planned so as to utilize areas on site close to existing apartments. The single family houses will not need to be razed until all project is substantially completed.

I don't believe so.

26. By combining two units you would get 4 bedrooms, but would also have two kitchens, baths, etc.

Management states several instances when they have been guilty of over crowding units with larger families, sometimes 8 children and parents live in a two bedroom unit.

Ideally this would be a case when two units should be used. However, management states that usually families cannot afford to pay for two units. I believe if more units are to be constructed, consideration for all 3 & 4 bedroom units should be made.

27. Management and architect have suggested that FmHA consider allowing W&D hookup in new units and rebuild existing laundry facilities. I would go along with this if management could assure FmHA that better supervision will be made in laundry building, so that tenants will not vandalize as they have done in the past. Currently, all tenants are taking laundry to Caldwell to a laundramat, approximately 5 miles distance.

28. Best answered by management. A large amount of the problems can be blamed on little or no maintenance in the past. However, the units were designed for seasonal occupancy and families have occupied year round on occasion, which cause a mold problem due to families not using ventilation, and thereby causing a moisture buildup in the units.

29. FmHA would consider all alternatives.

30. Yes

31. New units and apartments could be separated to the extent that the apartments designated as seasonal, could be boarded up and winterized during the winter months.

32. If new management office is needed, consideration should be given to locating office in the center of the project.

33. Several items have been discussed and FmHA would consider items only to make units safe and sanitary. Since these units will be used for seasonable occupancy, it is not necessary to do extensive remodeling.

34. Care will need to be taken to assure there will be no animosity or jealousy between the seasonal tenants and the year round tenants.

35-38. If brick is to be used, the architect will need to demonstrate that brick would be cost effective considering a life cycle of 20 years time.

All remaining questions will need to be answered by the Housing Authority. Keep in mind that final design and cost will need to be modest in size, design, and cost.

*Fred L. Mark*  
DISTRICT LN. SPEC.  
Fm HA



12-6-90

1. Kirby Vicars checked out our sewage system yesterday. The following are a few observations: We need to patch a few holes in our lagoon liners, clean up & test our chlorine injector & our measuring clock for influent. His guess was that 100,000 gallons presently flows into the canal per day. If true, at that rate he said we would use approx. 1 55 gal. drum of 12½% chlorine per every 18 days, or between \$150-200<sup>00</sup> of chlorine per month.

He'll provide a complete write-up on our needs to meet code by Monday, 12-10-90, this will include prices on the aeritrators & a recommended type. Also an overall price for the whole up-dating of the system will be added.



United States  
Department of  
Agriculture

Farmers  
Home  
Administration

704 Albany St., Suite 7  
Caldwell, Idaho 83605  
208-459-0761

December 4, 1990

Dave Linden, Manager  
Caldwell Housing Authority  
PO Box 70  
Caldwell, Idaho 83605

Dear Dave:

This letter will confirm our conversation held this date, regarding the recent fire in one of the old houses in the labor housing project. You have requested the use of the insurance funds (\$6,850.66) to pay for the removal of the fire rubbish, as well as to pay for general operation of your facility. I suggest that a portion of those funds should also be used for maintenance and clean up of apartments to get ready for next years operation.

You stated that the board has suggested that all existing older houses be inspected by a qualified electrician to assure there is no faulty wiring associated with the houses. I believe this to be a very prudent thing to do, but would caution not to spend too much money on making repairs to these old houses. If faulty wiring is found, the families should be requested to vacate and move into one of the empty apartments.

Please keep me informed of the status of your pre application for FmHA assistance.

Sincerely,

FRED L. MARKER  
District Loan Specialist

ATTACHMENT TO AIA DOCUMENT  
STANDARD FORM OF AGREEMENT BETWEEN  
OWNER AND ARCHITECT

The provisions contained in this Attachment shall delete, modify and supplement the provisions contained in the Standard Form of Agreement Between the Owner and Architect. AIA Document B141, 1977 Edition. The provisions of this Attachment shall supercede any conflicting provisions of said AIA document.

Table of Articles

15. MODIFICATIONS OF AGREEMENT

- .1 Schematic Design Phase
- 2 Construction Documents Phase
- .3 Construction Phase - Administration of the Construction Contract
- .4 Project Representation Beyond Basic Services
- .5 Payment to the Architect
- .6 Architect's Accounting Records
- .7 Miscellaneous Provisions
- .8 Extent of Agreement

Article 15

MODIFICATIONS OF AGREEMENT

15.1 Modifications of Paragraph 1.1, Schematic Design Phase

15.1.1 Add the following Subparagraph 1.1.6:

The Architect shall consult with Farmers Home Administration (FmHA) State Architect/Engineer about FmHA requirements and procedures. All phases of the project shall be coordinated with FmHA. All documents shall be subject to FmHA concurrence in writing.

15.1.2 Add new Subparagraph 1.1.7:

1.1.7 When the Owner and FmHA have accepted in writing the schematic design studies and estimated development costs, the project Architect may be authorized to proceed with the next phase.

15.2 Modifications of Paragraph 1.3, Construction Documents Phase

15.2.1 Add the following to Subparagraph 1.3.2:

The Architect shall obtain Farmers Home Administration standard construction contract document guides.

15.2.2 Add new Subparagraphs 1.3.5 and 1.3.6:

1.3.5 The Architect shall attend conferences with the Owner, representatives of FmHA and other interested parties as may be reasonably necessary.

1.3.6 Prior to the advertisement for bids, the Architect will provide \_\_\_\_\_ sets of detailed drawings, specifications, and contract documents for use by the Owner, FmHA and the appropriate Federal, State and local agencies from whom approval of the project must be obtained. The cost of such drawings, specifications and contract documents shall be included in the basic compensation paid to the Architect. Final plans and specifications shall be subject to FmHA concurrence in writing prior to advertisement for bids.

15.3 Modification of Paragraph 1.5, Construction Phase - Administration of the Construction Contract

15.3.1 Add the following to the Subparagraph 1.5.2:

and the Supplemental General Conditions of FmHA Instruction 1924-A, Guide 1, Attachment 10.

15.3.2 Add the following to Subparagraph 1.5.4:

Such visits shall be documented in writing on FmHA or other standard inspection report forms. Copies of said inspection reports shall be furnished to the Owner, Contractor, and FmHA.

15.3.3 Add the following to Subparagraph 1.5.7:

The Architect shall, at a minimum, conduct monthly on-site progress meetings during periods of active construction. Where schedules permit, these meetings should be held with the General Contractor, affected Sub-Contractors, Resident Inspector where applicable, Owner's Representative, FmHA Representative and other interested parties as appropriate, to review and discuss the Contractor's application for payment, work progress schedule, construction problem or disputes, and other appropriate matters.

15.3.4 Add the following to Subparagraph 1.5.14:

The Architect shall obtain FmHA concurrence in writing for Change Orders prior to the performance of the work.

15.3.5 Add new Subparagraphs 1.5.17, 1.5.18, 1.5.19, 1.5.20, 1.5.21, 1.5.22, 1.5.23, and 1.5.24:

1.5.17 Upon award of the construction contract, the Architect shall furnish to the owner \_\_\_\_\_ sets of the drawings, specifications, and contract documents for execution. The cost of these sets shall be included in the basic compensation paid to the Architect.

1.5.18 The Architect shall participate in the Preconstruction Conference and shall advise and consult with the Owner (or the Owner's Representative) and shall issue the Owner's instructions to the Contractor.

1.5.19 The Architect shall advise the Owner of required tests, inspections and reports, shall furnish coordination of said tests and inspections, and shall advise the Owner and FmHA of the results of same.

1.5.20 The Architect shall conduct an inspection prior to the issuance of the Statement of Substantial Completion of all construction and shall submit a written report to the Owner, FmHA and the Contractor of work to be completed prior to final acceptance.

1.5.21 Prior to submitting the final Certificate for Payment, the Architect shall conduct an inspection and submit a Statement of Completion. The Architect shall also obtain the final acceptance of the facility from the Owner and FmHA.

1.5.22 The Architect shall be available to furnish architectural services and consultations necessary to correct unforeseen construction defects during the 12-month warranty period. Such consultation and advice shall be furnished without additional compensation.

1.5.23 Article 1.7.17 (Record Drawings) shall be included in the basic services of this agreement.

1.5.24 The Architect shall assist the Owner in performance an inspection of the project during the 11th month after the date of Certificate of Substantial Completion, notwithstanding Subparagraph 1.7.19.

15.4 Modification of Paragraph 1.6, Project Representation Beyond Basic Services

15.4.1 Add the following sentence to the end of Subparagraph 1.6.2:

Such approval must be concurred in writing by FmHA.

15.5 Modification of Article 6,, Payment to the Architect

15.5.1 Delete text from paragraph 6.2.1 in its entirety and substitute the following text:

6.2.1 Payments on account of the Architect's Additional Services as defined in Paragraph 1.7 shall be made monthly upon presentation of the Architect's statement of services. The Architect shall provide a detailed cost estimate for these services and for reimbursable expenses as defined in Article 5 which shall be attached and made a part of this Agreement. The cost estimate must be approved in writing by the Owner and shall be concurred in writing by FmHA at the time the overall agreement is approved and BEFORE the services are rendered.

15.6 Modification of Article 7, Architect's Accounting Records

- 15.6.1 After the words "Owner's authorized representative," add "or FmHA."

15.7 Modification of Article 11, Miscellaneous Provisions

- 15.7.1 At the end of Paragraph 11.1, delete the words "principal place of business of the Architect" and substitute the words "project location."

- 15.7.2 Add the following Paragraph 11.5 to Article 11:

11.5 The Architect agrees to obtain and maintain at the Architect's expense, such insurance as will protect the Architect from claims under the Workman's Compensation Act and such comprehensive general liability insurance as will protect the Owner and the Architect from all claims for bodily injury, death, or property damage which may arise from the performance by the Architect or by the Architect's employees of the Architect's functions and services required under this Agreement.

15.8 Modification of Article 13, Extent of Agreement

- 15.8.1 Delete the word "both" and add "and FmHA" to the end of the last sentence of paragraph 13.1.

- 15.8.2 Add the following paragraph to Article 13:

13.2 This agreement shall not become effective until concurred in by FmHA. Such concurrence shall be evidenced by the signature of a duly authorized representative of FmHA in the space provided at the end of this Agreement. The concurrence so evidenced by FmHA shall in no way commit FmHA to render financial assistance to the OWNER and is without liability for any payment hereunder, but in the event such assistance is provided, the concurrence shall signify that the provisions of this Agreement are consistent with the requirements of FmHA.

IN WITNESS WHEREOF, the parties hereto have executed, or  
caused to be executed by their duly authorized officials this  
Agreement in duplicate on the respective dates indicated below.

ATTEST: \_\_\_\_\_  
Type Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

OWNER  
By \_\_\_\_\_  
Type Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Type Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

ARCHITECT:  
By \_\_\_\_\_  
Type Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

CONCURRED:  
FARMERS HOME ADMINISTRATION

\_\_\_\_\_  
Type Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO  
ANNUAL AUDIT FEE

<u>YEAR</u>	<u>AMOUNT</u>
1979	\$1,500
1980	1,700
1981	1,900
1982	2,090
1983	2,090
1984	2,090
1985	1,750
1986	1,920
1987	1,970
1988	1,970
1989	2,170 -
	<u>5</u>
	10,850 <sup>00</sup>
	2170
	109
	<u>2,279 <sup>00</sup></u>
1990	2550
1991	



# OCCUPANCY

Apts				Houses			
		1989	1990		1989	1990	
April	4-7	13	34	JAN	36	34	
	4-14	14	43	FEB	35	40	
	4-22	28	63	MAR	36	44	
	4-28	39	75	APR	37	47	
May	5-5	68	90	MAY	41	47	
	5-12	89	104	JUNE	44	47	
	5-19	98	111	JULY	47	47	
	5-26	105	112	AUG	47	47	
June	6-2	106	112	SEPT	42	47	
	6-9	109	112	OCT	44	45	
	6-16	110	111	NOV	44	42	
	6-23	111	111	DEC			
	6-30	111	112				
			112				
			112				
			112				
July	7-7	111	112	9-28	88	109	
	7-14	112	112	OCT 10-5	68	95	
	7-21	112	112	10-12	49	76	
	7-28	112	112	10-19	34	72	
August	8-4	112	107	10-26	28	64	
	8-11	112	110	11-03	25	61	
	8-18	107	110	NOV 11-10	16	50	
	8-25	104	110	11-17	15	50	
Sept	9-1	105	109	11-24	16	49	
	9-8	104	111	12-1	16	48	
	9-15	112	111	DEC 12-8	14	41	
	9-21	108	112	12-15	14	39	
			12-22	14			
			12-29	14			

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

GENERAL FUND  
STATEMENT OF REVENUES  
FOR THE ELEVEN MONTHS ENDED NOVEMBER 30, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
DWELLING RENT	\$15,827	\$227,702	\$204,000	\$(23,702)
NON-DWELLING RENT	561	7,521	8,082	561
OTHER PROJECT INCOME	174	1,160	1,200	40
Total revenues	<u>\$16,562</u>	<u>\$236,383</u>	<u>\$213,282</u>	<u>\$(23,101)</u>

OPERATION AND MAINTENANCE FUND  
STATEMENT OF EXPENDITURES  
FOR THE ELEVEN MONTHS ENDED NOVEMBER 30, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
Management salaries	\$ 2,318	\$ 28,530	\$ 32,423	\$ 3,893
RM & R salaries	2,585	37,418	36,473	(945)
Electricity	460	5,774	6,180	406
Office improvements		1,550		(1,550)
Equipment replacement		900	1,500	600
Unemployment tax		1,780	2,205	425
State retirement & FICA	690	10,522	11,396	874
Other management expense	292	4,227	6,000	1,773
Water, irrigation		1,854	1,560	(294)
Insurance - Blue Cross	882	8,870	14,033	5,163
Insurance - other	1,850	16,803	19,000	2,197
Legal and accounting		6,841	5,400	(1,441)
Repairs and maintenance	1,847	28,003	27,859	(144)
Fuel heating supplies		149		(149)
RM & R contract labor	1,140	8,278	8,500	222
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Bank charges		14		(14)
Total expenditures	<u>\$12,064</u>	<u>\$161,513</u>	<u>\$213,282</u>	<u>\$51,769</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE ONE MONTH ENDED NOVEMBER 30, 1990  
(UNAUDITED)

GENERAL FUND:

	CHECKING	PETTY	CHANGE	SECURITY DEPOSITS	SAVINGS
Beginning of month	\$71,870	\$100	\$ 388	\$12,272	\$866
Deposits:					
Operations	20,585				
Change fund	4,612		4,622		
Transfers					
Disbursements:					
Operations	(19,904)				
Change fund	(4,622)		(4,612)		
Transfers					
End of month	72,541	\$100	\$ 398	\$12,272	\$866
Less: Accounts payable	(5,124)				
Available after payment of current period payables	\$67,417				

OTHER FUNDS:

	O & M FUND RESTRICTED SAVINGS	DEBT SERVICE FUND SAVINGS	DEBT RESERVE FUND RESTRICTED SAVINGS
Beginning of month	\$2,130		\$25,236
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	\$2,130		\$25,236

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

GENERAL FUND  
STATEMENT OF REVENUES  
FOR THE TEN MONTHS ENDED NOVEMBER 2, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
DWELLING RENT	\$24,545	\$211,875	\$204,000	\$(7,875)
NON-DWELLING RENT	561	6,960	8,082	1,122
OTHER PROJECT INCOME	289	986	1,200	214
Total revenues	<u>\$25,395</u>	<u>\$219,821</u>	<u>\$213,282</u>	<u>\$(6,539)</u>

OPERATION AND MAINTENANCE FUND  
STATEMENT OF EXPENDITURES  
FOR THE TEN MONTHS ENDED NOVEMBER 2, 1990  
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1990 BUDGET	REMAINING BUDGET
Management salaries	\$ 2,409	\$ 26,212	\$ 32,423	\$ 6,211
RM & R salaries	3,013	34,833	36,473	1,640
Electricity	475	5,314	6,180	866
Office improvements		1,550		(1,550)
Equipment replacement		900	1,500	600
Unemployment tax		1,780	2,205	425
State retirement & FICA	848	9,832	11,396	1,564
Other management expense	439	3,935	6,000	2,065
Water, irrigation	799	1,854	1,560	(294)
Insurance - Blue Cross	591	7,988	14,033	6,045
Insurance - other	2,039	14,953	19,000	4,047
Legal and accounting	431	6,841	5,400	(1,441)
Repairs and maintenance	1,492	26,156	27,859	1,703
Fuel heating supplies		149		(149)
RM & R contract labor	700	7,138	8,500	1,362
Debt retirement			30,753	30,753
Debt reserve			10,000	10,000
Bank charges	2	14		(14)
Total expenditures	<u>\$13,238</u>	<u>\$149,449</u>	<u>\$213,282</u>	<u>\$63,833</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES  
FOR THE ONE MONTH ENDED NOVEMBER 2, 1990  
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$72,976	\$100	\$ 388	\$12,211	\$866
Deposits:					
Operations	41,875			61	
Change fund	17,870		17,870		
Transfers					
Disbursements:					
Operations	(42,981)				
Change fund	(17,870)		(17,870)		
Transfers					
End of month	71,870	<u>\$100</u>	<u>\$ 388</u>	<u>\$12,272</u>	<u>\$866</u>
Less: Accounts payable	<u>(7,210)</u>				
Available after payment of current period payables	<u>\$64,660</u>				

OTHER FUNDS:

	<u>O &amp; M FUND RESTRICTED SAVINGS</u>	<u>DEBT SERVICE FUND SAVINGS</u>	<u>DEBT RESERVE FUND RESTRICTED SAVINGS</u>
Beginning of month	\$2,130		\$25,236
Deposits:			
Transfers			
Interest			
Disbursements:			
Transfers			
Interest			
Debt retirement			
End of month	<u>\$2,130</u>		<u>\$25,236</u>

See accountants' compilation report.

# OCCUPANCY

<u>Apts</u>			<u>Houses</u>			
		<u>1989</u>	<u>1990</u>		<u>1989</u>	<u>1990</u>
April	4-7	13	34	JAN	36	34
	4-14	14	43	FEB	35	40
	4-22	28	63	MAR	36	44
	4-28	39	75	APR	37	47
May	5-5	68	90	MAY	41	47
	5-12	89	104	JUNE	44	47
	5-19	98	111	JULY	47	47
	5-26	105	112	AUG	47	47
June	6-2	106	112	SEPT	42	47
	6-9	109	112	OCT	44	45
	6-16	110	111	NOV		
	6-23	111	111	DEC		
	6-30	111	112			
July	7-7	111	112	9-28	88	109
	7-14	112	112	OCT 10-5	68	95
	7-21	112	112	10-12	49	76
	7-28	112	112	10-19	34	72
August	8-4	112	107	10-26	28	64
	8-11	112	110	11-03	25	61
	8-18	107	110	11-10	16	50
	8-25	104	110	11-17	15	48
	9-1	105	109	11-24	16	46
Sept	9-8	104	111	12-1	16	
	9-15	112	111	12-8	14	
	9-21	108	112	12-15	14	
				12-22	14	
			12-29	14		



**SMITH & KANGAS ENGINEERS, INC.**  
CONSULTING ENGINEERS & PLANNERS

1707 Linda Vista Lane  
Boise, Idaho 83704  
Ph. (208) 376-8751

P.O. Box 326  
Donnelly, Idaho 83615  
Ph. (208) 325-8755

November 26, 1990

CALDWELL HOUSING AUTHORITY  
P.O. Box 70  
Caldwell, Idaho 83606

Attn: Dave Linden,  
Administrator

Re: Sewage Treatment Plant  
Evaluation Study

Dear Mr. Linden:

Pursuant to your request, we have prepared the following estimate of scope of work for evaluation of the existing treatment plant as it relates to the existing discharge permit and the proposed housing improvements being considered by the Board.

It is our opinion based on information presented at our recent meeting, that the treatment plant is probably not grossly inadequate given the age of the plant and the apparent satisfactory operation of the plant. Specific concerns were raised in regard to the aerators, chlorinator, and water quality discharge. It appears major plant rehabilitation is unlikely, but that an operational audit and capacity analysis in view of the proposed expansion is required. The analysis should be made in conjunction with the proposed housing improvements to insure the housing improvements are compatible with the existing system capacity, or that system improvements can be incorporated in the overall project.

Based on the foregoing assumption, we have prepared the following work proposal for your consideration:

**TASK 1:** Collect and review background information such as as-built drawings, discharge permit, flow records, etc. furnished by the owner. Discuss condition of sewers and treatment plant operations with operating personnel.

Principal Engineer	4 hrs
Engineer	16 hrs

**TASK 2:** Set up influent and effluent meters and composite samplers.

Technician 4 hrs

**TASK 3:** Collect data for weekly tests of BOD, Suspended Solids, and Coliforms. Operating personnel to collect samples and ship to laboratory for analysis. Owner will collect data and furnish to Engineer.

Owner provided services.

**TASK 4:** Analyze data and prepare report of findings.

Principal Engineer 10 hrs  
Engineer 40 hrs  
Drafter 16 hrs  
Steno 8 hrs

**TASK 5:** Meet with owner to discuss findings.

Principal Engineer 4 hrs  
Engineer 4 hrs

**TASK 6:** Coordinate sewer system improvement requirements with project architect.

Work effort depends upon findings of study as it impossible at this time to determine the extent of design, drafting, specification writing, and equipment selection that will be necessary to make the system compatible with the overall project.

**ESTIMATED COSTS:**

Labor

Principal Engineer	16 hrs @ 65.00 =	\$1,170.00
Engineer	60 hrs @ 60.00 =	3,600.00
Technician	4 hrs @ 28.00 =	112.00
Drafter	16 hrs @ 25.50 =	408.00
Steno	8 hrs @ 16.50 =	132.00

Subtotal Labor -----  
\$5,422.00

Expenses

Equipment	300.00
Travel	40.00
Printing	100.00
Communications	35.00

Subtotal Expenses -----  
\$475.00

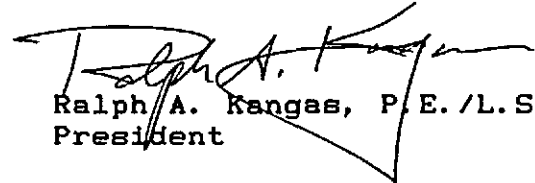
Total Estimated Costs: \$5,897.00



Thank you for the opportunity to present this proposal to you.  
Please call on us if we can be of service.

Very Truly Yours,

SMITH & KANGAS ENGINEERS, INC.



Ralph A. Kangas, P.E./L.S.  
President

11-29-90

## Notes

1. Liquid chlorine is available  
chemical pump for 55 gal drums  
to distribute Sodium Hypochlorite  
(It is 12½% chlorine) con  
\$82.50 for 55 gal's  
Approx \$1.50 per gal
2. Fred Markus assured that  
expenses for the operational audit  
can be included in loan.
3. 2 bids on leveling burnt  
house will be forthcoming -

Quintex (change price) Nampa  
Good-day distributors - Caldwell

10-23-90

1. Schedule
2. when to build
3. Survey - (aerial map)  
w/ trees

---

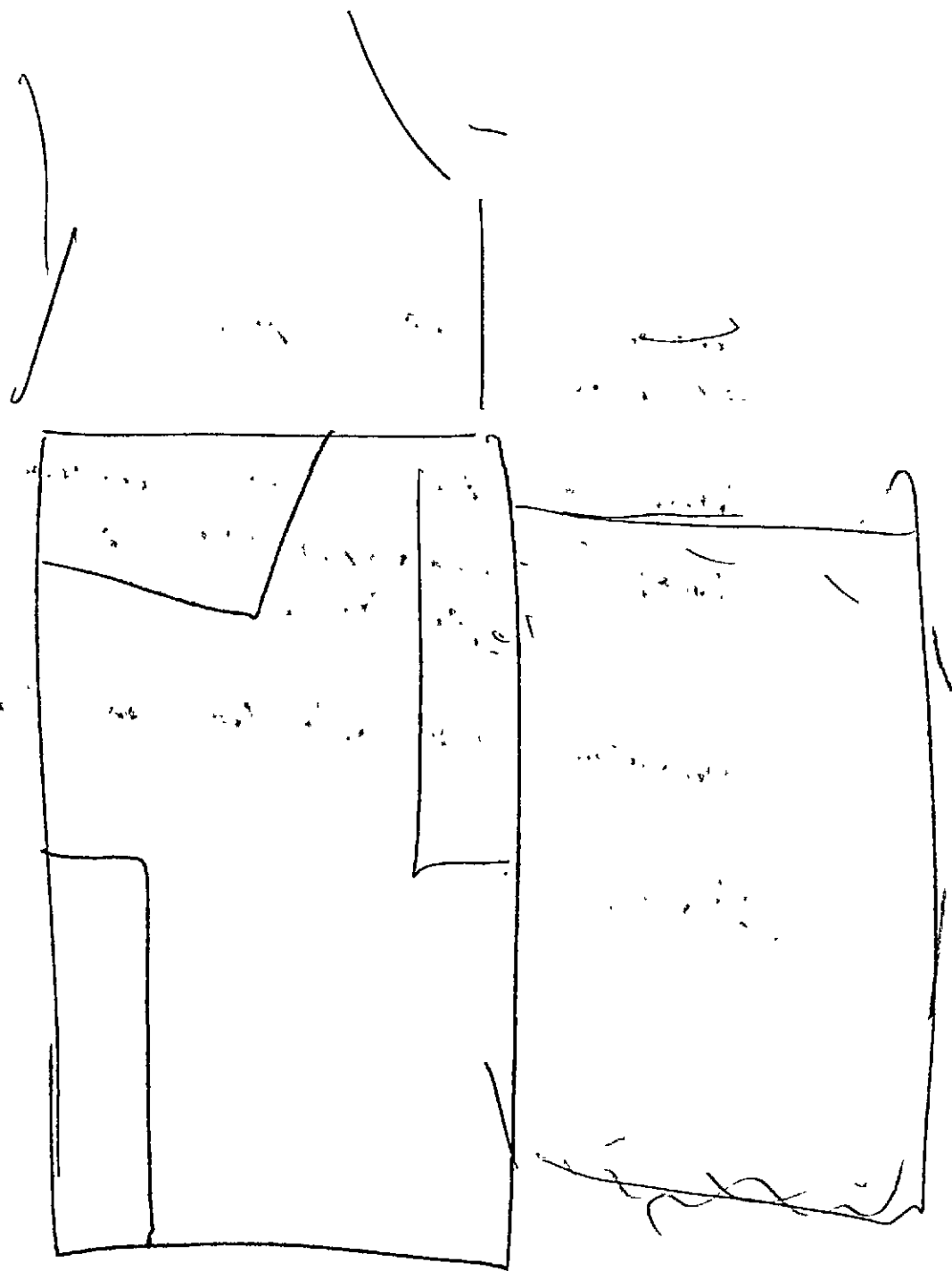
4. Future of land would determine  
(Sole) configuration of new  
project.

(demolition + reconstruction all at one time)

phasing 3000

10-23-90

1. HIRSH
2. Northwest - wants answer



②

Canal over —

+ State or District - Authority  
for continued use of effluent.  
usage --

steps  
to do

1. water Records - all - (State tests) incl.
2. plot records with population over  
past years

3. Chem lab - should test 11-3-

1. Organic test

2.

3.

standard state measurement  
for secondary lagoon  
effluent.

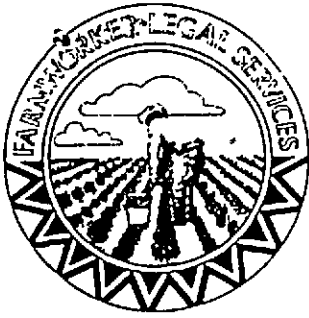
DON GIBBONS  
EPA 334-1430  
FOR permits

Residual chlorine JUB - BOD  
Permission for  
Dore Curtis

(flow)  
Concentration  
10. A flow  
+ head  
% Residual BOD

BOD -  
PH -

suspended solids -  
Fecal coliform



**IDAHO LEGAL AID SERVICES, INC.**  
**SERVICIOS LEGALES/MIGRANT LAW UNIT**

MAIN OFFICE  
317 Happy Day Blvd., Suite 210  
P.O. Box 1116 • Caldwell, Idaho 83606-1116  
(208) 454-2591 / 345-2193

**MIGRANT OFFICES**  
482 C Street, Suite 101  
Idaho Falls, ID 83402  
(208) 524-3660  
224 S Arthur, Suite A  
P.O. Box 1785  
Pocatello, ID 83240-1785  
(208) 233-0079  
161 7th Ave. North  
Twin Falls, ID 83303-1296  
(208) 734-7024

June 5, 1990

Camillo Lopez  
Attorney at Law  
702 E. Chicago  
Caldwell, ID 83605

Dear Camillo:

Here's the pitch: Help form an intramural softball league at the Caldwell Labor Center.

There are three basic reasons for forming such a league. First, the residents need a recreational outlet. Most of the residents are migrant farmworkers who are not familiar with the local community. In addition by living at the Caldwell Labor Center, they are physically isolated. The Center is approximately two miles from Caldwell. Furthermore, because of language barriers, many are even further isolated from recreational opportunities. As a consequence of these factors, residents of the Caldwell Labor Center do not have access to the regular channels of athletic recreation.

But the need for recreation remains. Farmworkers work hard during the days and weeks of summer at jobs that can be very tedious. They need a break from the demands of their work. Young men, after work and during lulls in work, have time on their hands and need opportunities to direct their energies in positive directions. And children, too young to accompany their parents in the fields, need to have their energies positively directed during the work day hours.

Second, there is a need for better rapport between the residents of the Caldwell Labor Center and the larger Caldwell community. An intramural softball league would help create this rapport by promoting interaction between the CLC community and the Caldwell community.

Third, and most importantly, the residents of the labor center desire some type of recreational league. Last year residents of the labor center attended two meetings directed towards the issue of improving security at the center. At these meetings the

June 5, 1990

Page 2

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concept of an athletic league to improve rapport between the Sheriff's Department and the residents of the labor center was proposed. The proposal was greeted with enthusiasm by the residents of the labor center.

I am enclosing a draft of a proposal for such an intra-mural softball league. There will be a meeting held Monday, June 11, 1990 at 7:00 p.m. at the Caldwell Chamber of Commerce, 300 Frontage Rd., Caldwell, Idaho. Will you please consider attending this meeting?

Let's play ball.

Sincerely yours,

IDAHO LEGAL AID SERVICES, INC.

*Michael E. Duggan*

Michael E. Duggan

MED/jb  
Enclosure





**IDAHO LEGAL AID SERVICES, INC.**  
**SERVICIOS LEGALES/MIGRANT LAW UNIT**

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Twin Falls, ID 83303-1296  
(208) 734-7024

June 15, 1990

Bob Jarboe  
City of Caldwell  
P.O. Box 1117  
Caldwell, ID 83606

Dear Mr. Jarboe:

I am writing to keep you updated on the proposal for an intramural softball league at the Caldwell Labor Center. On Monday June 11, 1990 an organizing meeting was held at the Caldwell Chamber of Commerce. At this time it was explained that the proposal for an intramural softball league would be discussed at the Caldwell Housing Authority board meeting on June 19, 1990 and at a special meeting of the residents of the Caldwell Labor Center on June 21, 1990.

It was the consensus of those present that the intramural league could take shape in several ways, depending upon the response of the residents of the center. The league could be for adults 16 and over or for youth. Instead of softball, the league could be formed around the sports of soccer, or volley ball. And instead of developing a self-contained league, a few teams could be formed at the Center and incorporated into existing leagues or have games scheduled with teams of existing league.

It was concluded that the definite shape of the proposal will need to await the response of the residents of the Center. However, tentative plans were discussed for a "Day in the Park" on Sunday July 1, 1990. This event would take place at the Center, and its purpose would be to help the residents to visualize different things that a recreational league could do at the Center. The Caldwell Recreation Department in conjunction with the Caldwell Softball League would conduct one or two exhibition games at the Center. Other activities for the "Day in the Park" could include setting up a soccer match, the residents playing their own softball game against each other or against one of the Caldwell teams, a BBQ dinner for those who attend, and a Mariachi band. The final shape of this event will also depend upon the response from the residents at the meeting on June 21st.

June 15, 1990  
Page Two

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I will keep you posted as to the response from the June 21st meeting and as to the date and time of our next meeting.

Sincerely yours,

IDAHO LEGAL AID SERVICES, INC.

*Michael E. Duggan*

Michael E. Duggan  
Attorney at Law

MED/mt

12-6-90

1. Kirby Vicars checked out our sewage system yesterday. The following are a few observations: We need to patch a few holes in our lagoon liners, clean up & test our chlorine injector & our measuring clock for influent. His guess was that 100,000 gallons presently flows into the canal per day. If true, at that rate he said we would use approx. 1 55 gal. drum of 12½% chlorine per every 18 days, or between \$150 - 200 <sup>00</sup> of chlorine per month.

He'll provide a complete write-up on our needs to meet code by Monday, 12-10-90, this will include prices on the aeritrators & a recommended type. Also an overall price for the whole up-dating of the system will be added.

12-6-90

1. Kirby Vicars checked out our sewage system yesterday. The following are a few observations: We need to patch a few holes in our lagoon liners, clean up + test our chlorine injector + our measuring clock for surf. His guess was that 100,000 gallons presently flows into the canal per day. If true, at that rate he said we would use approx. 1 55 gal. drum of 12 1/2% chlorine per every 18 days, or between \$150 - 200 <sup>00</sup> of chlorine per month.

He'll provide a complete write-up on our needs to meet code by Monday, 12-10-90, this will include prices on the aerators + a recommended type. Also an overall price for the whole up-dating of the system will be added.

11-29-90

## Notes

1. Liquid chlorine is available  
chemical pump for 55 gal drums  
to distribute Sodium Hypochlorite  
(It is 12½% chlorine) concentrate  
\$82.50 for 55 gal's  
Approx \$1.50 per gal
2. Fred Markus assured that  
expenses for the operational audit  
can be included in loan.
3. 2 bids on leveling burnt  
house will be forthcoming -

11-28-90

Commissioners Mtg

Present: all

soon

1. 1 Kirkby loans motion: Cam. to 1<sup>st</sup>  
operational audit Cornwall 2<sup>nd</sup>

2. Interest on the two loans should be  
pro-rated - at lower interest rate

Free - To clarify loan  
request

1. Interest rate 2<sup>nd</sup> 1<sup>st</sup>  
- pmt  
- term  
- Total payout time  
{ Relation to new loan  
would all three be combined

3. check city sewage - Caldwell  
airators - Vicars

4. Architect (Letter of Engagement)  
(Thurs) not  
Ford + Crowder

(5) - Wmang - Inspect House  
Tom Wheeler  
(Kldy City inspector)  
county?

check (inspect) wire with  
+  
with out  
Eric electric (turn cotise)  
is necessary to adjust  
is there danger at present  
because of insulation.

Down 1<sup>st</sup>  
Kier fort 2<sup>nd</sup>

---

financial Rpt

1<sup>st</sup> Dave  
2<sup>nd</sup> Camilo

1. Kirby Vicars \$200 00

Examination of system

Because he set it up - he knows  
details - and is cheaper.

\$150-200<sup>00</sup> - How much ~~expense~~ per month  
~~expense~~

2. FHA proposal on Loans

3. (WIRING) ✓



Commissioners Mtg

11-21-90

Present: Kerfoot  
Cannwell  
Lopez

Absent

Downer  
Batt

1. Liquid chlorine (available)

2. - Activate chlorinator

3. - Vicars  
~~Waters~~ Waters & Rodgers  
Van " "

4. Replacement - Liquid - ?

Bring system into compliance

1st Cannwell 2nd <sup>Lopez</sup> Kerfoot  
accept proposal (dos)

5. disinfectants - also

---

1. Estimator on taking house out

2. weight Escave from

FHA - INSUR - (if all done up house)  
monies -



Request that the two loan resolutions be consolidated to one loan agreement. Currently have two loan agreements, but the project has been submitting one budget, one financial statement and one audit for the project.

Currently Farmers Home Administration is treating the two loans as to separate projects.



United States  
Department of  
Agriculture

Farmers  
Home  
Administration

704 Albany St., Suite 7  
Caldwell, Idaho 83605  
208-459-0761

December 4, 1990

Dave Linden, Manager  
Caldwell Housing Authority  
PO Box 70  
Caldwell, Idaho 83605

Dear Dave:

This letter will confirm our conversation held this date, regarding the recent fire in one of the old houses in the labor housing project. You have requested the use of the insurance funds (\$6,850.66) to pay for the removal of the fire rubbish, as well as to pay for general operation of your facility. I suggest that a portion of those funds should also be used for maintenance and clean up of apartments to get ready for next years operation.

You stated that the board has suggested that all existing older houses be inspected by a qualified electrician to assure there is no faulty wiring associated with the houses. I believe this to be a very prudent thing to do, but would caution not to spend too much money on making repairs to these old houses. If faulty wiring is found, the families should be requested to vacate and move into one of the empty apartments.

Please keep me informed of the status of your pre application for FmHA assistance.

Sincerely,

FRED L. MARKER  
District Loan Specialist