

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 23, 1993.

A G E N D A

1. Additional Parking
 - A. Roy Crowder *\$4,400⁰⁰*
2. Fred Marker Comments
 - A. Letter to County Commissioners
3. Ratify change order #15 & Partial payment #10 & 3
4. Signs - Parking, Littering etc.
5. Alarm for Laundromat *OK*
6. Occupancy, write offs *OK*
7. Violation of oil-change rule?

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P. O. Box 70
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(208) 459-2232

By action of the Commissioners of the Housing Authority of the City of Caldwell, Idaho at the regular meeting held _____; 1993, accounts receivable and credits for 1992 were written off as follows;

To profit and loss account	(Collection losses)
Houses	\$ 2,583.22
Apartments	<u>2,447.40</u>
Total	<u>\$ 5,030.62</u>
To profit and loss account	(Credit balances)
Houses	\$ 66.44
Apartments	<u>1,019.36</u>
Total	<u>\$ 1,085.80</u>
Net rent loss on Houses & Apartments	<u>\$ 3,944.82</u>

UNCOLLECTABLE ACCOUNTS 1992
HOUSES AND APARTMENTS

<u>NAME</u>	<u>DATE VACATED</u>	<u>UNIT #</u>	<u>RENT</u>
<u>HOUSES</u>			
ARRIAGA, JOSE	12/02/92	47	\$ 58.00
CANALES, MARY E	03/16/92	15	643.00
CEPEDA, PABLO	12/31/92	39	61.00
CORTAZAR, ANDRES	08/04/92	32	287.00
GARCIA, RAMIRO	10/09/92	31	138.00
MARTINEZ, MIGUEL JR	10/02/92	08	623.00
ORTIZ, MANUEL JR	11/23/92	04	38.30
VELA, BLANCA	03/27/92	32	<u>734.92</u>

pd 1-93

\$ 2,583.22

APARTMENTS

ALMENDAREZ, JOSE B	06/19/92	12	\$ 71.52
ALONSO, RENE	12/02/92	107	226.00
BAEZ, CUAHUTEMOC	08/20/92	53	133.00
CALVILLO, LUIS	08/06/92	89	97.00
FELIX, WALDO	08/26/92	105	62.00
GALVAN, MARCELO	10/01/92	67	41.72
GARCIA, DAVID	07/24/92	104	244.00
GARCIA, ANTONIO	07/21/92	88	129.00
GARZA, DOMINGO G	03/12/92	32	262.00
GOMEZ, JAVIER	11/10/92	20	345.00
LARA, JOSE M.	04/22/92	104	100.00
PESINA, ERVEY	04/01/92	57	110.16
NAVA, JOSE M.	01/27/92	22	10.00
RODRIGUEZ, LEANDRO	02/24/92	59	198.00
SARABIA, VICTOR	10/05/92	69	230.00
SERRANO, FRANCISCO	10/30/92	12	\$ <u>188.00</u>

pd # 179.15 - 2-243

\$ 2,447.40

Total Uncollectable Accounts Houses & Apts \$ 5,030.62

CREDITABLE ACCOUNTS 1992
HOUSES AND APARTMENTS

<u>NAME</u>	<u>DATE VACATED</u>	<u>UNIT #</u>	<u>RENT</u>
<u>HOUSES</u>			
ORTIZ, GUADALUPE	12/16/92	36	\$ 45.00
PESINA, EZEQUIEL	10/09/92	40	<u>21.64</u>
			\$ <u>66.44</u>
<u>APARTMENTS</u>			
ALVARADO, BRIGIDO	10/30/92	88	\$ 12.84
AVALOS, JORGE	01/31/92	17	10.84
AVILA, EUSEBIO	10/30/92	59	24.54
AYALA, JOSE	10/02/92	76	.12
BARRAZA, JOSE A.	12/16/92	33	24.54
CASTELLANOS, EDGARDO	10/30/92	06	12.28
CHAVARIN, RIGOBERTO	12/26/92	50	98.54
CUCHILLO, FRANCISCO	10/09/92	85	46.84
DELEON, ALICIA	10/30/92	56	12.26
GARCIA, RAFAEL	10/30/92	13	17.84
GARCIA, RAMIRO JR.	10/29/92	39	36.82
GONZALEZ, WENCESLAO	12/27/92	52	44.08
GUILLEN, GILBERTO	12/31/92	45	53.28
MADRIGAL, JOSE	10/07/92	70	74.28
MARTINEZ, ISMAEL	09/03/92	45	27.40
MARTINEZ, JULIE A.	07/20/92	58	178.92
MARTINEZ, SEFERINA	10/09/92	02	18.40
MUNOZ, ELIAS	10/01/92	43	.02
QUINTERO, GILBERTO	12/04/92	62	44.00
RODRIGUEZ, GERONIMO	06/08/92	59	8.70
RODRIGUEZ, HECTOR	06/08/92	57	8.70
RODRIGUEZ, JOSE JR.	09/18/92	01	6.14
SANCHEZ, CONCEPCION	10/28/92	57	6.14
SICAIROS, JOSE	10/29/92	82	30.72
TAMEZ, HOMERO	10/19/92	74	43.42
VARGAS, JOSE	11/12/92	93	48.86
VASQUEZ, AMERICA	12/18/92	69	78.84
VILLASENOR, TRINIDAD	01/02/92	32	<u>50.00</u>
			\$ <u>1,019.36</u>
Total Creditable Accounts Houses & Apts.			\$ <u>1,085.80</u>

3-4-93

Telephone survey

1. Change Order: #15

Extend contract completion time
42 days from 5/11/93 to 6/24/93

2. Partial pymt: #10

2-1/3-1-93
for Russell - \$115,097.00

Partial pymt: #3

2-1/3-1-93
for NW Tech - 54,646.44

Approval:	Commissioners	-	3-4-93
			Dave ^{1st}
Cemilo Lopez	-	yes	Lew _{2nd}
Dave Cornwall	-	yes	<u>Cornwall</u>
Paul Okamura	-	yes	
Lew Herfoot	-	yes	7-24-93
Don Downen	-	yes	

To satisfy at met mtg. 24
3-4-93

P E T I T I O N

WE, THE RESIDENTS OF FARMWAY VILLAGE ARE CONCERNED THAT WE LIVE IN A HIGH CRIME AREA. OUR GOAL IS TO CHANGE FARMWAY VILLAGE INTO A LAW-ABIDING AND SAFE COMMUNITY. WE ARE PETITIONING THE COUNTY FOR LAW ENFORCEMENT BOTH SHORT-TERM AND LONG-TERM. IN THE SHORT-TERM WE FEEL THE COUNTY'S SHERIFFS DEPARTMENT SHOULD INCREASE ITS PATROLS HERE IN THE VILLAGE AND SURROUNDING AREA TO EQUAL THE REST OF THE COUNTY. IN THE LONG-TERM WE FEEL A SHERIFF'S DEPUTY IN RESIDENCE, PROVIDING AT LEAST 30% OF HIS DUTY TIME WOULD BE OF GREAT BENEFIT IN MAKING OUR COMMUNITY SAFE AND LAW ABIDING WHERE OUR FAMILIES CAN FEEL SECURE AND BE PART OF THE REST OF THE COUNTY.

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 24, 1993

George Vance
Jan Vinsen
Abe Vasquez

Dear Commissioners:

We want to thank you for the opportunity to meet with you and discuss our security needs at Farmway Village. It was very helpful for us to get some insight on your concerns and that of the Sheriff's Department so we might reach a compromise satisfactory to all.

As we discussed, Farmway Village is a high crime area, with various types of criminal activity occurring, the Housing Authority is inviting you to send a deputy, rent free, to live here and provide approximately 30% of his duty time to help us. Of course, there are various ways his time could be negotiated. The Housing Authority realizes that your concerns include the costs involved in this matter, as well as that of the entire county. Nevertheless, we feel any effort given to curtailing criminal activity here will benefit the entire county.

The Housing Authority is concerned that a possible misunderstanding had developed in our discussion. To clarify this misconception, we would like to say that we are not asking you to enforce our rules and regulations, but in fact, we are asking that the Sheriff's Department patrol and enforce the county and state laws to reduce criminal activity here and insure the safety and well-being of the tenant.

Farmway Village is comparable to a High-Rise complex in any city. Like some large cities, we are developing self-help programs through our tenant committee. These programs are helping, but support and cooperation from the Sheriff's Department is essential. Since we are a high crime area, we are delighted that this Administration along with its Sheriff's Department will be focusing on this problem. Farmway Village would like to thank you and remind you that we provide decent affordable housing to the farm worker giving the local farmers a stable work force.

Sincerely,

Caldwell Housing Authority Commissioners

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pd 1-a3

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pd # 179.15 - 2-293

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HOUSING AUTHORITY

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CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
March 17, 1993

Farmers Home Administration
704 Albany Street, Suite 7
Caldwell, Idaho 83605

Attn: Fred Marker

RE: Proof of need for guest parking

Dear Fred:

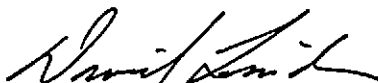
The following are a few comments to support the request of the Housing Authority for guest parking:

(1) Presently over 50% of the families living in the project have three or more family members of driving age that work. Many of these families have three vehicles that are in good running condition used to travel to work. Parking for the tenants only is not sufficient.

(2) The hispanic custom and tradition is for large families and for these families to remain together (in the same area) even after the children are grown. As time goes by there is a tremendous amount of visiting, parents and children, along with other relatives and friends. That is the way they live. Guest parking is a very real need in such an atmosphere. I can see complaints and fights developing even resulting in possible damage to the grass or other areas.

(3) Two complexes or 40 units have been occupied since January, 1993. During these two months we have experienced complaints, name calling along with a lot of accusations. There just is not sufficient parking even for the tenants. In fact if each car was a horse we would have filled our entire pasture. There are two more parking areas to be constructed, one for each complex. These areas are for from 12 - 14 spaces each. These two additions will help care for the needs of the tenants only. But with spring and the work season soon to arrive there will be a new influx of friends and relatives here in the Village. I would like to see a fenced-in gravel area set aside for additional parking for the old block apartments as well. We feel that the need will continue to grow and if any monies can be set aside to cover this need it will be best be used while Russell is here with his equipment.

Sincerely,





**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

2995 N. COLE RD. • SUITE 280
BOISE, IDAHO 83704 • (208) 377-2870
FAX (208) 322-5886

CONSTRUCTION REPORT NO: THIRTY-THREE
PROJECT: CALDWELL HOUSING AUTHORITY
LOCATION: CALDWELL, IDAHO
DATE: FEBRUARY 26, 1993
TIME: 3:30 P.M.
WORK ON SCHEDULE: YES
WEATHER CONDITIONS: SUNNY, 35 DEGREES
PRESENT ON SITE: TED PARROTT; FRAMING CREWS; SHEETROCKERS

WORK IN PROGRESS:

COMPLEX A: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX B: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX C:

BUILDING C-1: FRAMING AND LAYING OUT OF SILL PLATES HAS BEGUN

BUILDING C-2: FLOOR SLAB HAS BEEN POURED; SLAB IS COVERED

BUILDING C-3: NO SIGNIFICANT CHANGE

BUILDING C-4: FRAMING IS ESSENTIALLY COMPLETE; WALLS HAVE BEEN INSULATED;
HANGING OF GYP.BD. HAS BEGUN

BUILDING C-5: NO SIGNIFICANT CHANGE

COMPLEX D: FRAMING IS CONTINUING; ROOF TRUSSES HAVE BEEN SET ON SINGLE
STORY PORTION OF BUILDING; UPPER LEVEL FRAMING IS PROGRESSING, AND IS
READY FOR TRUSSES TO BE SET.

OFFICE BUILDING: OCCUPIED; SHORT LIST ITEMS BEING CORRECTED.

STORAGE BUILDINGS: NEARLY READY FOR PUNCH LIST INSPECTION; COMPLETION AND
INSPECTION DELAYED BY MUDDY SITE CONDITIONS.

ROOFING OF MASONRY BUILDINGS: ALL ROOFS FLASHED AND READY FOR TOPCOAT.
NO ADDITIONAL WORK IS LIKELY UNTIL WEATHER CONDITIONS IMPROVE.

ASBESTOS ABATEMENT: ABATEMENT HAS BEEN COMPLETED AT ALL BUT 8 BUILDINGS.

BUILDING REMOVAL: FIRE DEPARTMENT IS BURNING THREE BUILDINGS AT TIME OF
ARCHITECT'S VISIT. BUILDINGS WHICH HAVE DELAYED NEW CONSTRUCTION HAVE
BEEN BURNED; REMOVAL OF ASH AND DEMOLITION OF FOUNDATION WALLS IS
EXPECTED TO BEGIN EARLY NEXT WEEK.

CONSTRUCTION REPORT NO. THIRTY-THREE

ACTION REQUIRED:

ASSURE THAT FIRE BLOCKING IS INSTALLED BEHIND FURR-DOWN PRIOR TO HANGING SHEETROCK OR CABINETS AS SPECIFIED - TYPICAL AT ALL PARTY WALLS

INSTALL HURRICANE CLIPS AT ROOF TRUSSES

INSTALL SHIMS AT WINDOW AND DOOR HEADERS WHERE NEEDED, PRIOR TO HANGING GYP BD.

CC. FmHA - STATE, FmHA - CALDWELL, OWNER, CONTRACTOR



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

2995 N. COLE RD. • SUITE 280
BOISE, IDAHO 83704 • (208) 377-2870
FAX (208) 322-5886

CONSTRUCTION REPORT NO: THIRTY-FOUR
PROJECT: CALDWELL HOUSING AUTHORITY
LOCATION: CALDWELL, IDAHO
DATE: MARCH 9, 1993
TIME: 2:30 P.M.
WORK ON SCHEDULE: YES
WEATHER CONDITIONS: PARTLY CLOUDY, 35 DEGREES
PRESENT ON SITE: TED PARROTT; FRAMING CREWS; SHEETROCKERS

WORK IN PROGRESS:

COMPLEX A: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX B: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX C:

BUILDING C-1: EXTERIOR WALLS ARE FRAMED, WINDOWS SET

BUILDING C-2: EXTERIOR WALLS ARE FRAMED, WINDOWS SET

BUILDING C-3: NO SIGNIFICANT CHANGE

BUILDING C-4: ROOF IS DRY SHEETED; TEXTURING OF WALLS IS IN PROGRESS

BUILDING C-5: NO SIGNIFICANT CHANGE

COMPLEX:

BUILDING D-1: FRAMING ESSENTIALLY COMPLETE; ROOF DRY SHEETED, SIDING AND WINDOWS IN PLACE, PLUMBING & ELECTRICAL ROUGH-IN IN PROGRESS

BUILDING D-2: FOOTING IN PLACE; CONSTRUCTING FOUNDATION FORMS; FOUNDATION INSULATION IN PLACE.

BUILDING D-3: FOOTINGS AND FOUNDATIONS POURED; FORMS STRIPPED

OFFICE BUILDING: OCCUPIED; SHORT LIST ITEMS BEING CORRECTED.

STORAGE BUILDINGS: NEARLY READY FOR PUNCH LIST INSPECTION; COMPLETION AND INSPECTION DELAYED BY MUDDY SITE CONDITIONS

ROOFING OF MASONRY BUILDINGS: ALL ROOFS FLASHED AND READY FOR TOPCOAT. NO ADDITIONAL WORK IS LIKELY UNTIL WEATHER CONDITIONS IMPROVE.

ASBESTOS ABATEMENT: ABATEMENT IS CONTINUING

BUILDING REMOVAL. REMOVAL OF ASH AND CONCRETE IS IN PROGRESS

CONSTRUCTION REPORT NO. THIRTY-FOUR

ACTION REQUIRED:

ASSURE THAT FIRE BLOCKING IS INSTALLED BEHIND FURR-DOWN PRIOR TO HANGING SHEETROCK OR CABINETS AS SPECIFIED - TYPICAL AT ALL PARTY WALLS

INSTALL HURRICANE CLIPS AT ROOF TRUSSES

INSTALL SHIMS AT WINDOW AND DOOR HEADERS WHERE NEEDED, PRIOR TO HANGING GYP BD.

ASSURE THAT TEMPERED GLASS IS IN PLACE WHERE REQUIRED ADJACENT TO DOORS

INSULATE WALL POCKETS PRIOR TO ENCLOSURE OF POCKETS

ASSURE THAT BACKING IS IN PLACE FOR ALL GRAB BARS AND AT OTHER LOCATIONS AS SPECIFIED

ASSURE THAT ACCESS IS PROVIDED FOR ALL LOW ROOF AREAS ON TWO STORY BUILDINGS.

CC: FmHA - STATE, FmHA - CALDWELL, OWNER, CONTRACTOR



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

2995 N. COLE ROAD • SUITE 280 • BOISE, IDAHO 83704
(208) 377-2870
FAX (208) 322-5886

CONSTRUCTION REPORT NO: THIRTY-FIVE
PROJECT: CALDWELL HOUSING AUTHORITY
LOCATION: CALDWELL, IDAHO
DATE: MARCH 18, 1993
TIME: 9:30 A.M.
WORK ON SCHEDULE: YES
WEATHER CONDITIONS: PARTLY CLOUDY, 35 DEGREES
PRESENT ON SITE: TED PARROTT; FRAMING CREWS; SHEETROCKERS

WORK IN PROGRESS:

COMPLEX A: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX B: WORK ON REMAINING SHORT LIST ITEMS CONTINUING

COMPLEX C:

BUILDING C-1: ROOF IS DRY SHEETED, PLUMBING ROUGH-IN NEARLY COMPLETE;
ELECTRICAL ROUGH-IN IN PROGRESS

BUILDING C-2: ROOF IS PARTIALLY SHEATHED; FRAMING COMPLETE

BUILDING C-3: NO SIGNIFICANT CHANGE

BUILDING C-4: ROOFING NEARLY COMPLETE; WALLS TAPED, TEXTURED AND PAINTED;
HANGING INTERIOR DOORS AND INTERIOR TRIM IN PROGRESS

BUILDING C-5: NO SIGNIFICANT CHANGE

COMPLEX:

BUILDING D-1: FRAMING COMPLETE; ROOF DRY SHEETED, ROOFING HAS BEGUN;
SIDING AND WINDOWS IN PLACE; PLUMBING & ELECTRICAL ROUGH-IN COMPLETE;
WALLS INSULATED AND NEARLY READY FOR GYP BD.

BUILDING D-2: FLOOR SLAB POURED; READY FOR FRAMING TO BEGIN

BUILDING D-3: FLOOR SLAB POURED; READY FOR FRAMING TO BEGIN

OFFICE BUILDING: OCCUPIED; SHORT LIST ITEMS BEING CORRECTED.

STORAGE BUILDINGS: NEARLY READY FOR PUNCH LIST INSPECTION; COMPLETION AND
INSPECTION DELAYED BY MUDDY SITE CONDITIONS

ROOFING OF MASONRY BUILDINGS: ALL ROOFS FLASHED AND READY FOR TOPCOAT.
NO ADDITIONAL WORK IS LIKELY UNTIL WEATHER CONDITIONS IMPROVE.

ASBESTOS ABATEMENT: HOLDING UNTIL ADDITIONAL BUILDINGS BECOME AVAILABLE

CONSTRUCTION REPORT NO. THIRTY-FIVE

ACTION REQUIRED:

IMCORRECT COLOR HAS BEEN USED FOR SHINGLES AT COMPLEX D. CONTACTOR WILL MAKE CORRECTIONS NEEDED AND ASSURE THAT OTHER TRADES ARE ADVISED OF APPROPRIATE COLOR SCHEDULE.

ASSURE THAT FIRE BLOCKING IS INSTALLED BEHIND FURR-DOWN PRIOR TO HANGING SHEETROCK OR CABINETS AS SPECIFIED - TYPICAL AT ALL PARTY WALLS

INSTALL HURRICANE CLIPS AT ROOF TRUSSES

INSTALL SHIMS AT WINDOW AND DOOR HEADERS WHERE NEEDED, PRIOR TO HANGING GYP BD.

ASSURE THAT TEMPERED GLASS IS IN PLACE WHERE REQUIRED ADJACENT TO DOORS

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CC: FmHA - STATE, FmHA - CALDWELL, OWNER, CONTRACTOR

CROWDER
PARAGON

WHITE ENGINEERS
1707 LINDA VISTA LANE
BOISE, IDAHO 83704
(208)375-3581

PROJECT: FARMWAY HOUSING
CONTRACT: MECHANICAL

FIELD REPORT NO:
PROJECT NO: 672-

DATE 3-19-93 TIME WEATHER TEMP. RANGE

EST. % OF COMPLETION CONFORMANCE WITH SCHEDULE(+,-)

WORK IN PROGRESS PRESENT AT SITE

WHITE

PERIOD

OBSERVATIONS

1. NEW UNITS 100% TO ROUGH-IN W/ UNDER SLAB ROUGH-IN COMPLETE IN OTHER UNIT.
2. CONDENSATION STILL SEEMS TO BE A PROBLEM IN SOME UNITS.
3. OFFICE IS CAL-ALOTE.
4. WATER SERVICE VALVES TURNED 90° AS DISCUSSED.

ITEMS TO VERIFY

INFORMATION OR ACTION REQUIRED

ATTACHMENTS

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
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(208) 459-2232
March 17, 1993

Farmers Home Administration
704 Albany Street, Suite 7
Caldwell, Idaho 83605

Attn: Fred Marker

RE: Proof of need for guest parking

Dear Fred:

The following are a few comments to support the request of the Housing Authority for guest parking:

(1) Presently over 50% of the families living in the project have three or more family members of driving age that work. Many of these families have three vehicles that are in good running condition used to travel to work. Parking for the tenants only is not sufficient.

(2) The hispanic custom and tradition is for large families and for these families to remain together (in the same area) even after the children are grown. As time goes by there is a tremendous amount of visiting, parents and children, along with other relatives and friends. That is the way they live. Guest parking is a very real need in such an atmosphere. I can see complaints and fights developing even resulting in possible damage to the grass or other areas.

(3) Two complexes or 40 units have been occupied since January, 1993. During these two months we have experienced complaints, name calling along with a lot of accusations. There just is not sufficient parking even for the tenants. In fact if each car was a horse we would have filled our entire pasture. There are two more parking areas to be constructed, one for each complex. These areas are for from 12 - 14 spaces each. These two additions will help care for the needs of the tenants only. But with spring and the work season soon to arrive there will be a new influx of friends and relatives here in the Village. I would like to see a fenced-in gravel area set aside for additional parking for the old block apartments as well. We feel that the need will continue to grow and if any monies can be set aside to cover this need it will be best be used while Russell is here with his equipment.

Sincerely,

