

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
September 28, 1994

COMMISSIONERS MEETING

A G E N D A

1. Update on deputy status -- Hank Ortiz
10-1 full time (10-30 post academy)
2. Project information needed -- Ray Crowder
 - A. Carpet or what other floor covering
 - B. Fencing
 - C. Sprinkler extension
 - D. Formica colors
 - E. Door hardware more durable
 1. Conversion of sprinkler water source (now or later)
 2. Community Center placement
 3. Additional well proposal
3. August financial statement
4. Sign signature cards

COMMISSIONERS MEETING
September 28, 1994

PRESENT: All present, additional Ray Crowder & Jay Smithman

1. **PROJECT INFORMATION** Ray Crowder wanted the commissioners to decide some items as to color of vinyl, formica, carpet and outside paint. Types of door hardware were considered.

Ray Crowder suggested that alternate bids for the new well and the filter system as well and a number of other items be used. Basic bids would be for the lagoon system and general contractor.

2. **PHASE II BUDGET** Jay Smithman provided figures for the new 60 unit budget. Each commissioner received a copy. His figures were based on a \$1,794,389.00 loan & \$1,793,461 grant; a 50 percent loan, grant.
3. **FINANCIAL STATEMENT** A motion by Lew Kerfoot and seconded by Paul Okamura to accept the financial statement for August, 1994 was made. Motion carried.
4. **RESOLUTION** It was resolved by the Commissioners of the Housing Authority of the City of Caldwell, Idaho to sign a Labor Housing Grant Agreement. Requesting \$ 3,517,500.00 for Loan & Grant, at 50% loan and 50% grant, from the Agriculture Department via the FmHA. A motion by Paul Okamura and seconded by Lew Kerfoot to accept the above was made. Motion carried.

Commissioners Meeting
Sept 28, '99

1. ~~Stuck w/ vinyl~~
A colors stay same

Separate contract on 3 items (Ray)
wall - (base or alternate brd) Don
Filter -
Logos

2. (New Figures) budget - (Joy)

3. Financial (August) Statement
 1. Lew
 2. Paul,
Carroll

minutes
Resolution: Labor Housing Grant Agreement
Requesting Loan & Grant 3,517,000
which amount 1,758,250
back

Fred Markers Dec 1993
19-26

1. Paul
2. Lew

DRAFT BUDGET

HOUSING AUTHORITY
OF THE
CITY OF CALDWELL

FARMWAY VILLAGE
PHASE II
60 UNITS

STANDARD FORM 424C
 BUDGET INFORMATION - CONSTRUCTION PROGRAMS

COST CLASSIFICATION	b. Costs Not allowable for participation		c. Total Allowable
	a. Total Cost participation (Column a-b)		
1. Administrative and Legal Expenses	35,000.00		35,000.00
2. Land, Structures, Right of Way, Appraisals, Etc.	.00		.00
3. Relocation Expenses and Payments	.00		.00
4. Architectural and Engineering Fees	93,000.00		93,000.00
5. Other Architectural and Engineering Fees	14,000.00		14,000.00
6. Project Inspection Fees	31,000.00		31,000.00
7. Site Work	744,000.00		744,000.00
8. Demolition and Removal	.00		.00
9. Construction	2,356,000.00		2,356,000.00
10. Equipment	.00		.00
11. Miscellaneous Interim Financing	77,000.00		77,000.00
12. Subtotal (Sum of Lines 1 - 11)	3,350,000.00	.00	3,350,000.00
13. Contingencies	167,500.00		167,500.00
14. Subtotal	3,517,500.00	.00	3,517,500.00
15. Project (Program) income	.00		.00
16. Total Project Costs (Subtract #15 from #14)	3,517,500.00	.00	3,517,500.00
17. Federal assistance requested, calculate as follows: Eligible Costs (Line 16 * 102% =			3,587,850.00

Total Development Costs	3,587,850.00
Total Amount of Grant	1,793,461.18
Total Amount of Loan	1,794,388.82
Percent of Grant	50%
Percent of Loan	50%
Annual FmHA Debt Repayment	64,108.92
Monthly FmHA Debt Repayment	5,342.41

 Rental Assistance Calculations

INCOME

From Tenants:	8.863	X	.30 X	60 Units	159,534
RA Contribution:	60	Units X	2.116		126,972
TOTAL INCOME					286,506

EXPENSES

Vacancy Rate	5%				11,091
O & M:	60.00	Units @	1.846		110,747
Reserve:	3,587,850	X	1.00%		35,879
Utility Costs:	60.00	Units @	1,078		64,680
SUBTOTAL EXPENSES					222,397

Available for Amortization Expense 64,109

Estimated Maximum Loan (TDC = 3,587,850) 1,794,389

LH Loan 1,794,389

LH Grant (Difference between Loan and TDC) 1,793,461

Percent Loan	.50
Percent Grant	.50

PART II - OPERATING AND MAINTENANCE EXPENSE SCHEDULE

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
1. MAINTENANCE & REPAIRS PAYROLL	14,450.00			
2. MAINTENANCE & REPAIRS SUPPLY	5,000.00			
3. MAINTENANCE & REPAIRS CONTRACT	.00			
4. PAINTING AND DECORATING	3,500.00			
5. SNOW REMOVAL	1,500.00			
6. ELEVATOR MAINTENANCE/CONTRACT	.00			
7. GROUNDS	10,000.00			
8. SERVICES	.00			
9. FURNITURE & FURNISHING REPLACEMENT	2,200.00			
10. OTHER OPERATING EXPENSE	.00			
11. SUB-TOTAL MAINT. & OPERATING (1 THRU 10)	36,650.00		.00	.00 .00
12. ELECTRICITY	2,800.00			
13. WATER	3,250.00			
14. SEWER	4,250.00			
15. FUEL (Oil/Coal/Gas)	.00			
16. GARBAGE & TRASH REMOVAL	5,760.00			
17. OTHER UTILITIES				
18. SUB-TOTAL UTILITIES (12 thru 17)	16,060.00		.00	.00 .00
19. SITE MANAGEMENT PAYROLL	16,500.00			
20. MANAGEMENT FEE	.00			
21. PROJECT AUDITING EXPENSE	3,600.00			
22. PROJECT BOOKKEEPING/ACCOUNTING	1,200.00			
23. LEGAL EXPENSES	1,500.00			
24. ADVERTISING	300.00			
25. TELEPHONE & ANSWERING SERVICE	1,200.00			
26. OFFICE SUPPLIES	2,000.00			
27. OFFICE FURNITURE AND EQUIPMENT	5,500.00			
28. TRAINING EXPENSE	2,400.00			
29. HEALTH INS. & OTHER EMP. BENEFITS (RETIREMENT)	11,689.99			
30. PAYROLL TAXES (FICA @ 6.2%)	1,918.90			
31. WORKMANS COMPENSATION (@ 3.6%)	1,114.20			
32. OTHER ADMINISTRATIVE EXPENSES (UNEMPLOYMENT @ 3.6%)	1,114.20			
33. SUB-TOTAL ADMINISTRATIVE (19thru 32)	50,037.29		.00	.00 .00
PERCENT OF PRINGE	.51			
34. REAL ESTATE TAXES	.00			
35. SPECIAL ASSESSMENTS	.00			
36. OTHER TAXES, LICENSES & PERMITS	.00			
37. PROPERTY & LIABILITY INSURANCE	8,000.00			
38. FIDELITY COVERAGE INSURANCE	.00			
39. OTHER INSURANCE	.00			
40. SUB-TOTAL TAXES & INSURANCE (34thru39)	8,000.00		.00	.00 .00
41. TOTAL O&M EXPENSES (11+18+33+40)	110,747.29		.00	.00 .00
	32,181.72			

PROJECT NAME	BORROWER NAME	BORROWER ID AND PROJECT NO.			
		CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
OPERATIONAL CASH SOURCES					
1.	RENTAL INCOME (LESS UTILITY ALLOWANCE)	94,854.00			
2.	FmHA RENTAL ASSISTANCE RECEIVED	126,972.00			
3.	OCCUPANCY SURCHARGES RECEIVED	.00			
4.	LAUNDRY AND VENDING	.00			
5.	INTEREST INCOME	.00			
6.	TENANT CHARGES	.00			
7.	OTHER - PROJECT SOURCES	.00			
8.	LESS (Vacancy and Contingency Allowance) @ 5%	-11,091.30			
9.	LESS (FmHA Approved Incentive Allowance)	.00			
10.	SUB-TOTAL [(1 THRU7)-(8 & 9)]	210,734.70		.00	.00
NON-OPERATIONAL CASH SOURCES					
11.	CASH - NON PROJECT	.00			
12.	AUTHORIZED LOAN (Non-FmHA)	.00			
13.	TRANSFER FROM RESERVE	.00			
14.	SUB-TOTAL (11 thru 13)	.00		.00	.00
15.	TOTAL CSH SOURCES (10 + 14)	210,734.70		.00	.00
OPERATIONAL CASH USES					
16.	TOTAL O&M EXPENSES (From Part II)	110,747.29		.00	.00
17.	FmHA DEBT PAYMENT	64,092.34			
18.	FmHA PAYMENT (Overage)	.00			
19.	FmHA PAYMENT (Late Fee)	.00			
20.	FmHA PAYMENT (Occupancy Surcharge)	.00			
21.	TENANT UTILITY PAYMENTS	.00			
22.	TRANSFER TO RESERVE	35,878.50			
23.	RETURN TO OWNER	.00			
24.	SUB-TOTAL (16 thru 23)	210,718.13		.00	.00
NON-OPERATIONAL CASH USES					
25.	AUTHORIZED DEBT PAYMENT (Non-FmHA)	.00			
26.	LONG-TERM IMPROVEMENTS	.00			
27.	MISCELLANEOUS	.00			
28.	SUB-TOTAL (25 thru 27)	.00		.00	.00
29.	TOTAL CASH USES (24+28)	210,718.13		.00	.00
30.	NET CASH (DEFICIT) (15-29)	16.57		.00	.00
CASH BALANCE					
31.	BEGINNING CASH BALANCE	.00			
32.	ACCRUAL TO CASH ADJUSTMENT	.00			
33.	ENDING CASH BALANCE (30+31+32)	16.57		.00	.00

MAY 26 1994

SUBJECT: LH Loan & Grant Request
Housing Authority of the City of Caldwell
60 Units & Community Center

TO: Obediah G. Baker
Director
Multi-Family Housing
Processing Division

We have reviewed the docket material for the subject project and we are unable to recommend loan concurrence. PSS offers the following comments and recommendations:

Architectural Review:

We concur with the State Architect's review comments and recommendations.

Recommendations:

1. Provision of operable window sash at all openings and elimination of all fixed glass openings is recommended to help achieve good air circulation through the units.
2. At the 2 & 3 bedroom accessible units, suggest switching the refrigerator and range locations to provide a larger uninterrupted counter & range space for food preparation. The refrigerator would still be accessible when adjacent to the hall. The relocated range would require a self cleaning oven which would eliminate the need for an adjacent knee space (UFAS, Section 4.34.6.7.). A removable cabinet for knee space below the sink, rather than an open knee space, is suggested until the unit is occupied by a person in a wheelchair, who requests the knee space.
3. At the Community Center, provision of a toilet for the manager and clinic staff is recommended. Also, easy access to the public toilets from within the clinic area should be provided for patients visiting the clinic. A door opening between the manager's office and the secretary's office appears advisable.

Environmental Review:

1. It is not appropriate to adopt the previously completed FmHA Assessment. When another Federal Agency has prepared an environmental assessment for a project, FmHA may adopt all or a part of that assessment. In this case, the assessment to be adopted is the assessment for the project as it was in May, 1991. Elements of the project have now changed and FmHA is considering a fundamentally new Federal


FGH plus his comments of 5/21/94

BZL

action. An environmental assessment for this Federal action should be completed. Of course, information obtained for the assessment completed in 1991 should be considered with any new information in completing the new assessment.

- Billy -
2. The file does not contain any evidence of notification requirement. When the assessment is completed, the file should contain evidence of all necessary publications.
 3. Attachment A to the 1991 assessment indicates that a portion of the site is south of the water way. Other attachments indicate that the site does not extend south of the water way. The physical limits to the site for the assessment should be clearly delineated. If the site extends south of the water way, the site would contain a floodplain. If this is the case, then the floodplain should be addressed with the appropriate mitigation.
 4. The new assessment should address the environmental issues relating to the demolition of the buildings that are a part of this activity.
 5. The new assessment should address the issue of transportation and include the mitigation of requiring the new access to the site from the Highway 44 Extension.
 6. PSS suggest that the environmental information be place in an Environmental Folder.

Please call Vern Rozas or Don Stander on 720-9619 if you have any questions on our review comments.


GARY J. MORGAN
Director
Program Support Staff

RURAL RENTAL HOUSING PROCESSING CHECKLIST
Position 1

12-12-91
Adj ↓
Int-A-1 of 192/10-91

DISTRICT Caldwell District III

COUNTY Canyon

	NAME	ADDRESS	TELEPHONE
APPLICANT	Housing Authority City of Caldwell	P. O. Box 70 Caldwell, ID 83605	459-2232
GENERAL PARTNERS			
PROJECT	Farmway Village		
ARCHITECT	Ray Crowder Crowder Associates		
ATTORNEY			
CONTRACTOR			
MANAGER			
CONTACT PERSON			

TYPE OF PROJECT: LABOR HOUSING

TOTAL NUMBER OF UNITS 1BR 20-2BR 223BR 164Bd 2-5Bd

ELDERLY FAMILY MIXED CONGREGATE

GROUP HOME COOPERATIVE

LEGAL ENTITY:

INDIVIDUAL PARTNERSHIP LIMITED PARTNERSHIP

CORPORATION PUBLIC BODY HOUSING AUTHORITY X

OTHER

RENTAL ASSISTANCE UNITS REQUESTED PRIVATE RA

AMOUNT REQUESTED:

TOTAL DEVELOPMENT COST \$3,587,850⁰⁰ LOAN AMOUNT \$1,758,750

\$ 1,758,750 - Grant

2% INITIAL O & M ~~70,000~~ ⁰⁰ NO 3% REQUIREMENT N/A

CASH EQUITY IN LAND

this will be a 60% Grant with 40% contribution

STAGE 1 - PREAPPLICATION (APPLICANT ELIGIBILITY)

Pre App. meeting held 7-14-93

Document or Action	Form or Exhibit No.	Procedure Reference	File Pos.	Responsibility of	Date Rec'd
Application for Federal Assist. (For Construction)	SF 424.2	1944.231 Ex. A-6	3	Applicant	
Request for Rental Assistance	1944-25	1944-E	2	Applicant	
Financial Statements		Ex. A-6	3	Applicant	12-30-93
Availability of Other Credit	Letters	Ex. A-6	3	Applicant & Lender	N/A
Statement of Applicant's Experience	Letter	Ex. A-6	3	Applicant	12-30-93
Organization Documents, Articles of Incorp., & Bylaws/Partnership Agmt.		Ex. A-6	5	Applicant & Attorney	OK
Membership List (Members, Officers, Member Organizations)	A List	Ex. A-6	5	Applicant	2-23-94 See 1930-8 1992 Business
Statement of Identity of Interest		Ex. A-6	3	Applicant	
Social Security and/or Tax ID Number		Ex. A-6	3	826001076 Applicant	12-30-93
Previous Participation Certificate	1944-37	1944.222 Ex. A-6	3	Applicant & Arch. & Contr. 12-30-93	SUB. LN. 70 EXISTING "B" (OK)
Rural Housing Market Analysis/Professional Market Study		Ex. A-6	3	Applicant	12-30-93
Survey of Existing Rental Units	Ex. A-2	Ex. A-6	3	Applicant	}
Rental Housing Survey	Ex. A-3	Ex. A-6	3	Applicant	
Rural Housing Survey Summary	Ex. A-4	Ex. A-6	3	Applicant	
Statement of Support From Local Officials (CONGREGATE ONLY)	Letter	Ex. A-6	3	Applicant	12-30-93

STAGE 1 - PREAPPLICATION (APPLICANT ELIGIBILITY)

Document or Action	Form or Exhibit No.	Procedure Reference	File Pos.	Responsibility of	Date Rec'd
Schedule of Proposed Rental Rates	Narrative	Ex. A-6	3	Applicant	need to review in detail
Congregate Services Charges	Narrative	Ex. A-6	3	Applicant	N/A
Plot Plan		Ex. A-6	8	Applicant	12-30-93
Size of Tract		Ex. A-6	8	Applicant	12-30-93
Map Showing Location of Support Services	City Map	Ex. A-6	8	Applicant	12-30-93
Option to Purchase Real Prop. Acceptance of Option	440-34 440-35	Ex. A-6	5	Applicant	N/A
Type of Project and Structures Proposed		Ex. A-6	6	Applicant	12-30-93
Sized of Each Type Unit		Ex. A-6	6	Applicant	12-30-93
Size & Type of Other Fac.		Ex. A-6	6	Applicant	12-30-93
Total Number Units (By Type)		Ex. A-6	6	Applicant	12-30-93
Type & Method of Constr.		Ex. A-6	6	Applicant	12-30-93
Total Development Cost, Cost Per Unit, & Estimated Loan Amount		Ex. A-6	6	Applicant	also see 424-2- Budget 12-30-93
Type of Utilities		Ex. A-6	6	Applicant	12-30-93
Comments re Off-Site Conditions		Ex. A-6	6	Applicant	12-30-93
Schematic Drawings		Ex. A-6	6	Architect & Reg. Surveyor	12-30-93
Disclosure of Related Asst. Pecuniary Interest/Use of Funds		Ex. A-6	3	Applicant	
Congregate Service Pkg.		Ex. A-6	3	Applicant	N/A
Form 2033-42, MISTR		2033-G	1	Dist. Office	

STAGE 1 - PREAPPLICATION (APPLICANT ELIGIBILITY)

Document or Action	Form or Exhibit No.	Procedure Reference	File Pos.	Responsibility of	Date Rec'd
MISTR Run on Applicant Entity/Gen. Partners		2033-G	1	State Office	
Priority Processing Point Score		1944.231	1	N/A Dist. Office	L.H.
Credit Report		1910-B 1910-C	1	N/A Dist. Office	L.H.
Statement of Budget and Cash Flow	FmHA 1930-7	Ex. A	3	Applicant	12-30-93
State Architect/Engineer Comments & Recommendations	Narrative	1944-E	6	State Arch./ Engineer	
Relocation Assistance Act	Narrative	1944.215	3	Applicant	N/A
Preapplication Conference Meeting	Meeting	1944-E	3	FmHA Applicant	12-30-93
District Director's Written Comments & Recommendations on Need & Demand for Rental Units & Certification of Applicant Eligibility	Narrative	1944-E	3	Dist. Office	See BR dated 2-24-94
State Office Comments & Recommendations to DD to Proceed w/Preapplication	Letter	1944-E	3	State Office	
Notification of Preapplication Review Action w/Attachments	AD-622	1944.231	3	Dist. Office	
Request for Environmental Information	1940-20	1940-G	3	Dist. Office	12-31-93
Applicant's Environmental Evaluation	1940-20	Ex. A-6 1901-G	3	Applicant	2-29-94
Environmental Impacts of Site		Ex. A-6	7	Applicant	2-28-94
Important Lands Identification	Narrative	1940-G	7	Applicant	2-28-94
Floodplain Map		1944-E	7	Applicant	2-28-94

x

need update

x

{

2 How reviewed 1992 Environmental in ... #1110
Use ... ADOS ...

STAGE 2 - APPLICATION PROCESSING

8-31-94

Document or Action	Form or Exhibit No.	Procedure Reference	File Pos.	Responsibility of	Date Rec'd
Y Application for Federal Assist. (For Construction)	SF 424.2	1944-232 Ex. A-7	3	Applicant	10-1-94
X Plans & Specifications		1924-A Ex. A-7	6	Architect	10-28-94
X Estimate - Certification of Actual Cost	1924-13	1924-A Ex. A-7	6	Applicant & Architect	
Y Detailed Trade Item Cost Breakdown		1924-A Ex. A-7	6	Applicant & Architect	
Architectural Agreement		1924-A	6	Applicant & Architect	12-30-93
State Architect/Engineer Recommendations	Narrative	1944.232	6	State Arch/Engr.	
State & Local Official Approval	Letter	Ex. A-8	6	Applicant	
Proposed Impact Fees	Letter	Ex. A-8	6	Applicant	
Y Legal Services Agreement	Ex. A-1	1944.222	5	Applicant & Attorney	10-1-94
Updated Market Survey Report (If Necessary)		Ex. A-7	3	Applicant	N/A
Affirmative Fair Housing Marketing Plan	HUD 935.2	1901-E 1930-C	3	Applicant	10-1-94 + 6-9-94
Updated Financial Statement (If Necessary)		Ex. A-7, Sec 501	3	Applicant (audit 10-93)	NOV/1994
Change in Related Assistance or Interested Parties	Letter	Ex. A-7	3	Applicant	
Y Detailed Operating Budget (First Year)	1930-7	1944-E 1930-C	3	Applicant	
Y Detailed Operating Budget (Typical Year)	1930-7	1944-E 1930-C	3	Applicant	
Y Evidence of Federal Income Tax Exemption		TF 1023 or 1024	1	Applicant	

Jay
Roy

Dave

Jay

OK

STAGE 2 - APPLICATION PROCESSING

Document or Action	Form or Exhibit No.	Procedure Reference	File Pos.	Responsibility of	Date Rec'd
X Housing Allowance for Utilities	Ex. A-5	Ex. A-7 1930-C	3	Applicant	10-30-94 Roy
Description & Justification of Related Facilities	Narrative	Ex. A-7	3	Applicant	
Schedule of Separate Charges for Related Fac.	Narrative	Ex. A-7	3	Applicant	
Schedule of Congregate Services Charges			3	Applicant	
Statement of Proposed Mgmt.	Narrative	Ex. A-7	3	Applicant	
Proposed Management Agrmt.		1930-C Ex. B-2 Ex. B-3	3	Applicant	
Proposed Management Plan		1930-C Ex. B-1	3	Applicant	
Duties & Responsibilities of Manager/Caretaker		1930-C Ex. B	3	Applicant	
Copy of Proposed Lease		1930-C Ex. B	3	Applicant	
Application for Occupancy		1930-C Ex. B	3	Applicant & Attorney	
Rules & Regulations of Occupancy		1930-C Ex. B	3	Applicant	
Land Survey		1944-E	6	Applicant	
Environmental Checklist	Form 1940-20	Ex. A-7	3	FmHA	
Availability of Interim Credit	Letter	1944-E	2	Applicant & Lender	
X Applicant Certification Federal Collection Policies for Consumer or Commercial Debts	Form 1910-11	Ex. A-B	3	Applicant	Dyve
Final Organizational Documents - Secretary of State Certificate		1944-E	5	Applicant & Attorney	

STAGE 2 - APPLICATION PROCESSING

Document or Action	Form or Exhibit No.	Procedure Reference	File Pos.	Responsibility of	Date Rec'd
OGC Review of Legal Entity (Partnership & Other Organizations)		1944-E	5	State Office & OGC	
Valuation of Buildings	426.1	1944-E	7	State Office	
Appraisal Report - Multi-unit Housing	1922-7	1922-B	8	State Office	
Reviewer's Appraisal Analysis	1922-13	1922-B	8	State Office	
District Director's Comments & Recommendations		1944.232	3	Dist. Office	
MFH Coordinator's Comments and Recommendations		1944.232	3	State Office	
Conditions of Loan Approval		1944.232	3	State Office	
Announcement	Ex. A to 2015-C	2015-C	3	State Office	

IDAHO

HOUSING AUTHORITY of the CITY of CALDWELL, '94 LH Addition
RDA Engineer's Preliminary Design Review for FmHA

Existing Facilities:

Description: The labor housing project consists of 112, two-bedr. seasonal units and 72, two to five bedr., year-round units that were constructed in '92-'93. Houses that were built in the '30's were demolished in 1992. There is an on-site sewage treatment plant using aerated lagoons, chlorination, and effluent disposal in a drainage ditch. Deep wells and a small elevated tank are used in the water supply system.

Condition: The housing completed last year is in excellent condition. In '92-'93 the seasonal units were repaired and the sewage treatment plant capacity was increased.

Adequacy: The demand for year-round units is greater than the supply.

Proposed Improvements: Construction of 60 more year-round units, in many respects similar in site configuration, floor plans, and construction as those approved by the State & National Offices in '92. Also proposed is a small Community Center with a library, multi-purpose room, medical examination room, office, sec'y's office and waiting room. A headstart expansion building is indicated on the preliminary site plan.

Alternatives Considered: No action: results in a continuing lack of needed labor housing in SW Idaho.

Evaluation of Design Demand per User: A Consulting Engineering firm is currently investigating what needs to be done to expand the water system and sewerage systems to handle the increased demand.

Modesty of Size, Design and Cost: The size of most of the living units meet or are close to meeting the maximums in 1944-E, considering the stairwells in the townhouse units. The design is modest and meets the goal of cost containment. Changes in wall and roof lines are not excessive. The new buildings are planned in a semi-circle around the '92-'93 buildings on land already owned by the Authority. The spacing between the buildings is not so excessive as to waste potential sites for future expansion. The potential tenants typically own washers and dryers, so space for them should be provided as was done in the '92-'93 project. The construction will be competitively bid which will establish the market price. Many bidders were interested in the '92-'93 project; and will probably be interested in the '94 project. This should keep the cost as low as possible for this Davis-Bacon project. A Marshall & Swift computer check has not yet been run. MDO is proposed for the siding, as was used on the '92-'93 project. This product has proved durable in the severe climate of the area, holds paint well; and does not have an excessive first cost.

Accordance with Sound A/E Practices: The proposed replacement is in accordance with sound architectural practice and meets the Uniform Building Code.

Recommendations:

1. The parking ratio is 2.37:1. The '92-'93 project started with 2:1. Due to residents parking along the narrow streets and in fire lanes, additional parking was added to 2.5:1. The high demand for parking is due in part to the large families that often occupy the units and the large average number of bedrooms per LU. Recommend that the management check the number of cars in the existing year-round lots late on a Sunday night, compare it to the number of units occupied and

design for a similar ratio with a few extra to accommodate the larger spacing when the striping is covered by snow.

2. The living/dining area in most of the floor plans is a little under that in Guide 2. Consideration should be given to, where practicable, decreasing the depth of the bathroom, storage, and/or master bedr., to provide a larger L/D area. This is possible and desirable for the floor plans on Sheets 1, 3, 5, & 7.

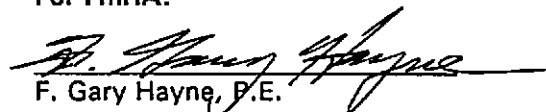
3. On Sht. 2, 3 bedr., 1 floor: The bathroom plan does not meet the FHAA for accessibility even if the door were to swing outward. This must be redesigned.

4. On Sht. 3, 2 bedr. accessible: The water closet must be 18" from the side wall.

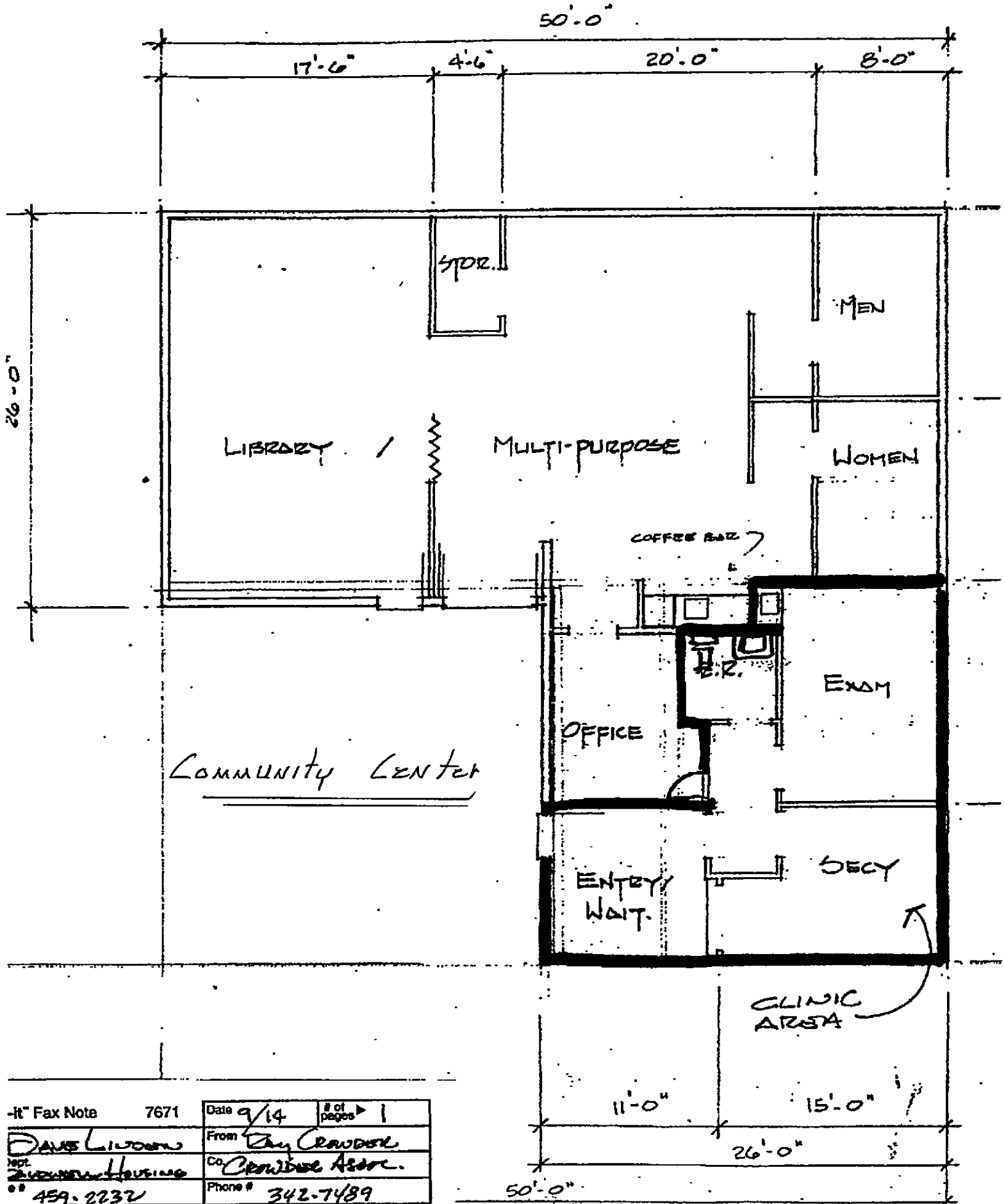
5. Townhouse units, 3, 4, & 5 bedr.: Should consider moving the downstairs bathroom to the top of the floor plan so don't have to walk through the bathroom to reach the storage room and washer/dryer.

6. On Sht. 5, the 3 bedr. townhouse unit is about 1031 SF with 70 SF deducted for the stairwell. This plan should be modified to get closer to the 1944-E maximum floor size.

For FmHA:


F. Gary Hayne, P.E.
RDA State Engineer

March 11, 1994



-It" Fax Note	7671	Date	9/14	# of pages	1
DAVE LINDEN		From	Ray Crowder		
459-2232		Co.	Central Assoc.		
455-2816		Phone #	342-7489		
		Fax #	342-7793		

USDA-FmHA
 Form FmHA 1930-7 Position 3
 (Rev. 3-92) MULTIPLE FAMILY HOUSING PROJECT

Revised Budget: 09/28/94

PROJECT NAME	Farnway Village II	BORROWER NAME	Housing Authority of the City of Caldwell	BORROWER ID AND PROJECT NO.	
		CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
OPERATIONAL CASH SOURCES					
1.	RENTAL INCOME	159,534.00			
2.	FmHA RENTAL ASSISTANCE RECEIVED	126,972.00			
3.	OCCUPANCY SURCHARGES RECEIVED	.00			
4.	LAUNDRY AND VENDING	.00			
5.	INTEREST INCOME	.00			
6.	TENANT CHARGES	.00			
7.	OTHER - PROJECT SOURCES	.00			
8.	LESS (Vacancy and Contingency Allowance) @ 5%	-10,905.30			
9.	LESS (FmHA Approved Incentive Allowance)	.00			
10.	SUB-TOTAL [(1 THRU 7)-(8 & 9)]	275,600.70		.00	.00
NON-OPERATIONAL CASH SOURCES					
11.	CASH - NON PROJECT	.00			
12.	AUTHORIZED LOAN (Non-FmHA)	.00			
13.	TRANSFER FROM RESERVE	.00			
14.	SUB-TOTAL (11 thru 13)	.00		.00	.00
15.	TOTAL CSH SOURCES (10 + 14)	275,600.70		.00	.00
OPERATIONAL CASH USES					
16.	TOTAL O&M EXPENSES (From Part II)	108,948.85		.00	.00
17.	FmHA DEBT PAYMENT	63,076.85			
18.	FmHA PAYMENT (Overage)	.00			
19.	FmHA PAYMENT (Late Fee)	.00			
20.	FmHA PAYMENT (Occupancy Surcharge)	.00			
21.	TENANT UTILITY PAYMENTS	68,400.00			
22.	TRANSFER TO RESERVE	35,175.00			
23.	RETURN TO OWNER	.00			
24.	SUB-TOTAL (16 thru 23)	275,600.70		.00	.00
NON-OPERATIONAL CASH USES					
25.	AUTHORIZED DEBT PAYMENT (Non-FmHA)	.00			
26.	LONG-TERM IMPROVEMENTS	.00			
27.	MISCELLANEOUS	.00			
28.	SUB-TOTAL (25 thru 27)	.00		.00	.00
29.	TOTAL CASH USES (24+28)	275,600.70		.00	.00
30.	NET CASH (DEFICIT) (15-29)	.00		.00	.00
CASH BALANCE					
31.	BEGINNING CASH BALANCE	.00			
32.	ACCRUAL TO CASH ADJUSTMENT	.00			
33.	ENDING CASH BALANCE (30+31+32)	.00		.00	.00

PART II - OPERATING AND MAINTENANCE EXPENSE SCHEDULE

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
1. MAINTENANCE & REPAIRS PAYROLL	15,000.00			
2. MAINTENANCE & REPAIRS SUPPLY	5,000.00			
3. MAINTENANCE & REPAIRS CONTRACT	.00			
4. PAINTING AND DECORATING	3,500.00			
5. SNOW REMOVAL	1,500.00			
6. ELEVATOR MAINTENANCE/CONTRACT	.00			
7. GROUNDS	10,000.00			
8. SERVICES	.00			
9. FURNITURE & FURNISHING REPLACEMENT	2,200.00			
10. OTHER OPERATING EXPENSE	.00			
11. SUB-TOTAL MAINT. & OPERATING (1 THRU 10)	37,200.00		.00	.00 .00
12. ELECTRICITY	2,800.00			
13. WATER	3,250.00			
14. SEWER	4,250.00			
15. FUEL (Oil/Coal/Gas)	.00			
16. GARBAGE & TRASH REMOVAL	5,760.00			
17. OTHER UTILITIES				
18. SUB-TOTAL UTILITIES (12 thru 17)	16,060.00		.00	.00 .00
19. SITE MANAGEMENT PAYROLL	14,500.00			
20. MANAGEMENT FEE	.00			
21. PROJECT AUDITING EXPENSE	3,600.00			
22. PROJECT BOOKKEEPING/ACCOUNTING	1,200.00			
23. LEGAL EXPENSES	1,500.00			
24. ADVERTISING	300.00			
25. TELEPHONE & ANSWERING SERVICE	1,200.00			
26. OFFICE SUPPLIES	2,000.00			
27. OFFICE FURNITURE AND EQUIPMENT	5,500.00			
28. TRAINING EXPENSE	2,400.00			
29. HEALTH INS. & OTHER EMP. BENEFITS (RETIREMENT)	11,535.85			
30. PAYROLL TAXES (FICA @ 6.2%)	1,829.00			
31. WORKMANS COMPENSATION (@ 3.6%)	1,062.00			
32. OTHER ADMINISTRATIVE EXPENSES (UNEMPLOYMENT @ 3.6%)	1,062.00			
33. SUB-TOTAL ADMINISTRATIVE (19thru 32)	47,688.85		.00	.00 .00
PERCENT OF FRINGE	.53			
34. REAL ESTATE TAXES	.00			
35. SPECIAL ASSESSMENTS	.00			
36. OTHER TAXES, LICENSES & PERMITS	.00			
37. PROPERTY & LIABILITY INSURANCE	8,000.00			
38. FIDELITY COVERAGE INSURANCE	.00			
39. OTHER INSURANCE	.00			
40. SUB-TOTAL TAXES & INSURANCE (34thru39)	8,000.00		.00	.00 .00
41. TOTAL O&M EXPENSES (11+18+33+40)	108,948.85		.00	.00 .00

STANDARD FORM 424C
BUDGET INFORMATION - CONSTRUCTION PROGRAMS

COST CLASSIFICATION	b. Costs Not c. Total allowable for Allowable	
	a. Total Cost participation (Column a-b)	
1. Administrative and Legal Expenses	35,000.00	35,000.00
2. Land, Structures, Right of Way, Appraisals, Etc.	.00	.00
3. Relocation Expenses and Payments	.00	.00
4. Architectural and Engineering Fees	93,000.00	93,000.00
5. Other Architectural and Engineering Fees	14,000.00	14,000.00
6. Project Inspection Fees	31,000.00	31,000.00
7. Site Work	744,000.00	744,000.00
8. Demolition and Removal	.00	.00
9. Construction	2,356,000.00	2,356,000.00
10. Equipment	.00	.00
11. Miscellaneous Interim Financing	77,000.00	77,000.00
12. Subtotal (Sum of Lines 1 - 11)	3,350,000.00	.00 3,350,000.00
13. Contingencies based at 5%	167,500.00	167,500.00
14. Subtotal	3,517,500.00	.00 3,517,500.00
15. Project (Program) income	.00	.00
16. Total Project Costs (Subtract #15 from #14)	3,517,500.00	.00 3,517,500.00
17. Federal assistance requested, calculate as follows: Eligible Costs (Line 16 * 100%		3,517,500.00

Total Development Costs	3,517,500.00
Total Amount of Grant	1,751,998.36
Total Amount of Loan	1,765,501.64
Percent of Grant	50%
Percent of Loan	50%
Annual FmHA Debt Repayment	63,076.85
Monthly FmHA Debt Repayment	5,256.40

Rental Assistance Calculations
INCOME

From Tenants:	8,863	X	.30	X	60 Units	159,534
RA Contribution:	60	Units X	2,116			126,972
TOTAL INCOME						286,506

EXPENSES

Vacancy Rate Based at	5%	(After utility allowance deduction)		10,905
O & M:	60	Units @	1,816	108,949
Reserve:	3,517,500	X	1%	35,175
Utility Costs:	60	Units @	1,140	68,400
SUBTOTAL EXPENSES				223,429

Available for Amortization Expense 63,077

Estimated Maximum Loan (TDC = 3,517,500) 1,765,502

LH Loan 1,765,502

LH Grant (Difference between Loan and TDC) 1,751,998

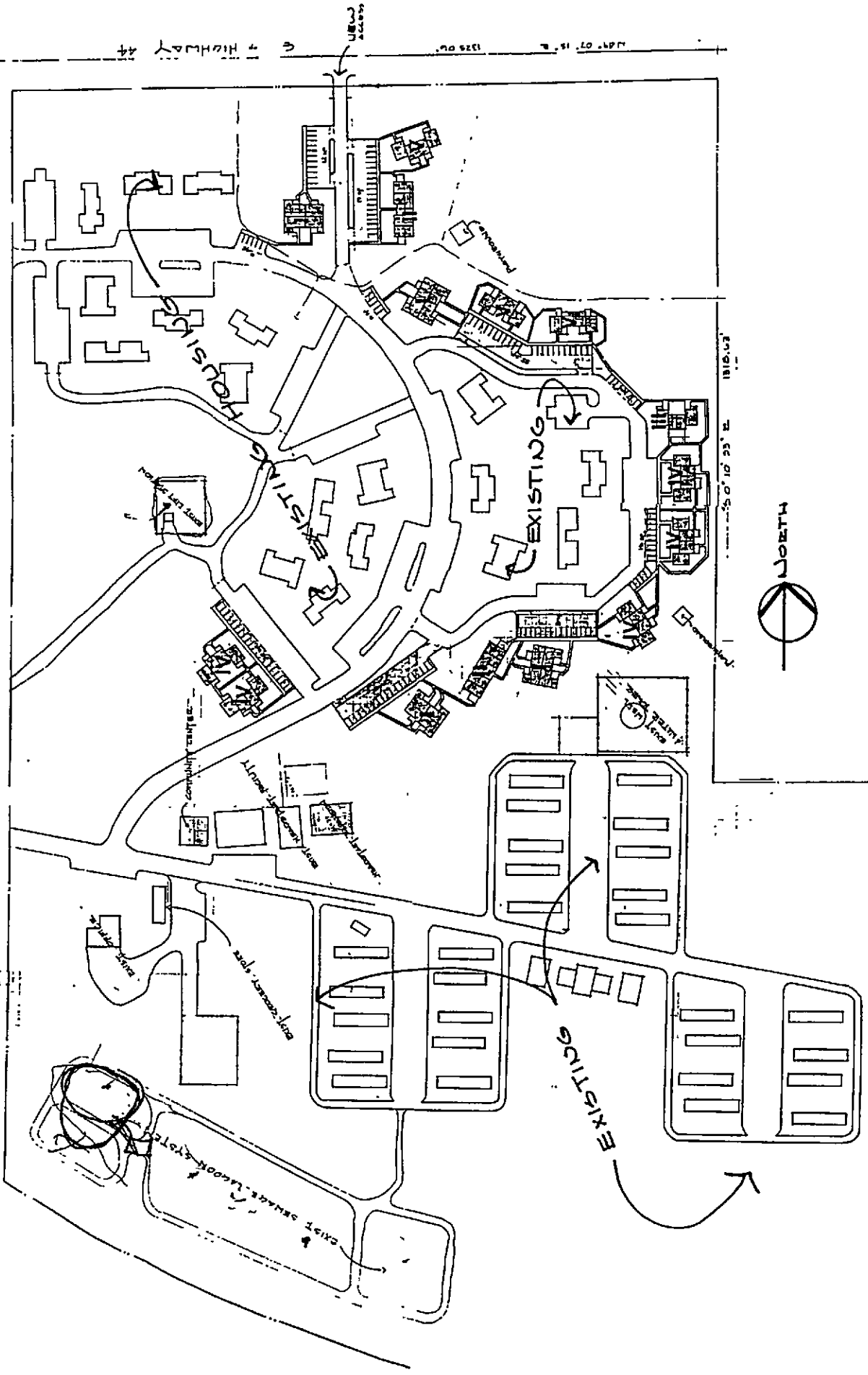
Percent Loan .50
Percent Grant .50

PART IV - RENT SCHEDULE

A. CURRENT APPROVED RENTS

UNIT DESCRIPTION	RENTAL RATES		POTENTIAL INCOME FROM EACH RATE		TOTAL ANNUAL UTILITY ALLOWANCE (if used)	PER UNIT MONTHLY UTILITY ALLOWANCE	MONTHLY RENT LESS UTILITIES		
	TYPE	NUMBER	BASIC	NOTE RATE				BASIC	NOTE RATE
FOUR-PLEX	TWO-BEDROOM	20	380.00	.00	7,600.00	.00	295.00	85.00	20,400.00
FOUR-PLEX	THREE-BEDROOM	22	400.00	.00	8,800.00	.00	305.00	95.00	25,080.00
FOUR-PLEX	FOUR-BEDROOM	16	415.00	.00	6,640.00	.00	310.00	105.00	20,160.00
FOUR-PLEX	FIVE-BEDROOM	2	430.00	.00	860.00	.00	315.00	115.00	2,760.00
CURRENT TOTALS		60			23,900.00	.00			68,400.00
					BASIC	NOTE			
					286,800.00				
					218,400.00				

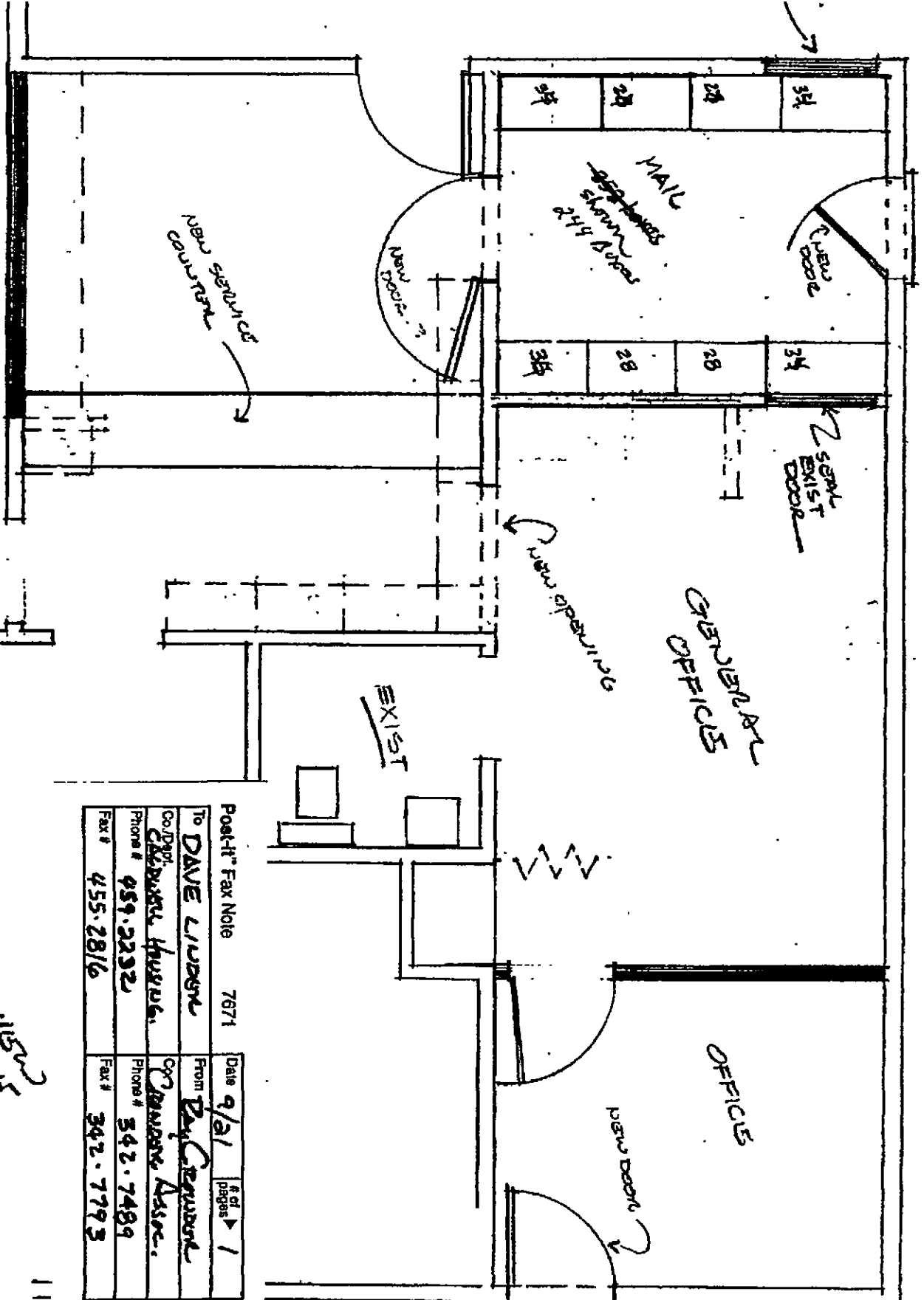
671 FARMWAY ROAD 2



FARMWAY VILLAGE II
HOUSING AUTHORITY OF
THE CITY OF CALDWELL

EXIST.
LUBBER

7



Post-It® Fax Note 7671

To	DAVE LUBBER	From	Day Creators	Date	9/21	# of pages	1
Co./Dept.	CREATORS LUBBER	Co.	CREATORS Assoc.	Phone #	542-7489	Phone #	542-7489
Fax #	455-2816	Fax #	342-7793				

DAVE LUBBER'S
PUSHES ALL THE
THINGS THAT
* THIS CALL *

USDA-FmHA
 Form FmHA 1930-7 Position 3
 (Rev. 3-92) MULTIPLE FAMILY HOUSING PROJECT

Revised Budget: 09/28/94

PROJECT NAME	Farway Village II	BORROWER NAME	Housing Authority of the City of Caldwell	BORROWER ID AND PROJECT NO.	
		CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
OPERATIONAL CASH SOURCES					
1.	RENTAL INCOME	159,534.00			
2.	FmHA RENTAL ASSISTANCE RECEIVED	126,972.00			
3.	OCCUPANCY SURCHARGES RECEIVED	.00			
4.	LAUNDRY AND VENDING	.00			
5.	INTEREST INCOME	.00			
6.	TENANT CHARGES	.00			
7.	OTHER - PROJECT SOURCES	.00			
8.	LESS (Vacancy and Contingency Allowance) @ 5%	-10,905.30			
9.	LESS (FmHA Approved Incentive Allowance)	.00			
10.	SUB-TOTAL [(1 THRU7)-(8 & 9)]	275,600.70		.00	.00
NON-OPERATIONAL CASH SOURCES					
11.	CASH - NON PROJECT	.00			
12.	AUTHORIZED LOAN (Non-FmHA)	.00			
13.	TRANSFER FROM RESERVE	.00			
14.	SUB-TOTAL (11 thru 13)	.00		.00	.00
15.	TOTAL CSH SOURCES (10 + 14)	275,600.70		.00	.00
OPERATIONAL CASH USES					
16.	TOTAL O&M EXPENSES (From Part II)	108,948.85		.00	.00
17.	FmHA DEBT PAYMENT	63,076.85			
18.	FmHA PAYMENT (Overage)	.00			
19.	FmHA PAYMENT (Late Fee)	.00			
20.	FmHA PAYMENT (Occupancy Surcharge)	.00			
21.	TENANT UTILITY PAYMENTS	68,400.00			
22.	TRANSFER TO RESERVE	35,175.00			
23.	RETURN TO OWNER	.00			
24.	SUB-TOTAL (16 thru 23)	275,600.70		.00	.00
NON-OPERATIONAL CASH USES					
25.	AUTHORIZED DEBT PAYMENT (Non-FmHA)	.00			
26.	LONG-TERM IMPROVEMENTS	.00			
27.	MISCELLANEOUS	.00			
28.	SUB-TOTAL (25 thru 27)	.00		.00	.00
29.	TOTAL CASH USES (24+28)	275,600.70		.00	.00
30.	NET CASH (DEFICIT) (15-29)	.00		.00	.00
CASH BALANCE					
31.	BEGINNING CASH BALANCE	.00			
32.	ACCRUAL TO CASH ADJUSTMENT	.00			
33.	ENDING CASH BALANCE (30+31+32)	.00		.00	.00

PART II - OPERATING AND MAINTENANCE EXPENSE SCHEDULE

	CURRENT BUDGET	ACTUAL	PROPOSED BUDGET	COMMENTS OR (YTD)
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7. GROUNDS	10,000.00			
8. SERVICES	.00			
9. FURNITURE & FURNISHING REPLACEMENT	2,200.00			
10. OTHER OPERATING EXPENSE	.00			
11. SUB-TOTAL MAINT. & OPERATING (1 THRU 10)	37,200.00		.00	.00 .00
12. ELECTRICITY	2,800.00			
13. WATER	3,250.00			
14. SEWER	4,250.00			
15. FUEL (Oil/Coal/Gas)	.00			
16. GARBAGE & TRASH REMOVAL	5,760.00			
17. OTHER UTILITIES				
18. SUB-TOTAL UTILITIES (12 thru 17)	16,060.00		.00	.00 .00
19. SITE MANAGEMENT PAYROLL	14,500.00			
20. MANAGEMENT FEE	.00			
21. PROJECT AUDITING EXPENSE	3,600.00			
22. PROJECT BOOKKEEPING/ACCOUNTING	1,200.00			
23. LEGAL EXPENSES	1,500.00			
24. ADVERTISING	300.00			
25. TELEPHONE & ANSWERING SERVICE	1,200.00			
26. OFFICE SUPPLIES	2,000.00			
27. OFFICE FURNITURE AND EQUIPMENT	5,500.00			
28. TRAINING EXPENSE	2,400.00			
29. HEALTH INS. & OTHER EMP. BENEFITS (RETIREMENT)	11,535.85			
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PERCENT OF FRINGE	.53			
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37. PROPERTY & LIABILITY INSURANCE	8,000.00			
38. FIDELITY COVERAGE INSURANCE	.00			
39. OTHER INSURANCE	.00			
40. SUB-TOTAL TAXES & INSURANCE (34thru39)	8,000.00		.00	.00 .00
41. TOTAL O&M EXPENSES (11+18+33+40)	108,948.85		.00	.00 .00

STANDARD FORM 424C
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2. Land, Structures, Right of Way, Appraisals, Etc.	.00	.00
3. Relocation Expenses and Payments	.00	.00
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7. Site Work	744,000.00	744,000.00
8. Demolition and Removal	.00	.00
9. Construction	2,356,000.00	2,356,000.00
10. Equipment	.00	.00
11. Miscellaneous Interim Financing	77,000.00	77,000.00
12. Subtotal (Sum of Lines 1 - 11)	3,350,000.00	.00 3,350,000.00
13. Contingencies based at 5%	167,500.00	167,500.00
14. Subtotal	3,517,500.00	.00 3,517,500.00
15. Project (Program) income	.00	.00
16. Total Project Costs (Subtract #15 from #14)	3,517,500.00	.00 3,517,500.00
17. Federal assistance requested, calculate as follows: Eligible Costs (Line 16 * 100%		3,517,500.00

Total Development Costs	3,517,500.00
Total Amount of Grant	1,751,998.36
Total Amount of Loan	1,765,501.64
Percent of Grant	50%
Percent of Loan	50%
Annual FmHA Debt Repayment	63,076.85
Monthly FmHA Debt Repayment	5,256.40

Rental Assistance Calculations
INCOME

From Tenants:	8,863	X	.30	X	60 Units	159,534
RA Contribution:	60	Units X	2,116			126,972
TOTAL INCOME						286,506

EXPENSES

Vacancy Rate Based at	5%	(After utility allowance deduction)		10,905
O & M:	60	Units @	1,816	108,949
Reserve:	3,517,500	X	1%	35,175
Utility Costs:	60	Units @	1,140	68,400
SUBTOTAL EXPENSES				223,429

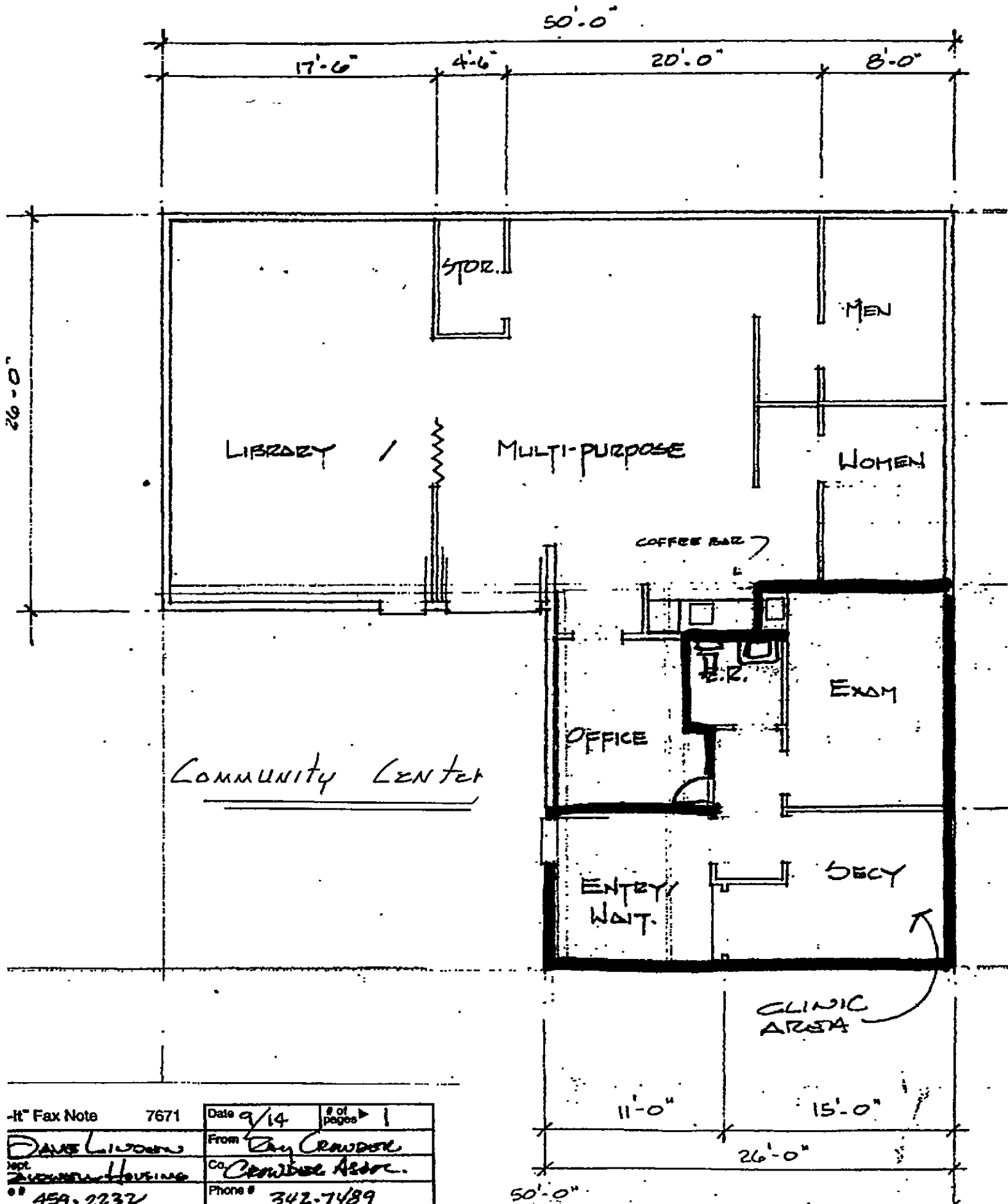
Available for Amortization Expense 63,077

Estimated Maximum Loan (TDC = 3,517,500) 1,765,502

LH Loan 1,765,502

LH Grant (Difference between Loan and TDC) 1,751,998

Percent Loan .50
Percent Grant .50



-It Fax Note	7671	Date 9/14	# of pages 1
DAVE LINDEN	From Day Crowder		
2000 Housing	Co. Crowder Assoc.		
459-2232	Phone # 342-7489		
455-2816	Fax # 342-7793		

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Dwelling rent	\$40,405	\$321,650	\$399,174	\$ 77,524
Non-dwelling rent	740	5,920	8,500	2,580
Other project income	1,114	5,922	8,000	2,078
Interest income	140	4,784	7,000	2,216
Total revenues	\$42,399	\$338,276	\$422,674	\$ 84,398

STATEMENT OF EXPENDITURES
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1994
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1994 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,005	\$ 36,974	\$ 54,340	\$ 17,366
RM & R salaries	6,593	42,823	61,342	18,519
Electricity	1,275	11,066	15,000	3,934
Unemployment tax	296	2,234	3,000	766
State retirement & FICA	1,736	13,808	20,537	6,729
Other management expense	1,931	19,679	16,400	(3,279)
Water, irrigation		1,009	1,950	941
Insurance - Blue Cross	2,220	18,101	26,856	8,755
Insurance - other	2,803	17,472	26,965	9,493
Legal and accounting	963	8,052	11,250	3,198
Repairs and maintenance	3,802	57,843	57,114	(729)
Sanitation & lawn care	5,995	31,689	37,565	5,876
Debt retirement		15,372	26,355	10,983
Debt reserve		44,000	64,000	20,000
Bank charges	47	354		(354)
Total expenditures	\$31,666	\$320,476	\$422,674	\$102,198

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED AUGUST 31, 1994
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY</u> <u>DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$40,371	\$100	\$ 646	\$20,029	\$1,010
Deposits:					
Operations	54,841				
Change fund	9,382		9,392		
Interest	58			28	
Transfers	15,635				
Disbursements:					
Operations	(35,873)			(11)	
Change fund	(9,392)		(9,382)		
Transfers					
End of month	<u>75,022</u>	<u>\$100</u>	<u>\$ 656</u>	<u>\$20,046</u>	<u>\$1,010</u>
Less: Accounts payable	<u>(24,326)</u>				
Available after payment of current period payables	<u>\$50,696</u>				

OTHER FUNDS:

	<u>CONSTRUCTION</u> <u>CHECKING</u>	<u>O & M</u> <u>FUND</u> <u>RESTRICTED</u> <u>SAVINGS</u>	<u>DEBT</u> <u>SERVICE</u> <u>FUND</u> <u>SAVINGS</u>	<u>DEBT</u> <u>RESERVE</u> <u>FUND</u> <u>RESTRICTED</u> <u>SAVINGS</u>
Beginning of month		\$2,485		\$246,817
Deposits:				
Operations				
Transfers				
Interest				53
Disbursements:				
Operations				
Transfers				(15,635)
Interest				
Debt retirement				
End of month		<u>\$2,485</u>		<u>\$231,235</u>

See accountants' compilation report.

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
August 30, 1994

COMMISSIONERS MEETING

A G E N D A

1. Oath taken by new commissioner
2. Consideration of block apartment matter
3. Possible construction of additional apartments
Cost figures
Options...
Secondary bid: Fencing
New water source for sprinklers
Office remodel
Other...
4. July financial statement

FARMWAY VILLAGE OCCUPANCY

OCCUPANCY AS OF THE 15TH OF EACH MONTH

	NOV	DEC	JAN	FEB	MAR	AVG	%
<hr/>							
'76 - '77	68	58	56	64	64.6	57.6	
'77 - '83	75	70	71	74	74.6	66.6	
'78 - '81	81	69	71	78	76	67.9	
'79 - '70	57	78	77	86	73.6	65.7	
'80 - '57	44	57	60	67	57	50.9	
'81 - '36	35	40	41	43	39	34.9	
'82 - '37	38	35	35	33	35.6	31.8	
'83 - '36	34	40	39	42	38.2	34.0	
'84 - '32	28	35	31	38	32.8	29.2	
'85 - '19	15	26	25	24	21.8	19.4	
'86 - '14	12	12	12	13	12.6	11.3	
'87 - '16	14	12	12	11	13	11.6	
'88 - '19	11	13	13	13	13.8	12.4	
'89 - '15	14	10	11	12	12.4	11.1	
'90 - '39	50	13	13	23	27.6	24.7	
'91 - '58	61	31	31	45	45.2	40.4	
'92 - '91	89	56	57	76	73.8	65.9	
'93 - '109	108	89	94	103	100.6	89.8	
'94 -		109	108	110	109.0	97.3	

FARMWAY VILLAGE OCCUPANCY

OCCUPANCY AS OF THE 15TH OF EACH MONTH

	NOV	DEC	JAN	FEB	MAR	AVG	%
'76 -	77	68	58	56	64	64.6	57.6
'77 -	83	75	70	71	74	74.6	66.6
'78 -	81	81	69	71	78	76	67.9
'79 -	70	57	78	77	86	73.6	65.7
'80 -	57	44	57	60	67	57	50.9
'81 -	36	35	40	41	43	39	34.9
'82 -	37	38	35	35	33	35.6	31.8
'83 -	36	34	40	39	42	38.2	34.0
'84 -	32	28	35	31	38	32.8	29.2
'85 -	19	15	26	25	24	21.8	19.4
'86 -	14	12	12	12	13	12.6	11.3
'87 -	16	14	12	12	11	13	11.6
'88 -	19	11	13	13	13	13.8	12.4
'89 -	15	14	10	11	12	12.4	11.1
'90 -	39	50	13	13	23	27.6	24.7
'91 -	58	61	31	31	45	45.2	40.4
'92 -	91	89	56	57	76	73.8	65.9
'93 -	109	108	89	94	103	100.6	89.8
'94 -			109	108	110	109.0	97.3