

motion ^{certificate of} substantial completion

all correction is based on warranty
approval. 1. Dan
2. Carl

survey

all area covered
by last site plan

6. Financial Rpt OK
approval

1. Dan
2. Carl

3. Commissioners decided:
go ahead -

1. Survey (5000) (Jerry Wiserock)
2. plan further ahead.
3. Back-up well?

Letter of intent

Board has decided:

- study included -
- Target date (soon as possible)

4.

Motion:

proceed for 60 units
1. Dave
2. Carlo

Water: Mike Holliday
check with

5.

Motion:

Survey - amt.

Motion: Final payment request
Crowder. 7~~24~~⁰⁰
1. Carlo
2. Dave

Motion: Final payment request \$160,115⁰⁰
1. Dave
2. Carlo



**CROWDER ASSOCIATES
ARCHITECTURE & PLANNING**

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

September 29, 1993

Housing Authority of the City of Caldwell
P.O. Box 70
Caldwell, Idaho 83606

re: Preliminary Analysis
Proposed Phase II
Farmway Village, Caldwell, Idaho

As requested, I have modified and updated the cost estimates prepared on July 20 for your review and consideration. The revised costs reflect the unit number and sizes as recommended by Jay Smithman following completion of his needs assessment. I have also included additional costs which have become known since the completion of the July 20 statement of probable costs.

For planning purposes, I have again used fourplex buildings. For the planned 60 units I have shown (8) two-bedroom one-story units; (12) two-bedroom townhouses; (16) three-bedroom one story units; (6) three-bedroom townhouses; (16) four-bedroom townhouses; and (2) five-bedroom townhouses. One hundred fifty-one new parking spaces are planned. The preliminary cost estimate shown below also includes an amount of \$150,000 for expansion of the existing sewage lagoon; \$70,000 for construction of a new store to serve the housing complex, and \$10,000 to modify the site sprinkler system to utilize irrigation water.

Estimated construction cost for the entire development is \$3,250,000. This estimate is based upon several assumptions:

- The cost of lumber will remain relatively stable
- FmHA design requirements remain without major change
- Higher grade sheet vinyl will be utilized throughout
- Existing open ditches on site will be tiled where needed
- Construction will be similar to Phase I buildings
- No additional laundry facilities or community building will be included
- No additional repairs nor demolition of masonry buildings is included

If additional information is needed, please contact me.

Sincerely,



Ray Crowder, AIA

MARKETABILITY STUDY

REGARDING THE PROPOSED

ADDITION OF 60 UNITS

AT

FARMWAY VILLAGE

CALDWELL, IDAHO

PREPARED BY

THE IDAHO STATE

ECONOMIC OPPORTUNITY OFFICE

DEPARTMENT OF HEALTH AND WELFARE

FOR

THE HOUSING AUTHORITY

OF THE

CITY OF CALDWELL

PURPOSE OF STUDY

This study has been prepared to provide the Caldwell Housing Authority with market information regarding the need for additional Farm Labor Housing in the Canyon County market area.

PROJECT HISTORY UPDATE

In 1991, the Caldwell Housing Authority submitted an application under the Farm Labor Housing Grant and Loan Program to the Farmers Home Administration. This application resulted in the construction of 72 new apartment units that were designed to meet the affordable housing needs of the farm workers that reside in the Southwestern Idaho market area. The new apartments consisted of 9 two-bedroom units, 42 three-bedroom units, 17 four-bedroom units and 4 five-bedroom units.

This construction project also included the removal of 46 two-bedroom wood frame rentals that had become substandard with age. The final result of the new construction was a net gain of 34 rental units and an increase of 140 bedrooms. The new apartments, with their larger bedroom sizes, were much more responsive to the needs of the farm labor community. The Caldwell Housing Authority also operates 112 units of seasonal housing giving the organization a present total of 184 units under management.

As the new apartments were constructed, the families that lived in the units that were scheduled for demolition were given first options to move to a new rental. The remaining rental units were quickly filled from the existing 112 two-bedroom seasonal units and a large waiting list has developed. With the increasing demands the Board of Commissioners of the Caldwell Housing Authority have decided to apply to the Farmers Home Administration for funds to construct additional units.

OCCUPANCY

CALDWELL LABOR CAMP

Since the completion of construction for the first of the new 72 apartment units, the Caldwell Housing Authority has not had any vacancies in the new units. These apartment units were filled as soon as they were completed and have a 100% occupancy rating. Statistics for the older 46 wood frame rentals are not usable since these houses were vacated and demolished as the new apartment units were made available.

Occupancy figures for the 112 seasonal apartment units that were constructed in 1969 are available and shown in figure 1. These rental units were designed to provide housing for migrant workers during the growing months. The market study that was previously submitted to the Farmers Home Administration indicated that there has been such a demand for farm labor housing that a substantial portion of these units have been rented during the winter months. Records indicated that the year-around occupancy for the apartments ranged from below 40% in 1986 to over 60% in 1990. This upward trend has continued to increase to a present average of 90% full occupancy.

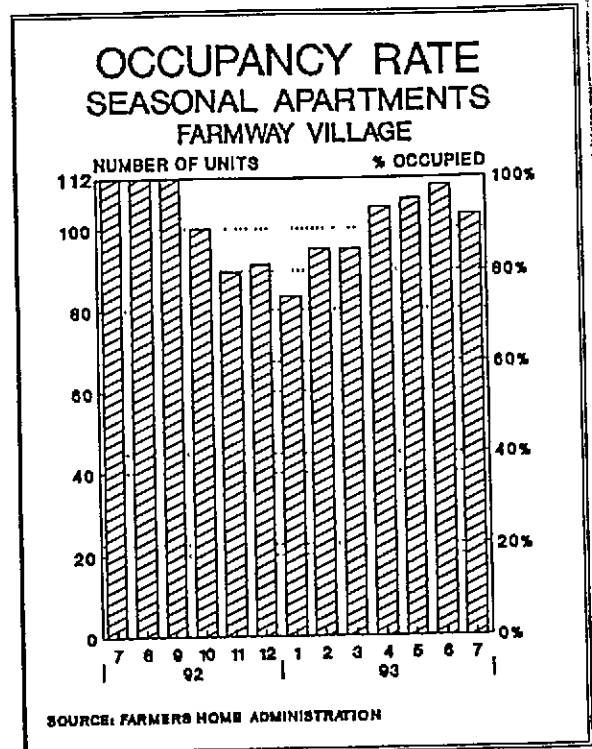


Figure 1

These units were constructed with minimal insulation and with inadequate heating systems and were not designed to be used for year around occupancy. All of these seasonal apartments are listed as two bedroom units and were primarily designed to house single male workers. These units were constructed without full bedroom walls and without bedroom doors. Farmers Home Administration records indicate that the largest number of vacancies occurred in January of 1993 with slightly over 25 percent of the units being vacant. For the 13 months shown from July 1992 through July of 1993 the mean average occupancy rate was 90%. These seasonal apartments are not satisfactory year-around housing units. The fact that these units have had a 90% occupancy rate indicates the extreme housing shortage in this market area.

Figure 2 represents the present mix of families and single workers at the first of September, 1993. The high percentage of families shown in Figure 2 represents a consumer group that were not taken into consideration when the seasonal units were originally designed in 1969. With the present small size and design of the seasonal units, it is impossible to have any degree of privacy or any semblance of normal family life.

The length of occupancy is another factor that should be taken into account. When the new units were made available, the occupants of the rental units scheduled for demolition were given first option to move into the new apartments. Existing occupants of the seasonal apartment units were given the second option to rent the new units. This caused a decrease in the occupancy of the seasonal units as families moved to the new apartments. As soon as families moved to the new rentals, additional families replaced them in the seasonal units. The bar chart shown in Figure 3 indicates the duration of occupancy for the tenants that were living in the seasonal units as of the First of September, 1993. The figures show that there are a number of families that moved in during the Fall and Winter of 1992-1993. If the families spent the winter at this location, it can be logically assumed that they are going to be year-around residents of the housing. This chart indicates that there are 40 units that have had the same occupants since the first of the year. The farmworker families that are living in these units should be considered full time residents and potential renters of the new proposed rental units.

The major cause of the increase in occupancy in these less than desirable rental units during the last five years is the extreme shortage of affordable rental units in the Canyon County

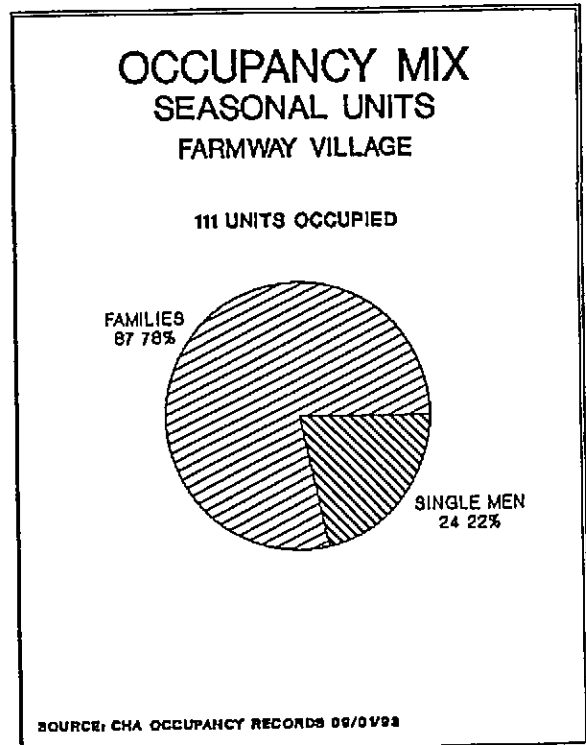


Figure 2

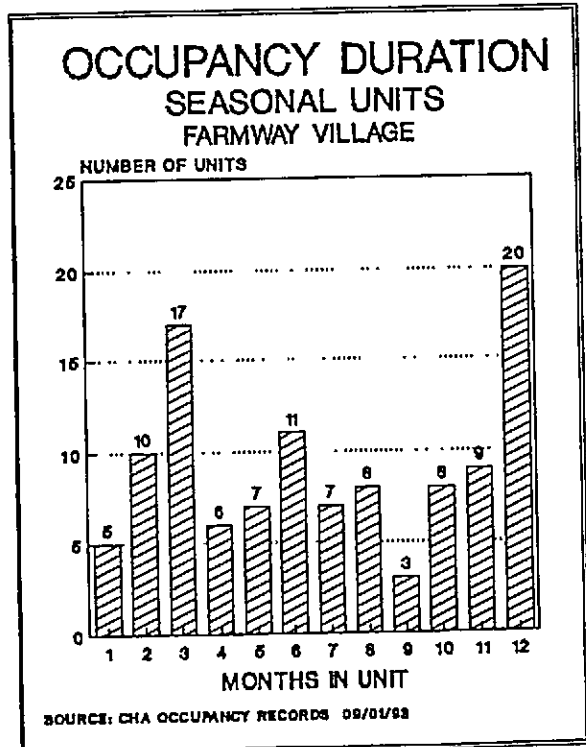


Figure 3

market area. During the last three to four years there has been a dramatic increase in the county population. Present estimates of the rental vacancy rates in Canyon County range from zero to 1%. A great deal of this population explosion has resulted from the growing Idaho economy and the population overflow from neighboring Ada County. There has also been a trend for migrating farmworkers to settle in the area and not return to Texas during the winter months. The end result of this increased population is a shortage of rentals at the lower end of the rent schedule. This in turn affects the families in the lower income brackets and this is exactly where the farm workers are found.

The Caldwell Housing Authority maintains a list of families that are seeking housing. Since the new 72 units have not had any vacancies, the individuals on the waiting list were limited to vacancies in the older seasonal apartment units. The Housing Authority had over 420 requests for housing from April of 1992 to the end of July, 1993. Three hundred and eighty-eight of these requests did not result in the families or individuals being housed at Farmway Village. The waiting list can be separated into two categories; families and single men. Three hundred and twenty-two of the entries on the waiting list were from families. The chart shown in figure 4 shows the relationship between the family size and the number of requests. Forty of the families requesting housing did not indicate their family size and therefore are not shown on the chart.

The Caldwell Housing Authority waiting list also included records that 54 single male farmworkers had requested housing but were unable to be served. The individual single male farmworkers most often represented a group of workers as is shown in figure 5.

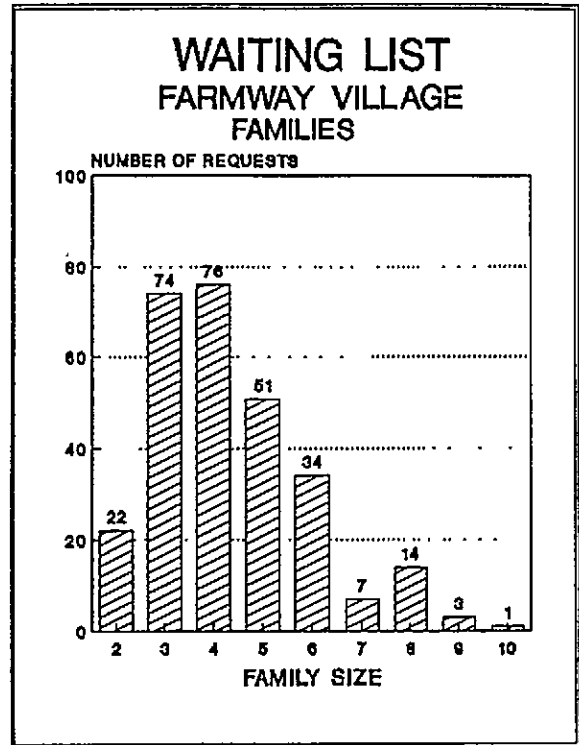


Figure 4

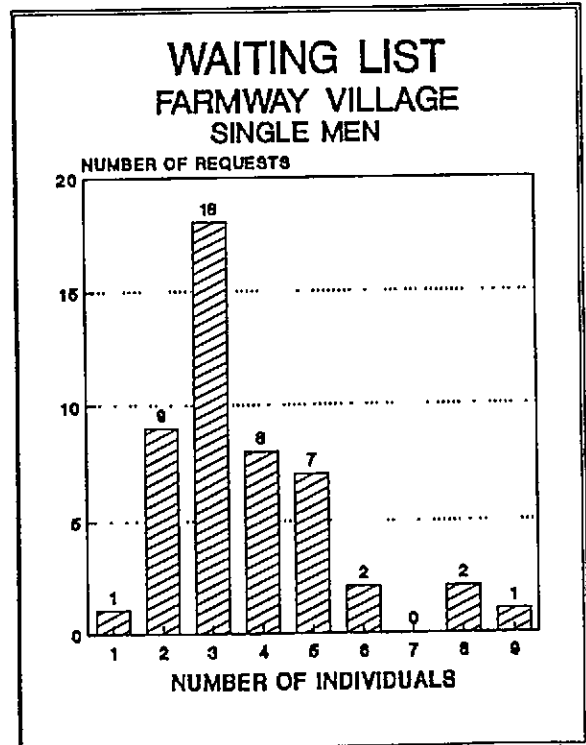


Figure 5

The data in this chart represents 177 farmworkers and does not include 6 requests where the individual making the request did not list the number of workers seeking housing.

OTHER FARM LABOR AND SUBSIDIZED HOUSING

There are two other relatively modern labor camps within a thirty-minute drive from the Caldwell Labor Camp. The nearest is the Wilder Housing Authority's Chula Vista Housing Project located 11 miles to the west. This project is composed of 50 three-bedroom houses, 20 two-bedroom houses and 50 two-bedroom duplex units. Eighty of the 120 rentals were constructed in 1976, with the remaining 40 built in 1980. The rents for the units range between \$244.00 per month for a two-bedroom duplex up to \$269.00 per month for a three-bedroom house. Forty-five of the units receive rental assistance payments.

This project is presently 100% occupied and for the last year has had a 90% occupancy rate. The Chula Vista housing project has over the last few years operated with a very strict management system. This style of management has resulted in a very clean but not always rented-up housing project. Chula Vista has a small waiting list and has not encouraged potential tenants to place their names on the list because of the slow turnover rate. The graphs shown in figures 6 and 7 illustrate the occupancy rates in the Chula Vista 2 bedroom and 3 bedroom rentals.

The Marsing Housing Authority operates a farm labor housing project about 20 miles southeast of Caldwell. This project includes

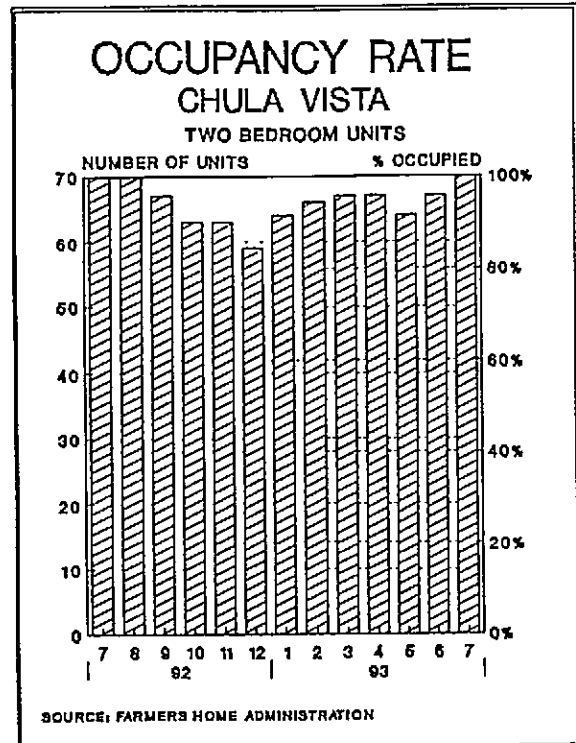


Figure 6

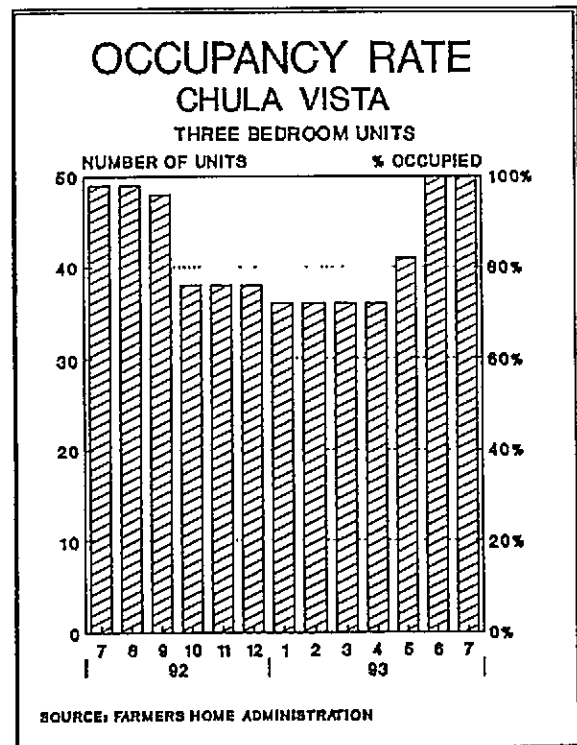


Figure 7

40 rentals financed under the FmHA 514-516 Farm Labor Housing Program and are composed of 15 three-bedroom units and 25 two-bedroom units. Rent for the two-bedroom units is \$169 per month and \$191 per month for a three-bedroom unit. The Marsing Housing Authority is presently requesting a rent increase from the Farmers Home Administration.

The Marsing housing project has historically operated at about 80 percent occupancy in the winter and 100 percent occupancy in the summer months. During the last year the Marsing Project ran at 100% occupancy. This housing project requires individuals complete an application and verify employment before they can be placed on a waiting list for housing. The management of the Marsing project does not encourage families to place their names on the waiting list because of the slow turnover rate. There are presently 12 families on the waiting list and with the present turnover rate, these families will not receive housing for one to two years. The management of the Marsing Housing Authority feels that they could fill an additional 40 units if they were available.

The local private market for rental housing does not offer much for the average low-income farmworker family. Rents are much higher on the open market and there is a reluctance to rent to farmworker families. There are a small number of units of Section 8 Rental Assistance available in Canyon County through the Southwestern Idaho Cooperative Housing Authority, who have previously indicated that there is a considerable unmet need for larger bedroom units in Canyon County. A letter from The Southwestern Idaho Cooperative Housing Authority is included in the attachments.

Additional concern regarding the lack of farm worker housing, was expressed by the Western Idaho Community Action Program (WICAP). This local anti-poverty agency provides a number of services that aid low-income families and individuals. A letter from WICAP is included in the attachments.

FAMILY SIZE/INCOME

The three Housing Authorities that operate farm labor housing in this market area maintain records and file reports that provide information on family size and family income. For the purposes of this section of the study, 24 units that were occupied by individuals or groups of single workers living in the Farmway Village seasonal housing were not included. Five of the units that were not included housed one individual each. The remaining 19 units housed between 2 and 6 single men.

The information shown in figure 8 represents the remaining 312 occupied units in the three housing projects at September 1, 1993. This information shows sizes of families and the percentages of the total that fall into the different sizes. As the bar

chart indicates, over 60% of the units are occupied by families with between 3 and 5 individuals.

The average family income for the two farm labor camps where information was available was \$8,863 per year. This represents the occupied units at the Farmway Village site in Caldwell and the Marsing Labor Camp in Marsing.

FARM LABOR POPULATION

The United States Department of Agriculture maintains information regarding farm labor demographics for the entire United States and includes Idaho as part of a three-state region referred to as Mountain I. A letter and the most recent report from that agency is included in the attachments.

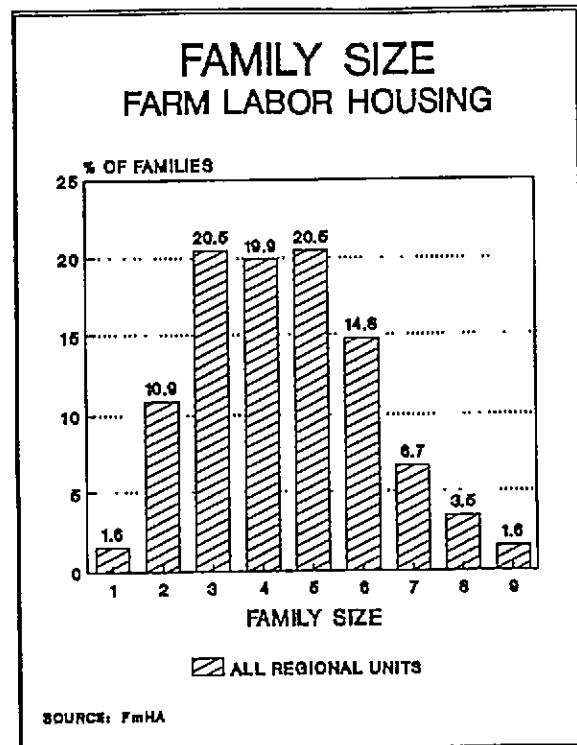


Figure 8

The State of Idaho, Department of Employment also maintains some statistics regarding the farm labor population. This information is compiled by Idaho counties on a monthly basis. Attached are letters from the Department of Employment indicating the Seasonal farm worker population for the Canyon, Payette and Gem Counties and the Department of Employment's perceived need for farm labor housing.

CONCLUSIONS

The farm labor occupancy figures used in this study show a consistent upward trend during the last five years. The demand for rental housing among farmworkers is so high that the older apartment units that were designed for seasonal use are being used on a year-around basis. Without options for alternative housing, the Caldwell Housing Authority has no choice but to rent these units during the winter months.

This increase in demand is also reflected in the material acquired from the Wilder Labor Camp and the Marsing Labor Camp. Further compounding the demand is the lack of affordable rental housing in the Canyon County area. Both the Southwest Idaho Cooperative Housing Authority and the Western Idaho Community Action Program have expressed the need for additional low cost rentals.

The recent addition of the new 72 apartment units at the Farmway Village housing site helped to meet the need for a number of the families but there is still a tremendous demand for affordable farm labor housing. The year-around occupancy rates in the seasonal rentals at Farmway Village indicate that there is an extreme shortage of units in the area. The information regarding the duration of occupancy at the Farmway Village seasonal units indicates that there are approximately 40 units that are occupied by families who can be considered potential tenants of any new units that will be constructed. There are also hundreds of families who have inquired about housing and placed their names on waiting lists for farm labor housing.

The Housing Authority for the City of Caldwell is proposing to seek financial assistance from the Farmers Home Administration to construct 60 new units of farm labor housing and to increase the capacity of the existing water and waste-water system as necessary to service the increased population on the project site. The new construction would utilize the same design as the recently constructed 72 units and would be suitable for year-around occupancy. The planned housing units are to be constructed in a series of 15 four-plex structures in the area near the new apartments.

The proposed housing would include 20 two-bedroom units, 22 three-bedroom units, 16 four-bedroom units and 2 five bedroom units. This mix of unit sizes is based upon the family size information that is shown in Figure 8 and slight adjustments to take into account the bedroom sizes of the sampled rentals. Over 90% of the existing rental units in the three regional labor camps are 2 and 3 bedroom units. It should be assumed that this bedroom size restriction will act as a limiting factor to larger families. With this in mind, the projected mix of bedroom sizes has been adjusted to provide more larger bedroom units to take into account families who have been too large to find housing in any of the regional labor camps.

The Housing Authority feels that the present market would absorb over 100 new units but with the constraints on the construction site and infrastructure, the addition of 60 units would be more appropriate. This size of an addition could also be easily absorbed without dramatic changes to the existing management system.

SECO

AUG 12 1993



Western Idaho Community Action Program, Inc.

"HELPING PEOPLE HELP THEMSELVES"

An Equal Opportunity Employer

ADMINISTRATIVE OFFICE
805 2nd Ave. S. - P.O. Box 608
Payette, Idaho 83661
Phone (208) 642-9086
FAX (208) 642-9201

EXECUTIVE DIRECTOR
MaryJane Mateer

August 9, 1993

Jay Smithman
SECO Housing Specialist
Health & Welfare Family & Community Services
450 W. State, 7th Floor
Boise, ID 83720

Dear Mr. Smithman:

As Program Manager for a non-profit organization, and an advocate for the low income population in Canyon County, I have seen a growing need for affordable housing. The numbers have grown in staggering amounts for the past two years resulting in alarming number of homeless households. In the past two months we have received on the average of five to eight phone calls a day. Desperate folks, each with their own different personal dilemma but one common need - a shelter to house their family. Largely a rural farming community, those folks work the fields and cannot find housing for their families. Even those with an adequate income cannot find a place to live. I have contacted every sub-housing complex in the county and have heard virtually the same story from everyone. There is a two to three year waiting list, and most won't even take anymore applications at this time.

We provide food and clothing for great numbers of folks who are either living in a tent or camper, or out on the riverbank. Some have been evicted from their homes which they have been renting for one to three years, either as a result of the rent being raised to unattainable rates or by a lack of the ability to pay due to the loss of a job or illness. Many have come to this area because they heard there was employment. And some even find that job - but no place to live. I have had people tell me that they go daily to the Idaho Press-Tribune to wait for the newspaper to come out. They call any new ad only to find the house or apartment has been rented already. We see an alarming growth of households separating, child and/or family mental and physical abuse due to these frustrating and desperate living conditions.

COMMUNITY ACTION CENTERS:

Council, Idaho 83612
Phone 253-4300
Cascade, Idaho 83611
Phone 382-4577

Weiser, Idaho 83672
Phone 549-2066
Caldwell, Idaho 83605
Phone 454-0675

Payette, Idaho 83661
Phone 642-4436
Emmett, Idaho 83617
Phone 365-3116

HEAD START SCHOOLS:

Payette, Idaho 83661
Phone 642-4008
Emmett, Idaho 83617
Phone 365-3743

Weiser, Idaho 83672
Phone 549-1136
Donnelly, Idaho 83615
Phone 325-3812

Jay Smithman
August 9, 1993
Page 2

Most folk seem to know all about the lack of housing here in Canyon County, some even try very hard to help, but no one seems to know the solution.

We strongly support and plead for any relief to this growing housing need in Canyon County.

Sincerely,

WESTERN IDAHO COMMUNITY ACTION PROGRAM

Arlene Boudreau

Arlene Boudreau, Program Manager
Canyon County

AB:bf

SICHA

1108 WEST FINCH DRIVE

Nampa, Idaho 83651

(208) 467-7461



SEOO

SEP 02 1993

September 1, 1993

Jay Smithman
F&CS/FEEO, H & W
450 State Street
Boise, Idaho - 83720

Dear Mr. Smithman:

It is our understanding that additional housing construction has been proposed for the Caldwell Labor Camp.

In view of the scarcity of decent, safe, and sanitary rental housing for large families in the Caldwell area, we would feel that there is a definite need for this housing.

Sincerely,

SOUTHWESTERN IDAHO COOPERATIVE HOUSING AUTHORITY

A handwritten signature in black ink, appearing to read "Jeanne S. Troutner". The signature is fluid and cursive, with a large initial "J" and "S".

Jeanne S. Troutner
Executive Director

JST



317 Main Street
Boise, Idaho 83735

JUL 27 1993

Cecil D. Andrus, Governor

Date: July 26, 1993

J.E. Smithman
Renovation Specialist
Department of Health and Welfare
450 W. State
Boise, ID 83720

Dear Jay,

Per our conversation last week here are some numbers that may be of use to you. Although many of the seasonal farmworkers that would be potential tenants of new housing at Farmway Village would probably work in Canyon County, many also might work in Gem and Payette counties so I have included those counties. Also, it is difficult to differentiate between local and migrant workers and, if housing were available, I think we can assume that some migrant workers may in fact become local workers; especially if they can find off-season work at packing and processing operations.


Our data indicates that of total seasonal and migrant farmworkers, 60 percent are likely to be migrant and 40 percent are likely to be seasonal. However, the availability of affordable housing would tend to increase the actual number of seasonal workers, while the number of migrant workers will fluctuate depending on the economy, weather and cropping patterns in other states. At the present time, labor supplies are more than adequate, especially in light of the cool, wet summer.

	Canyon	Gem	Payette
Total Seasonal Workers:	3,250 - 4,000	400 - 500	840 - 1,000
Total Migrant Workers:	1,950 - 2,400	240 - 300	500 - 600
Total Local Workers:	1,300 - 1,600	160 - 200	1340 - 400

One precaution when using these numbers: they are estimated using a "labor need" formula and represent work openings based on an eight hour workday. This means, if eight hours of work at a given task on a given day is available, these numbers assume that the work would be performed by an individual worker. However, because of an oversupply of labor and other factors that assumption may not be accurate. In fact, two or more workers could

be performing that work and our model would predict one worker. Obviously, the opposite is true, and one worker could be performing 12 or more hours of work while the model would predict two workers. Based on other surveys we have performed, the former is more likely to be true than the latter. The estimates above do not include permanent, full-time workers, owners, operators or unpaid family members.

I hope this information of value, if you need other data (such as census information) please let me know.

Sincerely,


Phil Bowman, Senior Research Analyst

I D A H O

**DEPARTMENT OF
EMPLOYMENT**

S E O O



317 Main Street
Boise, Idaho 83735

AUG 23 1993

Cecil D. Andrus, Governor

J.E. Smithman
Renovation Specialist
Department of Health and Welfare
450 West State
Boise, Idaho 83720

Jay,

Regarding our phone conversation of August 18 concerning trends in the expected population of migrant farmworkers in southwest Idaho, the situation is as follows.

First, as I told you, it very difficult to obtain data regarding this population on either a national or local basis. The database we have developed here at the Department of Employment does estimate the number of workers needed in a given season. However, it estimates only job openings, not the number of workers, in the area. Since 1989, Idaho has been in a labor surplus situation for farm labor. To state the obvious, this means there are more workers than jobs. The question then becomes, how many more? The answer is, we don't know. This summer, the situation has been exacerbated by the cool, wet weather. Many workers that would normally be employed on a full-time basis are finding their hours significantly reduced; even beyond what would be expected in a labor surplus year.

Nationally, the trend has been a steadily declining need for farmworkers. However, in Idaho, because of a relatively stable crop base and few mechanical or technical innovations in farming methods, the need for farmworkers has remained fairly constant. What fluctuations have occurred have been related to weather conditions (drought, frost, heavy rains, etc.) rather than structural changes within the industry. Although new planting methods for sugar beets and increased use of mechanical onion harvesters will certainly have some dampening affect on farm labor employment, especially in southwest and southcentral Idaho, that loss will probably be offset by an increase in other labor intensive crops such as hops and vegetables.

It is also true that the number of farms in Idaho has decreased steadily over the years. However, acres in production has remained virtually the same. Fewer farmers farming the same acreage translates into a greater need for hired farm labor and would be a factor in why Idaho's farm labor requirements tend to remain more stable than some other parts of the nation. I expect that this is especially true in southwest Idaho where the number of farms has gone down and acreage has remained virtually stable over the past 15 years.

Unless there is a major mechanical or technical innovation affecting the area's major crops, there is every reason to believe the size of the labor force will remain steady. It is possible the labor force stream could be altered by major changes in labor requirements in large agricultural states such as Texas or California, but there is no present indication of this happening.

There is some concern that the North American Free Trade Agreement will have an affect farm labor. However, at this time, it is impossible to determine what it will be. Each vested interest group has its own story to tell, but the fact of the matter is, until the agreement is finalized and the regulations are documented, all that we can do is make an educated guess as to the what will happen. Our guess is that the direct affect on Idaho farm labor will be negligible.

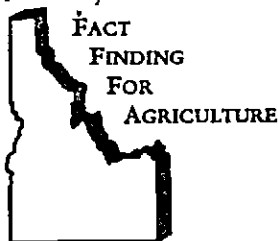
As you well know, right now, there is a serious and ongoing lack of affordable housing for farm workers across the state. Even if there was a significant reduction in the size of the migrant labor force the housing shortage will remain for years to come. The number of workers seeking housing far exceeds the housing available. I see no reason to believe this will change in the foreseeable future.

If I can be of any further assistance don't hesitate to let me know.

Sincerely,

A handwritten signature in cursive script that reads "Phil Bowman". The signature is written in dark ink and is positioned below the word "Sincerely,".

Senior Research Analyst



SEOO

AUG 19 1993

Idaho Agricultural Statistics Service
U. S. DEPARTMENT OF AGRICULTURE
2224 Old Penitentiary Rd.
Box 1699, Boise, Idaho 83701
Phone: (208) 334-1507
FAX: (208) 334-1114



August 18, 1993

Jay Smithman
Department of Health and Welfare SEOO
7th Floor
450 West State St.
Boise, Idaho 83720

Dear Mr. Smithman:

The U.S. Department of Agriculture does not publish monthly employment numbers or wage rates on an Idaho basis due to limited sample sizes. We do publish quarterly employment numbers and wage rates for the Mountain I Region (Idaho, Montana, and Wyoming combined) and the U.S. level. Here is a summary for the regional and U.S. picture for the last five year period.

Number of Hired Workers and Average Wage Rate as of Mid-July

Table with 7 columns (Year) and 3 rows (Idaho, Montana and Wyoming; U.S. Level) showing Number of Workers (000) and Average Wage Rate (\$/hr) for 1988-1993.

If you need more assistance, please let us know.

Sincerely,

Handwritten signature of Bob Tratz

Bob Tratz, Statistician

IDAHO NEWS RELEASE

Idaho Agricultural
Statistics Service 
U. S. DEPARTMENT OF AGRICULTURE
2224 Old Penitentiary Rd.
Box 1699, Boise, Idaho 83701
Phone: (208) 334-1507
FAX: (208) 334-1114

Released: May 18, 1993

APRIL FARM LABOR

For the Mountain I Region of the U.S. (Idaho, Wyoming and Montana), 72,000 people worked on farms or ranches the week of April 11 - 17, 1993, compared to 79,000 people the week of April 12 - 18, 1992. According to the Idaho Agricultural Statistics Service, there were 23,000 hired workers in April 1993, the same as in April 1992. Hired workers worked an average of 49.2 hours during the survey week at an average wage of \$5.76 per hour. Self-employed workers averaged 44.0 hours during the week.

There were 2.88 million people working on the Nation's farms and ranches during the week of April 11 - 17, 1993. This number was up from the 2.87 million workers during the comparable week in 1992. Self-employed farm operators accounted for 1.47 million of the total, along with 364,000 unpaid workers and 828,000 workers hired directly by farm operators. Agricultural service employees made up the remaining 224,000 workers. Farm operators paid their workers an average rate of \$6.37 per hour.

FOR MORE INFORMATION: Call (208) 334-1507

Commissionary Mtg

9-29-93

Present: all (less Lesu)
additional: Mike Grof
Parla: =
Joy S. =
Key C. =

1. Mike explains office system =
Networking of 3 machines.
(Mention made of slow down of machine)

(A) Should we check into a larger system.

"Elderly opportunities" Emmeth, PNH 515
514/516

Rita possibly would know other users
(Names to Mike of other users)
(do the modules integrate?)

2. Marketability study - 60

1. Do we want another 60

2. Political realities P/Z

3. Long range planning - 120 Units?
what to do?

3. Call Thompson (share the load)

HOUSING AUTHORITY

of the
CITY of CALDWELL
P. O. Box 70
Caldwell, Idaho 83605
(208) 459-2232
September 29, 1993

COMMISSIONERS MEETING

AGENDA

1. Office computer needs evaluation - Mike Groff
2. Marketability study - Jay Smithman
3. Estimates for additional construction - Ray Crowder
 - A. J-U-B Letter
4. August Financial Statement
5. Occupancy

HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO

REPORT ON COMPILATION OF
FINANCIAL STATEMENTS
AND OTHER FINANCIAL INFORMATION
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1993



C O M P A N Y
CERTIFIED PUBLIC ACCOUNTANTS

PARTNERS OF THE FIRM
John T. Berg, CPA Michael O. Croff, CPA
Gary Doorn, CPA Michael E. Huter, CPA
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824 Dearborn * Caldwell, ID 83605
PH (208) 459-3696 * FAX (208) 459-3141

Board of Commissioners
Housing Authority of the City of
Caldwell
Caldwell, Idaho

We have compiled the accompanying statements of revenues and expenditures for the eight months ended August 31, 1993, and the supplemental schedules of cash balances for the current month of the Housing Authority of the City of Caldwell, Idaho, in accordance with standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements and supplemental schedules information that is the representation of management. We have not audited or reviewed the accompanying financial statements and supplemental schedules and, accordingly, do not express an opinion or any other form of assurance on them.

Management has elected to omit all the disclosures, fund balance sheets, statements of transfers and cash flows and changes in fund balance and other equity accounts required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements they might influence the user's conclusions about the Housing Authority's financial position. Accordingly, these financial statements are designed for those who are informed about such matters.

Ripley Doorn / Company

September 27, 1993

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

STATEMENT OF REVENUES
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Dwelling rent	\$39,494	\$265,828	\$312,640	\$46,812
Non-dwelling rent	740	5,120	8,100	2,980
Other project income	252	3,442	2,000	(1,442)
Interest income	154	3,024	7,500	4,476
Total revenues	<u>\$40,640</u>	<u>\$277,414</u>	<u>\$330,240</u>	<u>\$52,826</u>

STATEMENT OF EXPENDITURES
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1993
(UNAUDITED)

	CURRENT MONTH	YEAR TO DATE	1993 BUDGET	REMAINING BUDGET
Management salaries	\$ 4,495	\$ 35,661	\$ 50,520	\$14,859
RM & R salaries	4,411	30,683	46,000	15,317
Electricity	1,293	9,260	11,500	2,240
Unemployment tax		1,749	3,000	1,251
State retirement & FICA	1,518	11,459	15,100	3,641
Other management expense	1,022	13,258	9,500	(3,758)
Water, irrigation		928	1,850	922
Insurance - Blue Cross	2,270	15,200	21,000	5,800
Insurance - other	1,339	12,457	24,000	11,543
Legal and accounting	917	7,805	10,990	3,185
Repairs and maintenance	12,109	41,945	49,165	7,220
Sanitation services	1,300	6,200	16,500	10,300
Debt retirement	2,196	17,568	26,355	8,787
Debt reserve	4,000	50,380	44,760	(5,620)
Bank charges	63	405		(405)
Total expenditures	<u>\$36,933</u>	<u>\$254,958</u>	<u>\$330,240</u>	<u>\$75,282</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED AUGUST 31, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY</u> <u>DEPOSITS</u>	<u>SAVINGS</u>
Beginning of month	\$94,978	\$100	\$ 535	\$10,660	\$978
Deposits:					
Operations	53,876				
Change fund	11,658		11,658		
Interest	137			18	
Transfers					
Disbursements:					
Operations	(58,748)			(10)	
Change fund	(11,658)		(11,658)		
Transfers	(4,000)				
End of month	<u>86,243</u>	<u>\$100</u>	<u>\$ 535</u>	<u>\$10,668</u>	<u>\$978</u>
Less: Accounts payable	<u>(21,120)</u>				
Available after payment of current period payables	<u>\$65,123</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	\$ 461	\$2,406		\$113,077
Deposits:				
Operations				
Transfers				4,000
Interest				
Disbursements:				
Operations				
Transfers				
Interest				
Debt retirement				
End of month	<u>\$ 461</u>	<u>\$2,406</u>		<u>\$117,077</u>

See accountants' compilation report.

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1993

CONSTRUCTION COSTS - REIMBURSABLE:

<u>Check Date</u>	<u>Description</u>	<u>Amount</u>
1-01-93	Beginning Balance	\$ 82,977.61
3-10-93	Materials Testing Lead Testing	722.25
3-10-93	GE Appliances 50 Stoves, 50 Refrigerators	24,950.00
3-10-93	NITZ Cabinets	2,725.00
7-12-93	Holiday Engineering Water System, June services	274.25
8-10-93	Anderson Signs Keep Off Grass Signs	105.00
8-10-93	Capital Paint & Glass Storm Doors (20)	2,880.00
8-10-93	Gillingham Construction Operator w/loader	318.75
8-10-93	Ted Parrott Labor	112.00
8-10-93	Quality Concrete Curb and Sidewalk	8,525.15
8-10-93	Root Rents Equipment Rent	29.90
8-10-93	The Russell Corporation Paving	5,622.16
8-10-93	Twin Cities Electric Electrical Service	<u>105.00</u>
	Total	<u>\$129,347.07</u>

BUILDINGS UNDER CONSTRUCTION:

1-01-93	Beginning Balance	\$2,386,485.45
1-08-93	The Russell Corp. Pmt. 8 on Contract	102,487.00
1-08-93	NW Technologies, Inc. Pmt. 2 on Contract	7,752.52

HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1993

BUILDINGS UNDER CONSTRUCTION (CONTINUED):

1-08-93	Crowder & Assoc. Architectural Services	14,928.00
2-17-93	Crowder & Assoc. Architectural Fees	5,662.00
2-17-93	The Russell Corp. Pmt. 9 on Contract	178,653.00
3-16-93	The Russell Corp. Pmt. 10	115,097.00
3-16-93	NW Technologies, Inc. Pmt. 3 on Contract	54,646.46
4-02-93	The Russell Corp. Pmt. 11	115,422.00
4-27-93	The Russell Corp. Pmt. 12	317,046.00
4-27-93	Crowder & Assoc. Architectural Fees	5,980.00
5-18-93	NW Technologies Partial Pmt. 4	8,096.85
6-4-93	Crowder Associates Architectural Fees	5,381.00
6-4-93	The Russell Corporation Payment 13	174,461.00
6-4-93	The Russell Corporation Retainage Release #2	114,735.00
7-12-93	The Russell Corporation Payment 14	63,113.00
7-28-93	NW Technologies Final Payment 5	<u>16,330.75</u>
	Total	<u>\$3,686,277.03</u>

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$293.20</u>
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HOUSING AUTHORITY OF THE CITY OF
CALDWELL, IDAHO

REPORT ON COMPILATION OF
FINANCIAL STATEMENTS
AND OTHER FINANCIAL INFORMATION
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1993



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Ripley Doorn / Company

September 27, 1993

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(UNAUDITED)

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HOUSING AUTHORITY OF THE CITY OF CALDWELL, IDAHO

SCHEDULE OF CASH BALANCES
FOR THE ONE MONTH ENDED AUGUST 31, 1993
(UNAUDITED)

GENERAL FUND:

	<u>CHECKING</u>	<u>PETTY</u>	<u>CHANGE</u>	<u>SECURITY DEPOSITS</u>	<u>SAVINGS</u>
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HOUSING AUTHORITY OF THE CITY OF CALDWELL

SUMMARY OF CONSTRUCTION EXPENDITURES
FOR THE EIGHT MONTHS ENDED AUGUST 31, 1993

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	Total	<u>\$3,686,277.03</u>

CONTRIBUTIONS AND EXPENDITURES:

1-01-93	Beginning Balance	<u>\$293.20</u>
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J-U-B ENGINEERS, Inc.
ENGINEERS • SURVEYORS • PLANNERS

250 S. Beechwood Avenue, Suite 201
Boise, ID 83709-0944

208/376-7330
FAX: 208/323-9336

September 20, 1993

Mr. Dave Linden
Secretary of the Board
Housing Authority of Caldwell
P.O. Box 70
Caldwell, ID 83606

Dear Mr. Linden:

RE: Wastewater Treatment System Ultimate Capacity

Based upon your August, 1993 operator's record, we have approximated the total number of units the Housing Authority's wastewater treatment system can treat. The parameters utilized were similar to those outlined in my July 8, 1992, letter.

It is our understanding that 172 units are currently on-site and operational, and we have utilized an approximate flow of 1,730 gallons per unit per day. Review of your operations records appears to indicate that suspended solids would be the limiting criteria. We believe this to be reasonable, as in partially-aerated lagoon systems, it is more often the suspended solids which control, rather than the BOD reduction. It is our opinion that the allowable retention time may be as low as six days in this facility. Utilizing a retention of approximately six days, we conclude that a total of about 200 units can be in operation at one time. This is approximately 28 additional units above your existing 172.

The additional units may require that you operate the chlorination facility at a slightly higher dosage, and that both aerators be operated full-time.

If you have any questions, concerns, or comments, please don't hesitate to call me.

Regards,

J-U-B ENGINEERS, Inc.

Bryan D. Donaldson, P.E.
Project Engineer

BDD/mep

cc: Jack Gantz, P.E. - DEQ

#10462

