IDAHO FALLS



CITY COUNCIL AGENDA

City of Idaho Falls
Regular City Council Meeting
680 Park Avenue

Thursday

October 10, 2024

7:30 p.m.

Mayor

Rebecca Casper

City Council

Lisa Burtenshaw
Council President

John Radford
Council Seat 5

Jim Freeman
Council Seat 6

Michelle Ziel-Dingman
Council Seat 1

Jim Francis
Council Seat 4

Kirk Larsen
Council Seat 3

Livestream at www.idahofallsidaho.gov/429/Live-Stream

PUBLIC PARTICIPATION

Welcome to the Idaho Falls City Council Meeting.

Regularly scheduled City Council meetings are open to the general public. City Council meetings are also live-streamed and archived on the City website. Please be aware that the meeting agenda will differ from the published version if amendments to the agenda are made by the Council during the meeting.

The Council encourages public input. While a general public comment option is not required by Idaho law, the Idaho Falls City Council welcomes general public input as part of regular City Council meetings. General public comment will be allowed for up to 20 minutes. However, citizens are always welcome to contact their Council representatives via e-mail or telephone, as listed on the City website. The Council is committed to an atmosphere that promotes equal opportunity, civility, mutual respect, proper decorum and freedom from discrimination or harassment.

Those who wish to address City Council during the council meetings are encouraged to adhere to the guidelines below.

Public Comment Guidelines

Speakers are encouraged to:

- State their name and city of residence.
- Focus comments on matters within the purview of the City Council.
- Limit comments to three (3) minutes or less.
- Refrain from repeating information already presented to preserve time for others to speak. Large groups are encouraged to select one or two speakers to represent the voice of the entire group.
- Practice civility and courtesy. City leaders have the right and the responsibility to maintain order and decorum during the meeting. Time may be curtailed for those speakers whose comments are profane or disruptive in nature.
- Refrain from comments on issues involving matters currently pending before the City's Planning and Zoning Commission or other matters that require legal due process, including public hearings, City enforcement actions, and pending City personnel disciplinary matters.
- Comments that pertain to activities or performance of individual City employees should be shared directly with the City's Human Resources Director (208-612-8248), the City's Legal Department (208-612-8178) or with the Office of the Mayor (208-612-8235).

Public Hearing Guidelines

- In-person Comment. Because public hearings must follow various procedures required by law, please wait to offer your comments until comment is invited/indicated. Please address comments directly to the Council and try to limit them to three (3) minutes.
- Written Comment. The public may provide written comments via postal mail sent to City Hall or via email sent to the City Clerk at IFClerk@idahofalls.gov. Comments will be distributed to the members of the Council and become a part of the official public hearing record. Written testimony must be received no later than forty-eight (48) hours prior to the date of the hearing to ensure inclusion in the permanent City record.
- Remote Comment. When available, the public may provide live testimony remotely via the WebEx meeting platform using a phone or a computer. Those desiring public hearing access should send a valid and accurate email address to virtualattend@idahofalls.gov no later than twenty-four (24) hours prior to the date of the hearing so log-in information can be sent prior to the meeting. Please indicate which public hearing the testimony is intended for on the agenda. Please note that this remote option will not be available for all meetings.

If communication aids, services, or other physical accommodations are needed to facilitate participation or access for this meeting, please contact the City Clerk at (208) 612-8414 or the ADA Coordinator at (208) 612-8323 not less than 48 hours prior to the meeting. They will help accommodate special needs wherever possible.

City Council Meeting

Agenda

680 Park Avenue
Idaho Falls, ID 83402

Thursday, October 10, 2024 **7:30 PM** **City Council Chambers**

City Council Agenda:

1. Call to Order.

2. Pledge of Allegiance.

3. Public Comment.

Please see guidelines above.

4. Consent Agenda.

Any Consent Agenda item may be moved to the Regular Agenda for separate consideration if requested by a Council member. Other changes to this agenda may require the approval of a majority of Council.

A. Office of the Mayor

1) Appointments to City Boards, Committees and Commissions pursuant to City Code Title 2 **24-365**

Attachments: JennaPrice_ApplicationPage2
JennaPrice_ApplicationPage1
Jenna Price_Resume_9-23-2022
BOA - Jenna Price
BOA_Price_Oct24
CITY CODE TITLE 2 CH 3_202309211809570170

B. Municipal Services **24-368**

1) Purchase of Replacement Equipment for Public Works, Streets Division

Attachments: HGAC Worksheet City of Idaho Falls M2-106 Bergkamp Patcher
HGAC Bergkamp Quote for Unit 1523 Replacement for Streets

C. Public Works

1) Bid Award - Sewer Line Rehabilitation Phase 2 **24-359**

Attachments: Bid Tab - Sewer Line Rehab Phase 2

D. Idaho Falls Power

1) 2024 Caterpillar 255 Compact Track Loader S/N: FL706441 **24-367**

Attachments: 255 HF Quote with Forks and Mower Sourcewell No SLT

E. Police Department

1) Leave Extension Request **24-366**

F. Office of the City Clerk

1) Minutes from Council Meetings-12 September 2024 **24-363**

Attachments: 2024 0912 City Council Meeting- Unapproved

2) License Applications, all carrying the required approvals

Action Item:

Approve, accept, or receive all items on the Consent Agenda according to the recommendations presented (or take other action deemed appropriate).

5. Regular Agenda.

A. Community Development Services

1) Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Ivywood Division No. 5 **24-362**

Attached is the application for the Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Ivywood Division No. 5. The Planning and Zoning Commission considered this item at its December 5, 2023, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented.

Action Item:

1. Approve the Development Agreement for the Final Plat for Ivywood Division No. 5 and give authorization for the Mayor and City Clerk to sign said agreement (or take other action deemed appropriate).

2. Accept or Approve the Final Plat for Ivywood Division No. 5 and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

3. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Ivywood Division No. 5 and give authorization for the mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map
Aerial
Final Plat
Staff Report
PC Minutes
Reasoned Statement.docx
Development Agreement

B. Human Resources

1) Clock Pattern Premium Pay Policy **24-343**

The City Council allocated funding for an increase to the clock pattern premium pay in the 2024-2025 budget. This policy change will remove the rate from the policy and place it in the salary schedule.

Action Item:
Approve the Clock Pattern Premium Pay Policy.

Attachments: CLOCK PATTERN PREMIUM PAY
2024-2025 Step and Grade with CPP

C. Municipal Services

1) Bid IF-25-001, Chlorine and Sodium Bisulfite for Public Works **24-369**

Bids for the annual purchase of chlorine and sodium bisulfite were received on Thursday, September 26, 2024. These chemicals are used for the water and wastewater treatment operations.

Action Item:
Accept and approve the bids received from the lowest responsive and responsible bidders, Thatcher Company, Inc. for $434,700.00 and Oxarc for $76,140.00 (or take other action deemed appropriate).

Attachments: Tabulation Bid IF-25-001 Chlorine and Sodium Bisulfite

2) Impact Fee Affordable Housing Waiver for Thomas Development **24-358**

Thomas Development has submitted an Impact Fee waiver application for the 8-unit senior housing development located on Hoopes Avenue. Included in the application is an overview of the Idaho Housing and Finance Association (IHFA) requirements and a copy of the Workforce Housing Funds Application submitted to the Idaho Housing and Finance Association. Thomas Development submitted a residential building permit application on October 3, 2023, for the 8-unit single-family senior housing development (Exhibit C) and a revised impact fee waiver application on September 24, 2024. The Impact Fee waiver is discussed in Section 10-8-8C1-3 of the City Code.

Action Item:
Grant the impact fee affordable housing wavier for Thomas Development in the amount of $12,656.40 (or take other action deemed appropriate).

Attachments: Impact Fee Waiver Request - Thomas Development -October 2024
Request for Workforce Housing Funds- 12th & Hoopes Senior

D. Public Works

1) Development Agreement for Homes at the Falls **24-356**

Homes at the Falls is a development occurring on property that was originally platted in Bonneville County and later annexed into the City. Special Conditions 2-10 summarize various items of work that need to be completed in order to develop the property. Public Works recommends approval of the Agreement.

Action Item:
Approve the Homes at the Falls Development Agreement and authorize the Mayor and the City Clerk to sign the necessary documents (or take other action deemed appropriate).

Attachments: 2024 - DA - Homes at the Falls

2) Power Easement Vacation - Part of Instrument No. 507288, located near the Northwest Corner of North Yellowstone Highway and East Anderson Street **24-360**

The owner of the property in question has requested vacation of the easement depicted in the attached exhibits and as described in the Ordinance. City staff members have reviewed the request and recommend approval.

Action Item:
Approve the Easement Vacation Ordinance under a suspension of the rules requiring three complete and separate readings and request that it be read by title (or consider the ordinance on the first reading, reject the ordinance, or take other action deemed appropriate).

Attachments: Ordinance

3) Storm Easement Vacation - Part of Instrument No. 507288, located near the Northwest Corner of North Yellowstone Highway and East Anderson Street **24-361**

The owner of the property in question has requested vacation of the easement depicted in the attached exhibits and as described in the Ordinance. City staff members have reviewed the request and recommend approval.

Action Item:
Approve the Easement Vacation Ordinance under a suspension of the rules requiring three complete and separate readings and request that it be read by title (or consider the ordinance on the first reading, reject the ordinance, or take other action deemed appropriate).

Attachments: Ordinance

6. Announcements.

7. Executive Session:

The Executive Session is being called pursuant to the provisions of Idaho Code Section 74-206 (1) (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. The Council will not reconvene after the executive session.

8. Adjournment.

Memorandum

File #: 24-365 **City Council Meeting**

FROM: Margaret Wimborne
DATE: Thursday, October 3, 2024
DEPARTMENT: Mayor's Office

Subject
Appointments to City Boards, Committees and Commissions pursuant to City Code Title 2

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Give consent to the new appointment of Jenna Price to the Board of Adjustment pursuant to Title 2 of Idaho Falls City Code.

Description, Background Information & Purpose

On behalf of Mayor Rebecca Casper, attached please find Jenna Price's citizen application, her resume, memoranda from Community Development Services Director Wade Sanner and Chief of Staff Margaret Wimborne and Title 2 Chapter 3 in reference to this appointment.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

Involving citizens in governance and decision-making processes supports the highest values of the City of Idaho Falls' Strategic Plan.

Interdepartmental Coordination

The appointment process included collaboration with Community Development Services and an interview with the new appointee.

Fiscal Impact

None. Service on City Boards, Commissions and Committees is a voluntary activity. Activities and expenses necessary for the proper function of these boards, commissions, and committees will be accounted for within the appropriate agency

or department budget.

Legal Review

N/A

powered by Legistar™

City of Idaho Falls
Boards, Committees and Commissions
Citizen Application

Thank you for your willingness to serve our community. Please fill out this form and attach a résumé to this application. If you wish, you may also submit a cover letter explaining your interest in city service.

Your application will be kept on file. When there is an opening on a relevant City Board, Committee or Commission, your application will be reviewed. Return the completed form to the Mayor's office at: City of Idaho Falls Mayor's office: P.O. Box 50220, Idaho Falls, ID 83405 or mayor@idahofalls.gov.

Name:	Jenna K. Price	
Mailing Address:	289 Balsam Cir.	
City, State, Zip:	Idaho Falls, ID	
Email Address:	jennaprice@isu.edu	
Daytime Phone:	208-206-7732	☐ Message? ☒ Text? or call
Evening Phone:	"	☐ Message? ☐ Text?
Cell Phone:	"	☐ Message? ☐ Text?

What is your motivation for service on this/these committee(s)?

I live and work in Idaho Falls and my kids have attended school in D91 for nine years. We have seen the growth over the last few years and I have a strong interest in helping make the best of it. I would like to be involved in decision making as the city moves forward with providing ammenities for all who want to live and thrive here.

How does your background training and experience lend itself to service on this/these committee(s)?

I have been involved in civil engineering one way or another for 17 years. I have spent time platting new developments, designing utility systems, and planning for traffic impacts of anticipated population growth. I understand the importance of meeting city codes and designing for the safety and prosperity of our people.

Please list any relevant areas of expertise, education or training you possess that will be helpful for service.

I have found a niche in concept design for large population areas. I am well versed in leading and engaging in conversation to discuss the pros and cons of designs and their impacts to residents. I look forward to engaging in lively debates regarding the future of our city.

FOR OFFICE USE ONLY:	
Date received by Mayor's Office:	Date appointed:
City Division(s) application forwarded to:	Board, Committee or Commission appointed to:

	Length of term (Years)	Meeting Frequency
Mayor's Office		
☐Sister Cities Committee	Three (3)	As Needed
Fire Department		
☐Fire Code Appeals Board	Five (5)	Yearly/As Needed
Library		
☐Library Board	Five (5)	Monthly/As Needed
Municipal Services		
☐Civic Center for the Performing Arts Committee	Two (2)	As Needed
Parks and Recreation		
☐Golf Advisory Board	Three (3)	Every Other Month
☐Parks and Recreation Commission	Three (3)	Monthly
☐Shade Tree Committee	Three (3)	Monthly
☐Tautphaus Park Zoological Society	Three (3)	Quarterly
☐War Bonnet Round Up Advisory Committee	Three (3)	As Needed
Community Development Services		
☐Board of Adjustment	Five (5)	2nd Thursday/As Needed
☐Building Code Board of Appeals	Three (3)	As Needed
☐Electrical Board of Review	Two (2) & Three (3)	As Needed
☐Historic Preservation Commission	Three (3)	1st Thursday
☐ADA Advisory Board	Three (3)	As Needed
☐Idaho Falls Business Assistance Corp	Staggering Terms	Quarterly/As Needed
☐Idaho Falls Redevelopment Agency	Five (5)	3rd Thursday
☐Mechanical Appeals Board	Three (3)	As Needed
☒Planning Commission	Six (6)	1st Tuesday
☐Plumbing Appeals Board	Three (3)	As Needed
Public Works		
☐Impact Fee Advisory Committee	Three (Staggered Terms)	As Needed
Regional Committees		
☐Bonneville Metropolitan Planning Organization		
Other		
☐		

1Where not specifically required by law, City of Idaho Falls residents will be given preference. 2Four (4) members shall have professional training or experience in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, law, or other historic preservation-related disciplines. 3All members shall be a person with a disability or have a demonstrated interest, competence or knowledge of disabilities. 4One (1) member shall be a Bonneville County resident residing within the area of city impact. Please note: Those who stand to receive a direct financial benefit from a particular position, who are involved in litigation with a relevant city department, and who are not city residents may be declared ineligible to serve on a committee. Any information supplied may be subject to disclosure under the Idaho Public Records Law §§ 9-337 through 9-350

JENNA K. PRICE

289 Balsam Cir. Idaho Falls, ID 83401 • 208.206.7732 • jennaprice@isu.edu

EDUCATION

Idaho State University

- B.S., Mechanical Engineering, Idaho State University, December 2014

SOFTWARE

- Fluent in MS Office, OpenRoads Designer CE with AutoTURN, AutoPIPE, SolidWorks with Sheet Metal and FEA tools, Inventor, MATLAB, Maple, MathCad, ArcGIS, AutoCAD. Some experience in HEC-RAS.

PROFESSIONAL EXPERIENCE

Civil Engineer - Roadway Design

Horrocks Engineers 1/2019-Present

- Highway design for government entities such as ITD, City of Ammon, Madison County, Bonneville County, including quantity reports.
- Single-lane roundabout design for City of Ammon and Madison County
- Prepare all aspects of construction drawing sets per ITD standards, including roadway design sheets, gore grading, concrete jointing, Right-of-Way plans, Right-of-Way sketches to accompany legal descriptions for property acquisition, cost estimates and summaries, bridge modeling and preparation of TS&L/S&L.
- Prepare documents for channel alteration permit for Army Corps of Engineers.
- Create 3D bridge models with construction drawings.
- Conceptual interchange design per ITD standards.

Mechanical Engineer

Idaho Cleanup Project, DOE

NorthWind-Portage (Subcontractor for Fluor, Idaho) 6/2016-Present

- Piping design and stress analysis for the Integrated Waste Treatment Unit (IWTU) using AutoPIPE.
- Simulate fluid flow patterns inside large diameter piping and inside hot cells using Star-CCM+.
- Design and specify fluids systems components for the IWTU
- Heat transfer analysis for IWTU purges

- Tool and process design for hot fuel removal and storage

E2 Consulting Engineers, Inc. (Subcontractor for CWI) 1/2015-6/2016

- Design and animate processes for bringing large casks into an INTEC building, removing lids and remotely replacing gaskets. Conceptually designed mechanical parts for this process.
- Design mechanical components for processes, based on national codes and regulations

Civil Designer 9/2014-1/2015

Eagle Rock Engineering & Land Surveying

- Create records of survey, plats, and site plans
- Designed water systems, storm drainage systems, sanitary sewer systems, grading plans and storm water retention ponds

Design Engineer

Premier Powder Coating & Custom Fabrication 6/2014-9/2014

- Design metal products using SolidWorks sheet metal tools
- Act as client liaison from start to finish through design and fabrication processes
- Work with shop crew to fabricate metal products

Civil Designer 6/2013-6/2014

Schiess & Associates

- Prepare maps for environmental review documents and City service records
- Prepare construction drawings for water system projects

HBH Consulting 8/2007-1/2009

- Prepare construction drawing sets for residential development projects, including water, sewer, and storm drain systems
- Create site plans for commercial projects

COMMUNITY DEVELOPMENT SERVICES

Planning Department
Office (208) 612-8276
Fax (208) 612-8520

Building Department
Office (208) 612-8270
Fax (208) 612-8520

IDAHO FALLS

MEMORANDUM

TO: Honorable Mayor Casper

FROM: Wade Sanner, CDS Director
DATE: August 22, 2024
RE: Board and Commission Appointment Recommendations

The City of Idaho Falls currently has one vacancy on our Board of Adjustment. Understanding that the appointment of members to the Board of Adjustment is under the purview of the mayor, the Community Development Services Department would like to recommend the appointment of Mrs. Jenna Price to the Board of Adjustment. Naysha Foster and I have reviewed Mrs. Price's application and interviewed her on 08/20/24.

Mrs. Jenna Price has Bachelor's Degree in Mechanical Engineering and has been an engineer for Horrocks Engineers for the last 5 years. Her technical knowledge and commitment to public service will be a great asset to the Board of Adjustment in its decision-making capacity and interactions with the public.

Board of Adjustment Recommended Appointment and Term:

Jenna Price Term ending September 30, 2029

Let me know if you have any further questions. Thank you for your help in this matter.

Sincerely,

Wade Sanner, AICP
Community Development Services Director

OFFICE OF THE MAYOR

Office (208) 612-8235
Fax (208) 612-8560

IDAHO FALLS

MEMORANDUM

TO: Rebecca Casper

FROM: Margaret Wimborne

DATE: Oct. 3, 2024

RE: Board of Adjustment Appointment

I recommend appointment of the following individual to the Board of Adjustment pursuant to City Code Title 2 Chapter 3.

1. **Jenna K. Price:** Jenna Price was recommended by Community Development Services for service on the Board of Adjustment. I have had the opportunity to meet with Jenna Price and I believe her professional experience, her perspective and her interest in public service will be of great benefit to the City of Idaho Falls.

I have no doubt Jenna K. Price will be an asset to the Board of Adjustment, and I recommend her for appointment.

CHAPTER 3
BOARD OF ADJUSTMENT

SECTION:

2-3-1: Establishment
2-3-2: Purpose
2-3-3: Duties
2-3-4: Organization
2-3-5: Term of Office
2-3-6: Removal
2-3-7: Vacancy
2-3-8: Attendance
2-3-9: Open Meetings
2-3-10: Minutes
2-3-11: No Compensation
2-3-12: Indebtedness

2-3-1: ESTABLISHMENT: The Idaho Falls Board of Adjustment ("Board") is hereby established. The Mayor, with the consent of the Council, shall appoint five (5) members to serve on the Board. Members of the Board shall be residents and electors of the City. A member of the Council, the Mayor, or an appointed officer of the City shall not serve as a member of the Board. (Ord. 3541, 9-14-23)

2-3-2: PURPOSE: The purpose of the Board is to act as an independent fact-finding and decision-making body in order to uphold the principles of the Zoning Code and other City Codes; to act as an appellate body when directed, or act as the City's Board of Appeals where provided for by an International Code Council building or another construction-related code that has been adopted by the Council; and to provide insight and adjustment when the Code is applied to a specific parcel of land, where necessary, and within the law. (Ord. 3541, 9-14-23)

2-3-3: DUTIES: The Board shall have such duties and authority as set forth in the Zoning Code and this Code, including when it is acting as the City's Board of Appeals where provided for by an International Code Council building or another construction-related code that has been adopted by the Council, and shall perform all other duties as required by State law or as directed by the Council. (Ord. 3541, 9-14-23)

2-3-4: ORGANIZATION: During the first meeting of each calendar year, the Board shall elect from its membership, by majority, a person to act as Chair and a person to act as Vice-Chair. The Chair and Vice-Chair shall serve until replaced or re-elected. The Chair shall preside at all meetings. If the Chair is absent or unable to act at any meeting, the Vice-Chair shall preside.

2-3-5: TERM OF OFFICE: Members of the Board shall be appointed for a term of five (5) years. Terms shall expire on December 31 of the fifth year following their appointment. Not more than two (2) members' terms shall expire in any one (1) year. Committee members may

be reappointed.

2-3-6: REMOVAL: A Board member may be removed from the Board by the Mayor and at the Chair's request, following two (2) consecutive meeting absences unexcused by the Chair or at any time by the majority vote of the Council.

2-3-7: VACANCY: The Mayor, with consent of the Council, shall appoint a qualified person to fill the unexpired term of any member of the Board in the event of a vacancy.

2-3-8: ATTENDANCE: A quorum of Board members shall be present in order for purposes of conducting the business of the Board. Non-voting members present at meetings shall not be considered in determining the number required for a quorum or whether a quorum is present. (Ord. 3540, 9-14-23)

2-3-9: OPEN MEETINGS: All meetings of the Board shall be open to the public and shall follow the requirements of the Idaho Open Meeting law.

2-3-10: MINUTES: The Board shall keep minutes of its proceedings, including the vote of each member on every presented issue. The meeting minutes and other records of the Board shall be open to the public.

2-3-11: NO COMPENSATION: Board members shall receive no compensation for their service on the Board; however, expenses for equipment and supplies necessary for the Board to conduct its business shall be allowed by the Council.

2-3-12: INDEBTEDNESS: Nothing herein conveys or otherwise delegates authority to the Board to incur any liability, obligation, or indebtedness on behalf of the City without the express, written authorization of the Council.

Memorandum

File #: 24-368 **City Council Meeting**

FROM: Pam Alexander, Municipal Services Director
DATE: Thursday, October 3, 2024
DEPARTMENT: Municipal Services

Subject
Purchase of Replacement Equipment for Public Works, Streets Division

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the purchase of replacement equipment for Public Works, Streets Division from the Houston-Galveston Area Council (HGAC) cooperative purchasing contract HT06-20 with BergKamp, Inc. for a total of $278,727.60 (or take other action deemed appropriate).

Description, Background Information & Purpose
This purchase will replace unit 1523, a 2011 International Workstar 7600 SBA Patch Truck that has reached its useful life.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒

The purchase of the replacement truck supports the reliable public infrastructure and transportation community-oriented result by replacing equipment that has reached its useful life.

Interdepartmental Coordination
The Public Works Department concurs with this award recommendation.

Fiscal Impact
Sufficient funding for this purchase is located within the 2024/25 Public Works, Streets Division approved budget.

Legal Review
The Legal Department concurs that the desired Council action complies with State Statute.

CONTRACT PRICING WORKSHEET For MOTOR VEHICLES Only	Contract No.:	HT06-20	Date Prepared:	10/1/2024

This Worksheet is prepared by Contractor and given to End User. If a PO is issued, both documents MUST be faxed to H-GAC @ 713-993-4548. Therefore please type or print legibly.

Buying Agency:	City of Idaho Falls	Contractor:	Houston Freightliner
Contact Person:	Brian Cardon	Prepared By:	Adam Neuse
Phone:	(208) 612-8490	Phone:	713-580-8148
Fax:		Fax:	
Email:		Email:	adam.neuse@houstonfreightliner.com

Product Code:	D5	Description:	M2-106, Conventional Cab, SBFA, SRA (PRL-20M)

A. Product Item Base Unit Price Per Contractor's H-GAC Contract:	85,203.00

B. Published Options - Itemize below - Attach additional sheet(s) if necessary - Include Option Code in description if applicable.
(Note: Published Options are options which were submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
B6.7 260 HP 660 LB FT TQ ENGINE	3,302.00		
3500 RDS AUTOMATIC TRANSMISSION	5,033.00		
RS-23-160 23,000 LB REAR AXLE	654.00		
Battery Disconnect MTD LH of Driver Seat	150.00		
192" Wheelbase	688.00		
11/32x3-1/2x10-3/16" Frame 120KSI	398.00		
Front Tow Hooks	56.00		
Air Cab Mounts	91.00		
Dual West Coast Mirrors w/LH-RH Remote	215.00		
Basic High Back Air Driver Seat	159.00	Bergkamp FP5 All-In-One Pothole Patcher	176,250.60
Basic High Back Air Susp Pass Seat	191.00	**Subtotal From Additional Sheet(s):**	
Adjustable Steering Column	359.00	**Subtotal B:**	187,546.60

C. Unpublished Options - Itemize below / attach additional sheet(s) if necessary.
(Note: Unpublished options are items which were not submitted and priced in Contractor's bid.)

Description	Cost	Description	Cost
CLEAR FRAME RAILS FROM BACK OF CAB TO FRONT F	348.00		
		Subtotal From Additional Sheet(s):	0
		Subtotal C:	348.00

Check: Total cost of Unpublished Options (C) cannot exceed 25% of the total of the Base Unit Price plus Published Options (A+B).	**For this transaction the percentage is:**	0%

D. Total Cost Before Any Applicable Trade-In / Other Allowances / Discounts (A+B+C)

Quantity Ordered:	1	X Subtotal of A + B + C:	273,097.60	=	Subtotal D:	273,097.60

E. H-GAC Order Processing Charge (Amount Per Current Policy)	**Subtotal E:**	1,500.00

F. Trade-Ins / Special Discounts / Other Allowances / Freight / Installation / Miscellaneous Charges

Description	Cost	Description	Cost
Freightliner Standard Destination Charge	**3,375.00**	**MY26/CY25 PRICING SURCHARGE**	3,750.00
		Discount	(2,995.00)
		Subtotal F:	4,130.00

Delivery Date:		**G. Total Purchase Price (D+E+F):**	278,727.60

Equipment Quote

10/1/2024

City of Idaho Falls
Attention: Brian Cardon

Brian:

I am proud to represent Bergkamp Inc. and our effort to provide the best equipment for your Pavement Preservation dollars. Thank you for the opportunity to quote your equipment needs.

Quoted Equipment with Selected Upgrades and Options:

FP5 Flameless All-In-One Pothole Patcher	**$109,500.00**
Standard Mounting for FP	**$8,000.00**
(Standard) 80 Gallon Heated Tack Tank	**$11,325.00**
Swing Auger	**$15,600.00**
Plate Compactor	**$7,200.00**
(Standard) 67 lb Pavement Breaker	**$8,800.00**
Able 2 10 Light LED Arrowboard	**$2,000.00**
Single Front Mounted LED Strobe Light	**$1,100.00**
Dual Rear Mounted LED Strobe Lights	**$1,200.00**
Dual Rear Mounted LED Night Work Lights	**$1,400.00**
Single Cone Holder - Curbside Mount	**$320.00**
Back Up Camera - Includes 1 way communication	**$2,680.00**
Upgrade Backup Camera with Back Chat 2-Way Intercom System	**$675.00**
Tool Holder - Rear Spoils Bin	**$300.00**
Asphalt Lute Holder	**$1,234.00**
Freight Cost	**$4,917.00**
Equipment SubTotal	**$176,251.00**
Total	**$176,251.00**

Terms & Conditions:

- Terms: Net 30 days from receipt of Equipment. All prices quoted are in US Dollars (USD). Factory completion will be determined after receipt of purchase order.

- Kansas sales tax will be charged on the amount of the sale if the equipment is picked up by the **Customer** in Kansas. Otherwise, the customer's local sales tax will apply. .

- **Customer** is solely responsible for insuring units are configured and loaded in order to comply with all manufacturer's guidelines and local, state and national laws. Bergkamp Inc. assumes no responsibility or liability associated with compliance with these regulations.

Thank you again for the opportunity, and I look forward to working with you. This proposal shall remain in force until **(11/30/2024)**. If you have further questions, please call M:(254) 717-3664 or O:(785) 825-1375 or you may email me at jennifers@bergkampinc.com.

Sincerely,

Jennifer Straus

Jennifer Straus
Sales Project Manager
Bergkamp Inc.

Memorandum

File #: 24-359 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, October 2, 2024
DEPARTMENT: Public Works

Subject
Bid Award - Sewer Line Rehabilitation Phase 2

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the plans and specifications; award to the lowest responsive, responsible bidder, Vortex Services, LLC., the amount of $615,995.00; and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
On Tuesday, October 1, 2024, bids were received and opened for the Sewer Line Rehabilitation Phase 2 project. The tabulation of bid results is attached. The purpose of the proposed bid award is to facilitate a contract with the lowest responsive bidder for the purpose of lining the aging sewer and stormwater pipe throughout Idaho Falls.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒

This project supports the community-oriented result of reliable public infrastructure by investing in the renewal of our sewer and stormwater collection systems.

Interdepartmental Coordination
Project reviews have been conducted with all necessary city departments to ensure coordination of project activities.

Fiscal Impact
Cost allocation for this project will come from Wastewater Division funds. Sufficient funding and budget authority exist for completion of the proposed improvements.

Legal Review

The Legal Department reviewed the bid process and concurred that the desired Council action is compliant with the Idaho State Statute.

0-00-00-0-SWR-2024-04
2024-048

SEWER LINE REHABILITATION
2024 PHASE 2 (ADDENDUM 1)

CITY PROJECT # 0-00-00-SWR-2024-04

PROJECT LOCATIONS







MAYOR

Rebecca L. Noah Casper

CITY COUNCIL

Michelle Ziel-Dingman
Lisa Burtenshaw
Kirk Larsen
Jim Francis
John B. Radford
Jim Freeman

ENGINEERING DIVISION

PUBLIC WORKS DIRECTOR
Chris H. Fredericksen, P.E.

ASSISTANT PUBLIC WORKS DIRECTOR
Chris Canfield P.E.

2024

PROFESSIONAL ENGINEER
REGISTERED
10551
9/19/24
STATE OF IDAHO
CHRIS CANFIELD

AS BUILT DATE / BY:
_____ / _____

SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

SEWER LINE REHABILITATION
2024 PHASE 2
TITLE PAGE

CHECKED BY:	DESIGN TECH:	DATE PLOTTED:	SHEET NO.
	AW	9/18/2024	1 OF 86

F:\Projects\SWR\SWR-2024-04\Design\Phase 2\FULL PDF PARTS\2024-04 Phase2- Title Page-Addendum 1.dwg

City of Idaho Falls

Engineering Division

Engineer's Estimate

Project: Sewer Line Rehabilitation 2024 Phase 2 ***Number:*** 0-0-0-0-SWR-2024-04

Submitted: Chris Canfield ***Date:*** October 1, 2024

Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		Vortex Services, LLC		C&L Water Solutions, Inc		Iron Horse Pipeline Services, LLC	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
	DIVISION 500 - SEWER										
509.4.1.B.1.b	CIPP Liner 8"	6212	LF	$55.00	$341,660.00	$42.00	$260,904.00	$55.00	$341,660.00	$85.00	$528,020.00
509.4.1.B.1.c	CIPP Liner 10"	878	LF	$75.00	$65,850.00	$50.00	$43,900.00	$59.00	$51,802.00	$89.00	$78,142.00
509.4.1.B.1.d	CIPP Liner12"	781	LF	$90.00	$70,290.00	$65.00	$50,765.00	$83.00	$64,823.00	$98.00	$76,538.00
509.4.1.B.1.e	CIPP Liner 15"	357	LF	$125.00	$44,625.00	$85.00	$30,345.00	$85.00	$30,345.00	$113.00	$40,341.00
509.4.1.B.1.f	CIPP Liner 18"	1398	LF	$165.00	$230,670.00	$90.00	$125,820.00	$114.00	$159,372.00	$138.00	$192,924.00
509.4.1.B.1.g	CIPP Liner 21"	274	LF	$180.00	$49,320.00	$120.00	$32,880.00	$147.00	$40,278.00	$143.00	$39,182.00
509.4.1.C.1	Cut Off Protruding Services	12	EA	$300.00	$3,600.00	$250.00	$3,000.00	$340.00	$4,080.00	$400.00	$4,800.00
509.4.1.D.1	Reconnect Service Line	250	EA	$150.00	$37,500.00	$50.00	$12,500.00	$170.00	$42,500.00	$150.00	$37,500.00
509.4.1.E.1	Bypass Sewage Pumping	1	LS	$150,000.00	$150,000.00	$55,881.00	$55,881.00	$21,088.00	$21,088.00	$90,000.00	$90,000.00
	TOTAL				**$993,515.00**		**$615,995.00**		**$755,948.00**		**$1,087,447.00**

Memorandum

File #: 24-367 **City Council Meeting**

FROM: Bear Prairie, General Manager
DATE: Thursday, October 3, 2024
DEPARTMENT: Idaho Falls Power

Subject
2024 Caterpillar 255 Compact Track Loader S/N: FL706441

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the purchase of a 2024 Caterpillar 255 Compact Track Loader Serial No. FL706441 at Sourcewell pricing of $80,233.05 and give the Mayor and City Clerk authorization to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
This purchase will add a multi-use loader to the Idaho Falls Power fleet for the purposes of excavation, snow removal, mowing, etc.

Alignment with City & Department Planning Objectives



☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐

This action supports our readiness for reliable public infrastructure by acquiring equipment that aids in maintaining public power.

Interdepartmental Coordination
Idaho Falls Power and the City Legal Department.

Fiscal Impact
This purchase is included in the 2024/25 CIP budget.

Legal Review
The City Legal Department concurs that this action is compliant with state statute.

SALES AGREEMENT

AGREEMENT: Q000363259-5
AGREEMENT DATE: 10/2/2024
AGREEMENT EXPIRES: 5/15/2024
WAREHOUSE: Idaho Falls Machine Sales
CUSTOMER NO.: 0083339
CUSTOMER PO:
SALESMAN: Jerad M Childers

Idaho Falls
1200 Foote Dr Idaho Falls, ID 83402
208.552.2287

Jerad.Childers@wseco.com

SOLD TO:
Idaho Falls Power
140 S Capital Ave
Idaho Falls, ID 83402-3629

SHIP TO:
Idaho Falls Power
1200 Foote Dr
Idaho Falls, ID 83402-1803

ITEM DESCRIPTION	PRICE
2024 Caterpillar 255 Compact Track Loaders S/N: FL706441 ID:E0142691	$72,101.15
• Delivery Freight	
• EMS Basic - 1 year 500 hour filters only kit	
• New Warranty - 48 mo 2,500 hrs - PREMIER	
Caterpillar 48" P Forks SSL S/N: A4242CC20038 YEAR: 2024 ID: E0141350	$905.00
Caterpillar 74" GP BKT .57 CYD SSL S/N: A4243BK20744 YEAR: 2024 ID: E0142178	$1,380.00
Caterpillar BR118 72" BRUSH CUTTER SSL S/N: WM801398 YEAR: 2024 ID: E0145549	$5,846.90

Notes

Before Tax Balance	$80,233.05
Sales Tax	$0.00
Trade Payoff	$0.00
Downpayment	$0.00
Net Due	**$80,233.05**

Western States Equipment

Order Received by _____

Title Salesman Date _____

Idaho Falls Power

Approved and Accepted by _____

Title _____ Date _____

Warranty Document Received (initial) _____

Trade Ins: *All trade-ins are subject to equipment being in as inspected condition by vendor at time of delivery of replacement machine purchase above. Purchaser hereby sells the trade in equipment described above to the vendor and warrants it to be free and clear of all claims, liens, and security interest except as shown above.*
Warranty: *By initialing above the customer acknowledges that they have received a copy of the Western States Co/Caterpillar Warranty and has read and understands said warranty. All used equipment is sold as is where is and no warranty is offered or implied except as specified above.*

EQUIPMENT DETAILS

5860258 255 05A COMPACT TRACK LOADER
5792312 REAR LIGHTS
5859582 INSTRUCTIONS, ANSI, USA
5859666 FAN, COOLING, DEMAND
5859684 HYDRAULICS, PERFORMANCE, (HP3)
5860028 RIDE CONTROL
5860291 QUICK COUPLER, HYD, SELF LEVEL
5937243 DOOR, CAB, GLASS
5942212 HEATER, ENGINE COOLANT, 120V
6131925 SEAT BELT, 3"
6423004 IDLER WHEELS, TRIPLE FLANGE
6437208 CERTIFICATION ARR, P65
4218926 SERIALIZED TECHNICAL MEDIA KIT
0P9003 LANE 3 ORDER
3531697 CARRIAGE, 46", FORKS, 48", SSL
0P0096
0P0096
5792311 WORKLIGHTS,LED,FRONT/REAR/SIDE
5792324 PRODUCT LINK, CELLULAR PLE643
5859587 SEAT,AIR SUSPENSION,CLOTH,HEAT
5859676 COUNTERWEIGHT,MACHINE,EXTERNAL
5859836 COMFORT PKG, ENCLOSED CAB,HVAC
5860092 GUARDING / SEALING PKG, (HD1)
5901211 FUEL, ELECTRIC PRIMING
5941466 TRACK,RUBBER,400MM(15.7 IN)BAR
6016604 PACKAGE, TECHNOLOGY (T5)
6405405 HOSE GUIDE, ATTACHMENT
6431300 SHIPPING/STORAGE PROTECTION
6518586 INTEGRATED RADIO
0P0210 PACK, DOMESTIC TRUCK
WT-SSL WT-SSL
0P0096 SKID STEER LOADER WORK TOOLS
2795373 BUCKET-GP, 74", BOCE
6102690 BRUSHCUTTER, BR118

TERMS AND CONDITIONS

1. OFFER TO SELL, METHODS OF ACCEPTANCE AND AGREEMENT TERMS: This Sales Agreement ("SA") is an offer for the sale of the equipment, vehicles, accessories and attachments described on the invoice (referred to generally as "equipment" or "goods") by Western States Equipment Company, an Idaho business corporation or its affiliates ("WSECO") to Customer under the terms and conditions specified herein. This offer may be accepted by **(1)** the execution of this SA by a representative of Customer or **(2)** Customer's verbal or written authorizations or conduct consistent with prior course of dealing between the parties authorizing WSECO to take action to fulfill this SA, or **(3)** the commencement of the manufacture or shipment of the goods specified in this SA, whichever of the foregoing first occurs.

Acceptance of this SA is limited to the express terms stated herein. Any proposal in Customer's acceptance for additional or different terms or any attempt by Customer to vary in any degree any of the terms is objected to and hereby rejected, but such proposals shall not operate as a rejection of this offer, unless such variances are in the terms of the description, quantity, price, delivery schedule, or payment schedule of the goods, but shall be deemed a material alteration of this SA and this SA shall be deemed agreed to by WSECO without said additional or different terms. Once accepted, this SA shall constitute the entire agreement between WSECO and Customer. WSECO is not bound by any representation or agreements, express, or implied, oral or otherwise, which are not stated within this SA or contained in a separate writing supplementing this SA and signed by authorized agents of both WSECO and Customer. This SA will supersede all previous communications, agreements, and contracts with respect to the subject matter hereof and no understanding, agreement, term, condition, or trade custom at variance with this SA will be binding on WSECO. No waiver or modification of the terms and conditions hereof will be effective unless in writing and signed by both Customer and WSECO.

2. PAYMENT TERMS: Customer agrees to pay the sales price for the equipment, less any net trade-in allowance, in accordance with the payment terms as all stated on the invoice. The sales price is offered F.O.B. at WSECO's designated facility as stated on the invoice and Customer is responsible for all shipping charges as provided in this SA. Customer is also responsible for paying all applicable sales, use or any other applicable taxes levied or assessed on the equipment by any federal, state or local governmental authority, unless Customer provides WSECO an appropriate exemption certificate as stated on the invoice. In the event that Customer fails to pay any applicable tax or other charge as agreed herein or fails to provide a valid exemption certificate, Customer agrees to indemnify and hold WSECO harmless from any liability and expense by reason of Customer's failure to pay said taxes or assessments, including, but not limited to, WSECO's reasonable attorney's fees and costs and other necessary legal expenses resulting from such failure.

3. GRANT OF SECURITY INTEREST, AUTHORIZATION TO FILE STATEMENT AND PROTECTION OF COLLATERAL: Until the Customer pays the total sales price and additional charges as provided in this SA, Customer hereby grants WSECO a security interest in and to the equipment and all additions, replacements, substitutions, and proceeds of the same ("Collateral") to secure payment of the sales price and any and all other amounts owed or owing by Customer to WSECO under this SA or otherwise. Customer authorizes WSECO to file financing statement(s) evidencing this security agreement and the collateral subject thereto and to take all steps necessary to perfect WSECO's interest in the equipment.

Customer agrees to execute any documents required by WSECO to evidence and perfect such security interest. Customer hereby appoints WSECO as its irrevocable attorney-in-fact for the purpose of executing any documents necessary to perfect or to continue the security interest granted in this SA. Customer will reimburse WSECO for all expenses for the perfection and the continuation of the perfection of WSECO's security interest in the Collateral. Customer promptly will notify WSECO before any changes in Customer's name including any changes to the assumed business names of Customer.

Customer, upon WSECO's request, will deliver to WSECO a schedule of the locations of the Collateral and agrees to update the list upon WESCO's further request. Customer will not commit or permit damage to or destruction of the Collateral or any material part of the Collateral. WSECO and its designated representatives and agents shall have the right at all reasonable times to examine and inspect the Collateral. Customer shall immediately notify WSECO of all cases involving the loss or damage of or to any material portion of the Collateral and generally of all material happenings and events affecting the Collateral.

4. INSURANCE: Customer shall not move, load, transport or otherwise handle the equipment on WSECO's premises without first having obtained insurance coverage. Customer shall carry all risks insurance on the equipment, including, without limitation, fire, theft and liability coverage with such other insurance as necessary to protect Customer's and WSECO's respective interests in the equipment. As long as any portion of the sales price is outstanding, Customer will deliver to WSECO from time to time the policies or certificates of insurance in forms satisfactory to WSECO, showing WSECO as an additional insured and including stipulations that coverage will not be cancelled or diminished without at least fifteen (15) days prior written notice to WSECO.

5. TIME OF DELIVERY AND SHIPPING: Orders for equipment are processed in the order of their acceptance by WSECO and WSECO will use its reasonable efforts to deliver the equipment to Customer on the scheduled delivery date as stated on the invoice. However, shipping and delivery dates are acknowledged to be estimates only and dependent upon many factors outside of WSECO's control including, but not limited to, the manufacturer's production schedule, material and labor shortages, shipping delays and various other unrelated factors. WSECO is not liable for delays or damages caused by delays in delivery or shipment of the equipment, unless stated on the face of the invoice to the contrary. Customer is responsible for all freight, shipping, loading and unloading costs.

6. RISK OF LOSS/SHORTAGES/REJECTION OF GOODS: Risk of loss of the goods shall pass to Customer as soon as the goods are properly loaded on the carrier. WSECO's responsibility for shipment ceases upon delivery of the goods to a transportation company. Any claim by Customer for shortage in shipment shall be made by written notice to WSECO within fifteen (15) days after receipt of the shipment. It is specifically agreed that the risk of loss shall not be altered by the fact that the conduct of either party hereto may constitute a default or breach and shortage in shipment is not deemed to constitute a nonconformity.

All equipment or goods shall be subject to the standard manufacturing and commercial variation and practices of the manufacturer thereof. In the event of shipment of non-conforming goods, WSECO shall be given a reasonable opportunity to replace the goods with those which conform to the order. Any notices pertaining to rejection or claims of nonconformity must be made in writing specifying in detail Customer's objections and such notices must be delivered within fifteen (15) days after delivery of the goods. It is agreed that in the event of rejection, Customer will store the goods or reship the goods to WSECO. Should Customer use the equipment or goods, such use shall be deemed an unequivocal acceptance of the goods. If Customer accepts goods tendered under this SA, such acceptance shall be final and irrevocable; no attempted revocation shall have any effect whatsoever.

7. ASSIGNMENTS: No right or interest in this SA shall be assigned by Customer without the written permission of WSECO, and no delegation of any obligation owed or of the performance of any obligation by Customer shall be made without written permission of WSECO. Any attempted assignment or delegation by Customer shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.

8. NO WARRANTY: Unless provided otherwise on the invoice, the equipment is purchased **"AS IS"** and there is no other agreement with Customer regarding the equipment other than what is stated in this SA and in any credit instrument and/or guaranty between Customer and WSECO. There are no other warranties, express or implied, for any equipment, product, service, or other items sold or furnished under this SA unless agreed to in writing between Customer and WSECO. **WSECO DISCLAIMS ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.**

9. EQUIPMENT FAILURE/LIMITATION OF REMEDIES: If, for any reason, the equipment does not perform satisfactorily, as judged by WSECO in its sole discretion, WSECO may repair or replace the equipment or any part thereof, at its option, without affecting any of the terms of this SA. This remedy does not apply if the equipment has failed or performs less than satisfactorily due to improper use of the equipment, accident (including, damage during shipment), neglect, abuse, misuse or exposure of the equipment to conditions beyond capacity, power, environmental design limits or operation constraints specified by WSECO or the equipment manufacturer. Customer is responsible for all expenses related to repair or replacement due to these causes. **THE REMEDIES IN THIS PARAGRAPH ARE CUSTOMER'S SOLE AND EXCLUSIVE REMEDIES AGAINST WSECO.**

10. LIMITATION OF LIABILITY: Notwithstanding trade customs or prior course of dealing to the contrary, in no event will WSECO, its subsidiaries, affiliates, agents or employees be liable for any incidental, indirect, special, or consequential damages in connection with or arising out of this SA or furnishing of any goods, services or other items or any third party's ownership, maintenance, or use of any goods, services or other items furnished under this SA, including, but not limited to, lost profits or revenues, loss of use of the equipment or any associated goods, damage to associated goods, costs of capital, cost of substitute goods, or claims of Customer's clients for such damages. Customer's sole remedy, for any liability of WSECO of any kind, including but not limited to negligence, with respect to any equipment, service, or other item is limited to that set forth in the paragraph entitled **"EQUIPMENT FAILURE/LIMITATION OF REMEDIES"** of this SA. WSECO is not responsible for meeting any federal, state, local or municipal code or specification (whether statutory, regulatory or contractual), unless Customer specifies it in writing and WSECO agrees to it in writing. Customer agrees that it has selected each item of equipment based upon its own judgment and particular needs and disclaims any reliance upon any statements or presentations made by WSECO. The liability for performing under any manufacturer warranty program rests solely with the subject manufacturer and WSECO has no liability or responsibility for performance thereunder.

11. FORCE MAJEURE: WSECO shall not be responsible or liable for any delay or failure to deliver any or all of the goods and/or performance of the services where such delay or failure is caused by any act of God, fire, flood, inclement weather, explosion, war, insurrection, riot, embargo, stature, ordinance, regulation or order of any government or agent thereof, shortage of labor, material fuel, supplies or transportation, strike or other labor dispute, or any other cause, contingency, occurrence or circumstance of any nature, whether or not similar to those herein before specified beyond WSECO's control, which prevents, hinders or interferes with manufacture, assembly or delivery of the goods or performance of the services. Any such cause, contingency, occurrence or circumstances shall release WSECO from performance of its obligations hereunder.

12. INDEMNITY: Customer agrees to indemnify and hold WSECO harmless from and against any and all claims, actions, suits, proceedings, costs, expenses, damages (including but not limited to consequential and incidental damages), liabilities, fees (including, but not limited to, attorney fees and court costs), and settlements, (including those brought or incurred by or in favor of Customer's employees, agents and subcontractors), arising out of or related to the selection, delivery, loading, unloading, towing, possession, use, operation, handling or transportation of the equipment. Customer agrees to defend, at its expense, any and all suits brought against WSECO either alone or in conjunction with others and additionally to satisfy, pay and discharge any and all judgments and fines against WSECO in any such suits or actions, whether based in negligence or otherwise.

13. DEFAULT BY CUSTOMER: An event of default shall occur if (a) Customer fails to pay when due the sales price; (b) Customer fails to perform or observe any covenant, condition, or agreement to be performed by it hereunder; (c) Customer ceases doing business as a going concern, makes an assignment for the benefit of creditors, admits in writing an inability to pay debts as they become due, files a petition in bankruptcy, or if its owners, shareholders or members of Customer take actions towards dissolution or liquidation of Customer; (d) Customer attempts to sell, transfer, or encumber, sublease or convey the equipment or any part thereof prior to paying the full sales price; or (e) WSECO, in good faith deems itself, insecure relative to payment of the sales price.

Upon the occurrence of any event of default, WSECO may exercise the following rights and remedies: (i) declare the sales price immediately due and payable; (ii) require Customer to assemble the equipment and make it available to WSECO at a place and time designated by WSECO; (iii) WSECO shall have full power to enter upon the property or jobsite of the Customer and take possession of and remove the equipment; (iv) WSECO shall have full power and authority to sell, lease, transfer or otherwise deal with the equipment or proceeds thereof, and in connection therewith WSECO may bid on the goods or equipment and that a commercially reasonable price for said reclaimed equipment may be determined by WSECO based upon current national auction values, market trends relating to supply and demand, and related factors for goods of similar type and condition; (v) if WSECO chooses to sell or lease the reclaimed equipment, WSECO may obtain a judgment against Customer for any deficiency remaining on the sales price after application of all amounts received from the exercise of its rights under this SA; and (vi) all rights and remedies of a secured creditor under the provisions of the Idaho Uniform Commercial Code, as amended from time to time. All of WSECO's rights and remedies, whether evidenced by this SA or other related agreement, shall be cumulative and may be exercised singularly or concurrently. Customer agrees to pay all costs incurred by WSECO in enforcing this SA or any of its provisions, including without limitation reasonable attorney's fees and costs and all costs of reclaiming the goods, whether or not legal action is commenced.

14. JURISDICTION AND VENUE: This SA and the relationship between WSECO and Customer shall be governed and construed according to the laws of the State of Idaho. At the sole and exclusive election of WSECO, jurisdiction and venue for any action or dispute arising under this SA shall be in the in the Fourth Judicial District of the State of Idaho, in and for Ada County, which is WSECO's corporate headquarters and principal place of business, wherein the parties acknowledge having done business sufficient to establish minimum contacts under the Idaho long arm statute, and which is a mutually convenient forum. In addition, Customer waives any and all rights to jurisdiction and/or venue in any other forum, including waiver of any and all rights to remove the action from any court originally acquiring jurisdiction.

15. EQUIPMENT DATA: This machine may be equipped with a wireless data communication system, such as Product Link. In such case, Customer understands data reflecting the machine performance, condition and operation is being transmitted to Caterpillar/WSECO to better serve the Customer and to improve upon Caterpillar products and services. This data may include, but is not limited to: fault codes, emissions data, fuel usage, service meter hours, software and hardware version numbers and installed attachments. Neither Caterpillar nor WSECO sell, rent or share collected information to any other third party, and will exercise reasonable efforts to keep the information secure. Caterpillar Inc. and WSECO recognize and will respect customer privacy. Customer agrees to allow this data to be accessed by Caterpillar and WSECO within normal, accepted business practices.

The undersigned represents and warrants that he/she is authorized by Customer identified below to bind the Customer to the obligations and duties expressed herein and does so commit Customer to the terms and conditions of SA by signing below. Until this SA (or indentical counterpart thereof) has been signed by our duly authorized representative, it will constitute an offer by Customer to enter into this SA with WSECO on the terms herein.

CUSTOMER: _____	**WESTERN STATES EQUIPMENT COMPANY**
By:_____	By:_____
Print Name:_____	Print Name:_____
Title:_____	Title: Salesman
Date:_____	Date:_____

STANDARD WARRANTY AND APPLICATION FOR EXTENDED COVERAGE FOR CATERPILLAR PRODUCTS

The Caterpillar equipment owner identified below ("Owner") hereby applies to Western States Equipment for Standard or Extended Coverage in accordance with the terms as set forth in this document, for the Caterpillar product identified below. Owner desires the Standard or Extended coverage option(s) listed below:

COVERAGE EXPIRATION - FIRST TO OCCUR (MONTHS OR HOURS) **- Months after retail purchase (less duration of rental, demonstration, or other usage, if any, prior to the first purchaser or lessee)**

Standard Warranty period based on Caterpillar guidelines
OWNER's NAME Idaho Falls Power — **OWNER PHONE**
OWNER ADDRESS, CITY and ZIP CODE 140 S Capital Ave Idaho Falls, ID 83402-3629
EXTENDED WARRANTY COVERAGE New Warranty - 48 mo 2,500 hrs & PREMIER

MODEL	PRODUCT DESCRIPTION	HOUR METER	SERIAL NUMBER	DELIVERY DATE
255	255 Compact Track	0	FL706441	

IMPORTANT NOTE TO OWNER: **Complete terms of Standard or Extended Coverage are set forth on this document. Please read all pages carefully before signing. YOUR RIGHTS AND REMEDIES IN CONNECTION WITH STANDARD OR EXTENDED COVERAGE ARE LIMITED AS INDICATED ON ALL PAGES OF THIS DOCUMENT. CATERPILLAR PRODUCTS CARRY NO IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS. STANDARD WARRANTY OR EXTENDED COVERAGE IS NOT INSURANCE.**

ACKNOWLEDGEMENTS: **I have read and understand the terms, including limitations and exclusions, of Standard or Extended Coverage, and understand that it is not insurance. I also understand that the coverage applied for herein is not effective unless and until I pay the applicable charge for this extended coverage. I understand the SOS requirements _____ (initial)**

OWNER/LESSEE SIGNATURE : **DATE:**

The owner and product identified above meet all requirements for the coverage requested and the applicable charge for extended coverage has been paid.

DEALER SIGNATURE : **DATE:**

TRANSFER: **The unexpired portion of the Standard or Extended Repair Coverage may be transferred with Western States Equipment approval (see section F on back for complete details). Complete the section below to request transfer.**

Purchase Application	PURCHASER NAME	DATE MACHINE SOLD	DATES INSPECTION COMPLETED & APPROVED	
☐ COMMERCIAL ☐ FORESTRY ☐ WASTE ☐ GOVERNMENTAL ☐ AG	ADDRESS (STREET, RR)	(CITY/TOWN)	(STATE)	(ZIP CODE)
	TRANSFER HOUR METER READING	SIGNATURE OF NEW BUYER	DEALER CONFIRMATION	

By signing this agreement I agree to the terms on the following pages.

CATERPILLAR STANDARD WARRANTY

General Provisions: Caterpillar warrants the products sold by it, and operating within the geographic area serviced by authorized USA and Canadian Caterpillar dealers, to be free from defects in material and workmanship. In other areas and for otherproducts, different warranties may apply. Copies of applicable warranties may be obtained by writing Caterpillar Inc. 100 N.E. Adams St., Peoria IL, USA61629-3345.
Warranty Period: The Standard Caterpillar Machine Warranty is 12 Months/UNLIMITED hours of operation (whichever occurs first), based upon Caterpillar's recommended guidelines. For new associated work tools, the warranty period is 12 Months/UNLIMITED hours, starting from the date of delivery or sale to first user. No extended coverage is available for Caterpillar work tools. For new replacement engines, the warranty is ó months, starting from date of delivery to the first user. Note: For hydraulic line's quick connect l disconnect components sold on compact wheel loaders , mini hydraulic excavators, skid steer loaders , multi terrain loaders , and compact track loader machines, the warranty period is 50 hours starting from the date of delivery to the first user.
Caterpillar Responsibilities: If a defect in materials or workmanship is found during the Standard Warranty period, Caterpillar will, during normal working hours and at a place of business of a Caterpillar dealer or other source approved by Caterpillar. 1) Provide (at Caterpillar's choice) new, remanufactured, or Caterpillar-approved repaired parts or assembled components needed to correct the defect. 2) Replace lubricating oil, filers, antifreeze, and other service items made unusable by the defect. 3) Provide reasonable or customary labor needed to connect the defect. Note: Items replaced under this warranty become the property of Caterpillar. Owner Responsibilities: The user is responsible for: I) Providing proof of deliver date to the first user. 2) The costs associated with transporting the product. 3) Labor costs, except as stated under "Caterpillar Responsibilities." 4) Local taxes, if applicable. 5) Parts shipping charges in excess of those which are usual and customary (air freight). 6) Cost to investigate complaints, unless the problem is caused by a defect in Caterpillar material or workmanship. 7) Giving timely notice of a warrantable failure and promptly making the product available for repair. 8) Costs associated with the performance of required maintenance (including proper fuel, oil, lubricants, and coolant) and items replaced due to normal wear and tear. 9) Allowing Caterpillar access to all electronically stored data. l0) Costs associated with travel time and mileage required for on-site repairs.
EXTENDED REPAIR COVERAGE

A. General Provisions: During the selected coverage period, Western States Equipment will repair or replace, at its option, covered components of the product identified on the face of this document under the Extended Coverage Section. Coverage is subject to the listed conditions of "Standard", "Full Machine", "Power Train", or "Power Train Plus Hydraulics" and for the appropriately indicated "Months" and "Hours" for components that are defective in material or workmanship, ubject to the terms and conditions set forth on both sides of this document. Such repair or replacement will be free of charge for parts and labor, except as otherwise stated below or as stated within the Standard Caterpillar Warranty section above. Under the "Governmental Full Machine" option, the extended coverage includes Scheduled Oil Sampling materials and analysis provided by Western States Equipment at Caterpillar's prescribed intervals. An Extended Coverage Contract is not required for purchase or to obtain financing.

Warranty Periods: Warranty periods for Extended Coverage are indicated in the extended warranty coverage box on the face of this document. The coverage is listed for hours and months, whichever expires first.
Owners Responsibilities: The owner (lessee, for leased products) at their expense, must maintain the product in accordance with the product's Operators Manual, and, upon request, provide adequate records verifying maintenance. For the "Power Train", "Power Train Plus Hydraulics", and "Full Machine" Extended Coverage, Scheduled Oil Sampling (SOS) must be taken by the owner at Caterpillar recommended intervals and sent to Western States Equipment. Failure to do so could jeopardize the Extended Coverage and result in shared liability on a pro rata basis if SOS could have predicted or reduced the cost of a covered failure. Note: Any malfunction of the service meter shall be reported within 30 days of said malfunction in writing, or this agreement is null and void.
Power Train Extended Coverage: The following components are covered. If a component is not listed, it is not covered. 1) ENGINE: basic engine including engine components essential to engine operation (i.e., fuel pump, oil pump, water pump, turbocharger, governor, engine control module, etc.). 2) TRANSMISSION: includes transmission pump and hydraulic controls. 3) TORQUE CONVERTER/DIVIDER. 4) DRIVE LINE: includes pinion and bevel gear. 5) TRANSFER GEAR GROUP. 6) DRIVE AXLES. 7) FINAL DRIVES. 8) HYDRAULIC DRIVE PUMPS AND MOTORS: on hydraulic excavators and machines equipped with hydrostatic drive or differential steering, including hydrostatic lines between the pump and motor. 9) BRAKE COMPONENTS for track-type loaders and tractors, only if they also provide steering. l0) STEERING CLUTCH COMPONENTS: on track-type loaders and tractors, if so equipped. l1) DIFFERENTIAL STEERING COMPONENTS: includes differential steer planetary group, pump, motor and pilot valves. 12) VIBRATORY COMPONENTS: on vibratory compactors. Includes vibratory mechanism, hydraulic pump and motor, hydraulic valves, universal joints, bearings, and drum isolation system. 13) ROTOR DRIVE MECHANISM: on paving profilers, reclaimers and stabilizers. This includes the drive shaft group, sheave groups, and clutch group. This excludes belts, chains and rotor brakes. 14) ELECTRONIC CONTROLS AND SENSORS: which function to direct power for moving the machine. This includes power shift controls, engine pressure controls, differential lock, and fingertip controls. Also includes the wiring connectors that are part of the designated power train components.
Power Train Plus Hydraulics Extended Coverage: The following components are covered. If a component is not listed, it is not covered. Power Train Plus Hydraulics coverage includes all of the above listed items under Power Train for the appropriately indicated hours and months, plus the following: l) HYDRAULIC/STEERING HOSES AND LINES. 2) HYDRAULIC QUICK-COUPLERS AND SWIVELS. 3) HYDRAULIC TANKS: includes specific internal parts.4) HYDRAULIC OIL FILTER BASE, excluding hydraulic oil filters. 5) HYDRAULIC PUMPS AND MOTORS: including steering pumps (main and supplemental). 6) HYDRAULIC CYLINDERS: steering, suspension, and implement hydraulic cylinders (includes bulldozer and ripper cylinders on track-type tractors). 7) HYDRAULIC VALVES AND CONTROLS: includes all parts that make up a valve for directing or controlling hydraulic fluid for steering and implements, including automatic blade controls and bucket position controls. 8) HYDRAULIC ACCUMULATORS: steering and implement. 9) HYDRAULIC OIL COOLERS: steering and implement.
Full Machine Extended Coverage: All of the listed items included in the POWER TRAIN and POWER TRAIN PLUS HYDRAULICS coverage, plus all attachments/accessories that were installed on the product before delivery which are not covered by another warranty, for the appropriately indicated hours and months of coverage on the face of this document (whichever expires first). Governmental application "Full Machine Failsafe Coverage" will also include all fluid filters and pre-paid SOS as prescribed by Caterpillar's recommendations and a 95% machine availability as recorded by owner. Machine availability for Governmental application Full Machine Failsafe coverage will be determined by:
Scheduled Hours Available for Work (numerator)
Scheduled Hours (denominator)
The machine availability will be evaluated at l2-month intervals. If machine availability is below 95%, Western States Equipment will reimburse owner $25.00 per hour for the
hours necessary to "enhance" availability to the 95%level.
Note: "Power Train", "Power Train Plus Hydraulics", and "Full Machine" coverage continue (unless transferred or terminated as per Section C or G below) until the expiration of the hours or months listed on the face of this document. The coverage period ends after reaching the specified number of months selected, or when the machine's hour meter reaches the specified number of hours limitation selected, whichever occurs first. Extended Coverage is available only through Western States Equipment for Caterpillar Equipment.
Note: Once Extended Coverage becomes effective, Western States Equipment's obligations there under extend only to the applicant identified on the face of this document, unless the remaining coverage is transferred to a subsequent end use purchaser of the product in accordance with Section F below, and indicated on the face of this document, or cancelled under Section G below.
Note: The travel time and mileage/hauling option is available only to Governmental application "Full Machine Failsafe coverage" option.

B. ITEMS NOT COVERED: Western States Equipment is not responsible for the following: l) Premiums charged for overtime labor requested by the owner/lessee. 2) Transporting the product to and from the place where service is performed, or service calls made by the repairing dealer if the travel time and mileage/hauling option is not included. 3) Depreciation or damage caused by normal wear, lack of reasonable and proper maintenance, failure to follow operating instructions, misuse, lack of proper protection during storage, vandalism, the elements, collision or other accidents, or acts of God. 4) Normal maintenance and replacement of maintenance and wear items, such as filters, oil, fuel, hydraulic fluid, lubricants, coolants and conditioners, labor for taking oil sample, tires, Freon, batteries, lights, paint, fuses, glass, seat upholstery, undercarriage, lubricated joints (including pins and bushings), blades and cutting edge parts, belts, dry brakes, dry clutch linings, and bulbs. 5) Any defect in a non-covered component, or damage to or failure of a covered component caused by a defect in a non-covered component. 6) Travel time and mileage for Extended Repair Coverage repairs in the field, if travel time and mileage/hauling option is not included. 7) Auxiliary Equipment Manufacturers' attachments and new associated work tools and attachments carry only one warranty as prescribed by that manufacturer. 8) Western States Equipment will not be responsible for repairs, cost of repairs, or be assessed hours against the availability guarantee for damage or downtime caused by fire, vandalism, accident, operator's abuse, negligence, strikes, acts of God, failure to perform the manufacturer's recommended maintenance æ set forth by the lube and maintenance guide, tire failure or Auxiliary Equipment or Attachments. 9) Owner/Lessee will not assess the time required to perform the manufacturer’s recommended maintenance as set forth by the lube and maintenance guide against the availability guarantee. 1 0) All costs (including travel time and mileage/hauling) for repairs required because of abuse or improper operation will be charged to the owner/lessee. Minor repairs that do not affect the immediate and safe operation of the machine will be completed within the earliest possible period within Western States Equipment maintenance schedule.

C. TERMINATION OF EXTENDED COVERAGE: 'Western States Equipment is relieved of its obligation under Extended Coverage if: 1) The product is altered or modified in any manner not approved by Western States Equipment in writing. 2) The product's hour meter has been rendered inoperative or otherwise tampered with, or any malfunction of the service meter is not reported within 30 days of said malfunction in writing to Western States Equipment. 3) The product is removed from Western States' territory. 4) Use is made of the product within an application group other than the one designated in the original application for Extended
Coverage for the product.

D. LIMITATIONS OF WESTERN STATES EQUIPMENT LIABILITY: In no event will Western States Equipment be liable for any incidental or consequential damages (including, without limitation, loss of profits, rental of substitute equipment, or other commercial loss) that may be caused due to a defect in the product of the breach of performance of Western States Equipment obligations under Extended Coverage.

E. OBTAINING EXTENDED COVERAGE SERVICE: To obtain service the owner/lessee must request Extended Coverage Service from the nearest Western States Equipment branch. When making a request, the owner/lessee must promptly make the product available for repair and inform the dealer of what they believe is the problem/defect. Extended Coverage service can be performed in the field if the owner/lessee and servicing branch agree to do so. However, Western States Equipment will not be held responsible for any additional cost incurred because of the decision to repair a machine in the field. Dealer Branches toll free number:

Idaho Falls, ID	877-552-2287	Pendleton, OR	888-388-2287
Lewiston, ID	800-842-2225	Pasco, WA	800-633-2287
Meridian, ID	800-852-2287	Spokane, WA	800-541-1234
Pocatello, ID	800-832-2287	Hayden, ID	208-762-6600 (Not a toll free number)
Twin Falls, ID	800-258-1009		
Kalispell, MT	800-635-7794		
Missoula, MT	800-548-1512		
LaGrande, OR	800-963-3101		

F. TRANSFER OF UNUSED COVERAGE UPON RESALE: Remaining Extended Coverage applicable to a used Caterpillar product is transferred to a subsequent end use purchaser only if: l) The subsequent purchase is made before the product's Extended Coverage expires. 2) The product is determined by Western States Equipment to be in satisfactory condition following an inspection performed by an authorized Western States Equipment branch at the subsequent end use purchaser's expense. 3) The subsequent end use purchaser receives Western States Equipment's written confirmation of the transfer. 4) The use of the product by the subsequent end use purchaser remains in the initial/same application group designed on the product's original coverage application, or the subsequent end use purchaser pays the amount specified by Western States Equipment for conversion of the remaining coverage to a different application group.

G. CANCELLATION OF COVERAGE: The owner may cancel Extended Coverage: l) Within thirty (30) days of machine purchase by original end use purchaser if no claim has been made, and receive a full refund of the coverage purchase price, less a $50.00 cancellation fee. 2) At any other time during the coverage by the first end use purchaser and receive a pro rata refund of the coverage purchase price for the unexpired term of the coverage, based on the number of lapsed months, less a $50.00 cancellation fee. 3) Prior to cancellation owner/lessee must provide written notice of the intent to cancel coverage to the nearest Western States Equipment branch.

H. COVERAGE AFFORDED UNDER THIS CONTRACT IS NOT GUARANTEED BY THE IDAHO INSURANCE GUARANTY ASSOCIATION. OBLIGATIONS OFTHE MACHINE SERVICE CONTRACTPROVIDERUNDERTHIS MACHINE SERVICE CONTRACTARE GUARANTEED UNDER A SERVICE CONTRACT LIABILITY POLICY. SHOULD THE MACHINE SERVICE CONTRACT PROVIDER FAIL TO PAY OR PROVIDE SERVICE ON ANY CLAIM WITHTN SIXTY (60) DAYS AFTER PROOF OF LOSS HAS BEEN FILED, THE MACHINE SERVICE CONTRACT HOLDER IS ENTITLED TO MAKE A CLAIM DIRECTLY AGAINST THE INSURANCE COMPANY.

I. UPON FAILURE OF THE OBLIGOR TO PERFORM UNDER THE CONTRACT, CATERPILLAR INSURANCE COMPANY SHALL PAY ON BEHALF OF THE OBLIGOR ANY SUMS THE OBLIGOR IS LEGALLY OBLIGATED TO PAY OR SHALL PROVIDE THE SERVICE THAT THE OBLIGOR IS LEGALLY OBLIGATTED TO PERFORM ACCORDING TO THE OBLIGOR'S CONTRACTUAL OBLIGATION UNDER THE SERVICE CONTRACTS ISSUED BY THE OBLIGOR, AND CATERPILLAR INSURANCE COMPANY WILL PAY CLAIMS AGAINST THE OBLIGOR FOR THE RETURN OF THE UNEARNED PURCHASE PRICE OF THE SERVICE CONTRACT.

J. THIS DOCUMENT IS NOT AN IMPLIED WARRANTY. THIS COVERAGE IS EXPRESSLY IN LIEU OF ANY OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. REMEDIES UNDER THIS COVERAGE ARE LIMITED TO THE PROVISION OF MATERIAL AND LABOR, AS SPECIFIED HEREIN. WESTERN STATES EQUIPMENT IS NOT RESPONSIBLE FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES.

K. REGISTER OBLIGOR: WESTERN STATES EQUIPMENT COMPANY IS REGISTERED OBLIGOR, WHO IS CONTRACTUALLY OBLIGATED TO THE SERVICE CONTRACT HOLDEWOWNERS NAME TO PROVIDE SERVICE UNDER THIS SERVICE AGREEMENT. WESTERN STATES EQUIPMENT COMPANY CAN BE CONTACTED AT THE FOLLOWING ADDRESS OR PHONE NUMBER: WESTERN STATES EQUIPMENT COMPANY 500 E OVERLAND ROAD, MERIDIAN, ID 83642 (208) 888-2287. SERVICE CONTRACT INSURBR: CATERPILLAR INSURANCE COMPANY 2120 WEST END AVE., NASHVILLE, TENNESSEE 37203 I 800 248-4228

CATERPILLAR®

Caterpillar Inc.

Peoria, Illinois 61629

☐ Check when information has been entered into the Product. Information System through Caterpillar dealer terminal.

DO NOT SEND IF ENTERED INTO P.I.S.

Delivery Service Record Comprobante Del Servicio de Entrega

DLR. CODE	MODEL	MACHINE SERIAL NO.	HOURS	DELIVERY DATE	ENGINE SERIAL NO.
COD. DISTRIB.	MODELO	N/S MAQUINA	HORAS	FECHA DE ENTREGA	N/S MOTOR
H510	255	FL706441	0		

ATTACHMENTS INSTALLED: **BUCKET, DOZER, RIPPER, WINCH, CAB, TRANSMISSION, BOOM, STICK, ETC.**

ACCESORIOS INSTALADOS: **CUCHARON, HOJA, DESGARRADOR. MALACATE, CABINA, TRANMISION, PLUMA, BRAZO, ETC,**

Mfr. & Model or Part No, Fabricante y Modelo o N/P	Mfr. & Model or Part No, Fabricante y Modelo o N/P	Mfr. & Model or Part No, Fabricante y Modelo o N/P	Mfr. & Model or Part No, Fabricante y Modelo o N/P
48" P Forks SSL	74" GP BKT .57 CYD SSL	BR118 72" BRUSH CUTTER SSL	
Serial No. N/S A4242CC20038	Serial No. N/S A4243BK20744	Serial No. N/S WM801398	Serial No. N/S

Customer Name (Please Print)
Nombre del Cliente (con letra de imprenta) Idaho Falls Power

Dirección postal completa 140 S Capital Ave Idaho Falls, ID 83402-3629

Country
país USA

Delivery service on this machine has been completed, including the following items. Check ( ) when each item is completed.
El servicio de entrega de esta máquina se ha completado incluso los puntos siguientes, Marque ( ) cada punto que complete.

☐ 1. Operation Guide delivered with machine and operating controls and warning labels explained to user.
Se entregó con la máquina la Guia de Operación y se explicó al usuario la operación de los controles y los rótulos de advertencia.

☐ 2. Maintenance Guide delivered with machine and maintenance service, fluid levels and adjustments explained to user,
Se entregó con la máquina la Guia de Conservación y se explicó al usuario el servicio de conservación, ajustes y nivel de fluidos

☐ 3. Parts Book delivered with machine.
Se entregó con la máquina el Catálogo de Piezas.

☐ 4. All items on Delivery Checklist have been completed,
Se hizo todo lo indicado en el Comprobante de Entrega (No. de Foma 01-085314-03).

User's Signature
Firma del usuario _____

Dir. Rep. Signature
Firma del representante del distribuidor _____

Delivery Checklist CONTINUED ON REVERSE SIDE

At dealership

- ☐ Make sure all pending Safety Product Improvement Programs (PIP) have been completed.
- ☐ Make sure all necessary forms and literature are available.
- ☐ All decals are installed.
- ☐ All attachments are installed/available.
- ☐ Install shipping/service lock pins in fire suppression system (if equipped) when transporting machine.

At delivery area with customer (owner. operator):

- ☐ Explain Parts Book.
- ☐ Explain all warning labels on machine,
- ☐ Show location of all serial numbers on machine.

Lubrication and Maintenance.

- ☐ Explain Maintenance Guide.
- ☐ Instruct how to use lubrication and maintenance chart.
- ☐ Snow all lubrication points on the machine and attachments.

Lista de Comprobación SIGUE AL DORSO

En la distribuidora

- ☐ Asegurese que se completaron los programas pendlentes de mejoras al producto para fines de seguridad (PIP),
- ☐ Asegurese que hay disponibles todas las formas y folletos necesarios.
- ☐ Se han puesto todas las etiquetas.
- ☐ Todos los accesorios están instalados/disponibles.
- ☐ Se han instalado los pasadores de traba para embarque/servicio en el sistema supresor de incendios (si tiene) al transportar la máquina.

En el lugar de entrega, con el cliente (propietario. operador).

- ☐ Explicar et Catálogo de Piezas.
- ☐ Explicar todos los rótulos de advertencia de la máquina.
- ☐ Mostrar ublcación de todos los números de serie en ta máquina.

Lubricación y Conservación

- ☐ Explicar la Gula de Conservación.
- ☐ Indicar cómo se utiliza el cuadro de lubricación y conservación.
- ☐ Mostrar todos los puntos de lubricación de la máquina y accesorios.

CATERPILLAR®

DIGITAL AUTHORIZATION

CATERPILLAR TELEMATICS DATA AND CAT REMOTE SERVICES-SOFTWARE UPDATES PROCESS FOR SELECT PRODUCT LINK TELEMATICS AND CAT EQUIPMENT CONTROL MODULE SOFTWARE.

Customer equipment has installed devices that transmit data to Caterpillar Inc. (“Caterpillar”).

Data transmitted to Caterpillar is used in accordance with Caterpillar's Data Governance Statement (“DGS”), which describes Caterpillar’s practices for collecting, sharing and using data and information related to customers machines, products, Devices or other Assets and their associated worksites. The DGS can be reviewed at https://www.caterpillar.com/en/legal-notices/data-governance-statement.html .

Caterpillar’s process for performing remote diagnostics and making available remote software and firmware updates and upgrades, such as configuration, patches, bug fixes, new or enhanced features, etc., for Assets and Devices is described in the Cat® Remote Services – Software Update Process for select ProductLink™ Telematics and Cat Equipment Control Module Software document (the “RSP Document”).The RSP Document can be reviewed at https://www.cat.com/remoteservicesprocess_ga=2.245276421.1412167159.1561985855-475983137.1559312215.

Company acknowledges and agrees to data transmission to Caterpillar via devices installed on Company equipment or by other means as outlined and described in the DGS, and grants to Caterpillar the right to collect, use, and share such information, including to its Distribution Networks or other affiliates, in accordance with the Caterpillar Data Governance Statement. Company’s authorization also applies to any data and information previously collected by Caterpillar.

AGREE ☐

DECLINE ☐

Company acknowledges and agrees to participate in Remote Services (including, remote diagnostics and remote updates and upgrades) and authorizes Caterpillar to remotely access, program, and install updates and upgrades for Company’s Assets and Devices in accordance with the Remote Services Process Document.

AGREE ☐

DECLINE ☐

The rights granted in this authorization survive the termination or expiration of the Company’s subscriptions to any Digital Offerings. Except as set out in a written agreement between Company and Caterpillar expressly referencing the Data Governance Statement, this authorization supersedes and replaces any other authorizations with regard to the subject matter hereof.

FOR DEALER USE ONLY

Company : _____

Company Name (print) : _____

Company Representative (print) : _____

Signature : _____

Date : _____

Company UCID :_____

Company Representative CWS ID :_____

Main Store Dealer Code : _____

Dealer Representative Name :_____

Dealer Representative CWS ID :_____

New Machine Purchase - Customer Value Agreement Basic Parts Only Kit

Customer : Idaho Falls Power

Date : Wednesday, October 2, 2024

Account # : 0083339

Delivery Date : 4/15/2024

Western States Equipment Contact : Jerad.Childers@wseco.com

MACHINE INFORMATION

Machine Serial : FL706441

Single 500 Hr. Service

Machine Model : 255 Compact Track Loaders

CLIENT INFORMATION

Address (no P.O. box) : _____

City : _____ State : _____ Zip : _____

Contact's Email : _____

WESTERN STATES RESPONSIBILITIES

- Provide Basic Parts Only Kit (POK) for Oil Change. Includes: Engine Oil Filter, Fuel Filter(s), necessary seals and gaskets, primary engine air filter and two SOS samples for hydraulic and engine oil sampling
- The 500 hour POK kit will be used for the first 500 hour service
- We will monitor and proactively ship your POK kits in advance for the service interval or at the end of the 12 months from agreement date
- Provide personalized product consultation

CLIENT'S RESPONSIBILITIES

- Maintain working telematics systems, Productlink or equivalent telematics
- Perform all 10 hr., 50 hr., 100 hr., and 250 hr. scheduled maintenance and inspections as outlined in the applicable Caterpillar and/or other Manufacturer's Operation & Maintenance Manual
- Maintain accurate records of daily inspections, including machine operating hours
- Client is responsible for following all requirements as defined in the Operation Maintenance Manual at the appropriate service schedule intervals
- Daily Checks: Walk around inspection, engine air filters, fluid levels, grease, top off oils

TERMS OF AGREEMENT

Unless otherwise agreed in writing by the President or a Vice President of Western States Equipment Company, the purchase of services, goods and parts from Western States Equipment Company will be governed solely by the Western States Equipment Company's Customer Value Agreement Terms and Conditions ("**Terms and Conditions**"), which are available at https://www.westernstatescat.com/termsandconditions/. A hard copy of the Terms and Conditions is available upon written request to legal@wseco.com. Western States Equipment Company's Terms and Conditions are hereby incorporated by reference into this document and all other documents related to your purchase of services, goods and parts from Western States Equipment Company. By purchasing services, goods and parts from Western States Equipment Company, you agree to be bound by the Terms and Conditions as exactly written.

Client Signature and Date

Western States Equipment Signature and Date

Digital Offerings

First Name

Last Name

Email

Phone

Company

WHAT WOULD YOU LIKE ACCESS TO?

- ☐ VisionLink® (fleet managment)
- ☐ Parts.Cat.Com/Cat® Central (buy parts online)
- ☐ Cat® Inspect (paperless inspection platform)
- ☐ Cat® SOS Manager (oil samples)
- ☐ Cat® Rental Store (manage equipment rentals)
- ☐ Cat® SIS (service & parts information)

Memorandum

File #: 24-366 **City Council Meeting**

FROM: Chief Bryce Johnson
DATE: Thursday, October 3, 2024
DEPARTMENT: Police Department

Subject
Leave Extension Request

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Extend unpaid leave for Brandon Storer, Police Officer, through December 15, 2024 and continue his regular benefits and his service status through that period of time.

Description, Background Information & Purpose
Officer Storer is currently on a leave of absence of without pay for 15 days approved by Chief Bryce Johnson. Pursuant to City Personnel Manual XXVI, the Mayor and Council must approve any request for more than fifteen (15) working days and stipulate the effect upon the employee's eligibility for benefits and their continuous service period.

Alignment with City & Department Planning Objectives



☒ ☒ ☐ ☐ ☐ ☒ ☐ ☐

This request supports the good governance community-oriented result.

Interdepartmental Coordination
Human Resources

Fiscal Impact
Minimal

Legal Review
Reviewed by the City Attorney Department

Memorandum

File #: 24-363 **City Council Meeting**

FROM: Corrin Wilde, City Clerk
DATE: Wednesday, October 2, 2024
DEPARTMENT: Mayor's Office

Subject
Minutes from Council Meetings-12 September 2024

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the Minutes from 12 September 2024 City Council Meeting.

Description, Background Information & Purpose
These are the 12 September 2024 City Council meeting minutes.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

The Minutes support the Good Governance community-oriented result by providing assurance of regulatory and policy compliance to facilitate transparency and minimize and mitigate risk.

Interdepartmental Coordination
N/A

Fiscal Impact
N/A

Legal Review
N/A

680 Park Avenue
Idaho Falls, ID 83402

City Council Meeting Minutes

Thursday, September 12, 2024, 7:30 PM City Council Chambers

1. Call to Order

Present: Mayor Rebecca L Noah Casper, Council President Burtenshaw, Councilor Radford, Councilor Ziel-Dingman, Councilor Freeman, Councilor Francis; and Councilor Larsen

Also present:

All available Department Directors
Micheal Kirkham, City Attorney
Corrin Wilde, City Clerk

2. Pledge of Allegiance

Nathan Young led those present in the Pledge of Allegiance.

3. Public Comment

Dustin Christopherson, an Idaho Falls resident, who moved from Boise a year ago, thanked the Council for their efforts and expressed his love for the city. He appreciates the community signs and acknowledges that every city has its challenges. Having served on the council in Star, Idaho, he understands the difficulties of managing growth. He thanked the Council again for their hard work.

Bob Nitschke, an Idaho Falls resident, expressed concerns regarding the Zoo's response to the recent incident. He described the response as inadequate and delusional. Mr. Nitchkey identified several contributing factors to the incident, including human error, inadequate design and safety protocols for apex predator facilities, lack of oversight and training, and failure to learn from previous similar incidents. He criticized the zoo's internal investigation, stating it was neither independent nor thorough. Mr. Nitschke emphasized the need for the zoo to acknowledge these issues and take critical steps to address the failures that led to this dangerous situation.

4. Consent Agenda

A. Office of the Mayor

1) Appointments to City Boards, Committees, and Commissions

New appointment of Julie McMurtrey to serve on the Sister Cities Advisory Committee pursuant to Title 2, Chapter 8 of Idaho Falls City Code.

B. Municipal Services

1) Transfer of Fire Engine #457 to Roberts Fire Department.

Idaho Statute §67-2322 provides guidelines for the transfer of property by a local unit of government to another government entity. The Fire department posted the engine on public surplus and did not receive any bids. The Department therefore is requesting the transfer.

2) Renewal of Central Square, Naviline Annual Maintenance Agreement.
The City is currently using the Central Square, Naviline system for a variety of financial operational functions including accounts receivable, payable, and purchasing, and wishes to continue with this system.
3) Treasurer's Report for June 2024.
For the month of June 2024, cash and investments total $174.2M. Total fiscal year-to-date receipts received and reconciled to the general ledger were reported at $188.4M, which includes revenues of $100.8M for charges for services and taxes and intergovernmental revenues of $60.3M. Total fiscal year-to-date distributions reconciled to the general ledger were reported at $170.1M. This includes salary and benefits of $62.4M and operating costs of $72.3M.
4) Treasurer's Report for July 2024.
For the month of July 2024, cash and investments total $193.2. Total fiscal year-to-date receipts received and reconciled to the general ledger were reported at $227.4M, which includes revenues of $113.6M for charges for services and taxes and intergovernmental revenues of $81.8M. Total fiscal year-to-date distributions reconciled to the general ledger were reported at $187.6M. This includes salary and benefits of $69.8M and operating costs of $81.4M.

C. Airport
1) Idaho Falls Power Board Meeting Minutes – August 2024 Meeting

D. Idaho Falls Power
1) IFP 22-01 Line Clearance Services – Davey Tree Surgery.
One year extension to the existing line clearance service agreement with Davey Tree Surgery Company of Livermore, California for a per-unit contract at a budgeted amount of $750,000.00. Idaho Falls Power (IFP) solicited bids to clear tree encroachments from overhead power lines and around city substations as part of Bid Project No. IFP 22-01, which was approved by the City Council on Dec. 9, 2021. IFP plans to rebid this work next year.
2) Idaho Falls Power Board Minutes for August 2024.
3) Gas Line Extension Facilities Agreement – Intermountain Gas Company.
Intermountain Gas Company will extend or modify its distribution system to provide natural gas service to the IFP Peaking Plant and Research Facility. The cost for labor and materials is $557,500 plus a 10% contingency of $55,750 for a total of $613,250.00

E. Office of the City Clerk
1) Minutes from the Council Meeting on July 11, 2024.
2) License Applications

It was moved by President Burtenshaw, seconded by Councilor Larsen to approve, accept, or receive all items on the Consent Agenda according to the recommendations presented. The motion was carried by the following vote: Aye – Councilors Francis, Dingman, Freeman, Larsen, Radford, Burtenshaw. Nay – None

5. Regular Agenda

A. Idaho Falls Power

1) Orchard Park Energy Net-Metering Pilot Project – Power Sales Agreement.

General Manager Bear Prairie presented. He says the Orchard Park Energy LLC. has developed an innovative solar and battery system that will help them decrease or avoid pulling electrical power from Idaho Falls Power's (IFP's) distribution system during peak hours of the day. Where IFP does not generate sufficient electrical energy to meet customer demand during peak hours, IFP must purchase additional electricity on the open market. Orchard Park Energy's storage and generation will help lower its demand during peak periods, which will benefit all IFP customers by reducing the high-cost market purchases that IFP must make. This agreement establishes the terms and conditions under which IFP will agree to purchase Orchard Park Energy's excess energy and charge for Orchard Park Energy's consumption of IFP energy. The term of the Agreement is for ten (10) years, with an option to terminate, including in the case that IFP adopts a generally available net-metering option for all its customers.

Councilor Francis explained that peak hours are from 6-9 p.m., during which residents pay significantly more per kilowatt hour. GM Prairie agreed, he says it is about two and a half to three times more than usual. Councilor Francis also clarified that batteries store solar energy to provide power during these peak hours, allowing residents to benefit from lower rates at other times. GM Prairie further explained that a demand charge helps recover fixed costs for infrastructure like poles, wires, and transformers. Residential customers pay a fixed monthly charge, while commercial and industrial customers are charged based on their highest 15-minute usage interval. This ensures the infrastructure can handle peak demands, not just average usage.

Councilor Freeman highlighted that this new neighborhood is being developed across from the Community Park on 25th Street, behind Home Depot. He mentioned that some homes are already built and occupied, with solar panels visible on their roofs. Eventually, all the homes will have solar power and battery banks, enabling them to store their own energy.

It was moved by Councilor Freeman, seconded by Councilor Radford to approve this Power Sales Agreement with Orchard Park Energy as a first-of-kind Net-Metering Pilot Project and give authorization to the Mayor and City Clerk to execute the necessary documents The motion carried by the following vote: Aye – Councilors Freeman, Francis, Larsen, Radford, Burtenshaw, Dingman. Nay – None.

2) Exclusive Negotiating Agreement MOU with Aalo Holdings Inc.

General Manager Prairie presented the Idaho Falls Power (IFP) and Aalo agreement to engage in the negotiation of a PPA where IFP will purchase up to 75 megawatts of power from the Idaho Falls Power Project and provide a land lease to Aalo for the siting of the Project located at the IFP Research Park. The MOU defines the general concepts of what is acceptable to both parties. Signing the MOU has no financial obligation to the City or Idaho Falls Power.

Councilor Radford highlighted the historical significance of our city's identity, noting that in the late 1800s and early 1900s, we had a mayor who was an electrical engineer. This mayor innovatively installed a turbine in a canal to power lights, just 20 years after New York City first had electric lights. This early innovation has led to our city having one of the oldest utilities in the western United States. Radford expressed gratitude for the continued innovation by a local company leveraging our lab's technology and thanked Aalo for their trust and partnership in this public-private initiative. He emphasized that this partnership further cements our city's identity as a hub of innovation.

Councilor Freeman emphasized Idaho Falls' commitment to diversifying its power portfolio. Currently, the city utilizes hydro, solar, and wind energy, and is exploring geothermal options. Additionally, they are developing a hydrogen-capable plant and nuclear energy. Freeman stated that as Idaho Falls continues to grow, the need for more power will increase. The city is actively seeking various ways to ensure a reliable power supply, and Councilor Freeman expressed pride in these efforts.

It was moved by Councilor Freeman, seconded by Councilor Radford to approve the Memorandum of Understanding (MOU) with Aalo Holdings Inc. to negotiate a Power Purchase Agreement (PPA) for Idaho Falls Power to purchase up to 75 MW of energy and give authorization to the Mayor and City Clerk to execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Dingman, Radford, Francis, Burtenshaw, Larsen, Freeman. Nay – None.

B. Public Works

1) Development Agreement for Yellowstone Apartments.

Assistant Director Chris Canfield presented the development agreement he says Yellowstone Apartments is a development occurring on property that was originally platted in Bonneville County and later annexed into the City. Special Conditions 2-9 summarize various items of work that need to be completed in order to develop the property. Public Works recommends approval of the Agreement.

It was moved by Councilor Francis, seconded by Councilor Larsen to Approve the Yellowstone Apartments Development Agreement and authorize the Mayor and City Clerk to sign the necessary documents. The motion was carried by the following vote: Aye – Councilors Radford, Freeman, Burtenshaw, Francis, Dingman, Larsen. Nay -None.

2) Bid Award – Rogers Street Improvements-Fountainview Drive to Carnival Way.

Assistant Director Canfield presented a bid award for the Rogers Street Improvements with Knife River Corp. in the amount of $127,827.00. On Tuesday, September 3, 2024, bids were received and opened for the Rogers Street Improvements – Fountainview Drive to Carnival Way project. The purpose of the proposed bid award is to contract with the lowest bidder to reconstruct a portion of the roadway within Tautphaus Park. Cost allocation for this project will come from Parks and Recreation funds. Sufficient funding and budget authority exist to complete the proposed improvements.

Councilor Freeman inquired whether the road would be wider upon completion. Canfield confirmed that it would be slightly wider, increasing from the current 22 feet to approximately 26 feet. He added that the road would be reconstructed with a new base and a new pavement section.

It was moved by Councilor Francis, seconded by Councilor Larsen to approve the plans and specifications; award to the lowest responsive, responsible bidder, Knife River Corp. in the amount of $127,827.00; and give authorization for the Mayor and City Clerk to execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Larsen, Burtenshaw, Dingman, Freeman, Francis, Radford. Nay -None.

3) Easement Vacation – Public Water Easement Established as Part of Instrument No. 1767974.

The property is located south of 17th Street and east of June Avenue, across from Lowe's. The property owner has requested the vacation of the easement as described in the ordinance. City staff have reviewed the request and recommend approval. Councilor Francis asked for clarification, confirming that an easement will still exist but will be moved to the east. Canfield agreed. City Attorney Kirkham clarified that this involves vacating the current city easement, which will be replaced by a new easement approximately 50 feet to the east.

It was moved by Councilor Francis, seconded by Councilor Larsen to approve the easement vacation Ordinance under a suspension of the rules requiring three complete and separate readings and request that it be read by title. The motion was carried by the following vote: Aye – Councilors Burtenshaw, Larsen, Radford, Dingman, Freeman, Francis. Nay - None.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:
ORDINANCE NO. 3583
AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A PORTION OF AN EASEMENT LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION I OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED EASEMENT SHALL VEST AS SPECIFIED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

4) Change Order 1 with Iron Horse Trucking for Wastewater Sludge Hauling.

Assistant Director Canfield presented the Change Order with Iron Horse Trucking for the sludge hauling contract with the Wastewater Division. The Change Order provides an extension of time to December 15, 2024, and increases the quantity for the sludge haul. Sludge hauling is a standard line item included within the annual Wastewater Division's budget. The original contract for sludge hauling was for $237,375.00 and the anticipated cost of implementing this Change Order is $300,042.00. Sufficient budget and spending authority exist to process this Change Order.

It was moved by Councilor Francis, seconded by Councilor Larsen to approval of the Change Order and authorization for the Mayor to sign the necessary documents. The motion was carried by the following vote: Aye – Councilors Francis, Dingman, Freeman, Larsen, Radford, Burtenshaw. Nay - None.

C. Municipal Services

1) Approval to write off Unpaid Utility Service Accounts.

Director Alexander presented the following items: The total write-off request amount is $213,294.74.

The recommended write-offs meet the terms of the City's Service Delivery Account Write-Off Policy.
- For the calendar year 2016, a total of $5,084.68 is uncollectible as past state statute.
- For calendar years 2018-2023, a total of $6,315.76 is attributable to bankruptcy.
- For calendar years 2018-2023, $4,844.10 is uncollectable as the accountholder is deceased.
- For calendar years 2018-2019, $197,050.20 is owing to the account holder being deceased with no will (intestate). Councilor Radford questioned the amount being only for the deceased as it seemed like a high dollar amount. Director Alexander stated that $197,050 includes all the uncollectable that have been working on for the last several years and not just for the deceased. She recognized the error on the memo.

Efforts to collect on the accounts have been exhausted and/or deemed uncollectible by the city's contracted collection agency. This year's write-off request is $68,227.66 less than last year's approved write-off request of $281,522.40. The request to write off unpaid utility service accounts will reduce the city's utility service accounts receivable to reflect accurate revenue collection estimates.

It was moved by Councilor Larsen, seconded by Councilor Burtenshaw to approve the write-off of $213,294.74 in unpaid utility service accounts which have been determined as uncollectible. The motion carried by the following vote: Aye – Councilors Freeman, Francis, Larsen, Radford, Burtenshaw, Dingman Nay - None.

2) Approval to write off Unpaid Ambulance Service Accounts.

The total request for write-off includes calendar year 2023 accounts for Medicare and Medicaid published rates reduced to the maximum allowable rates for a total of $3,197,217.61, or 83% of the total write-off request of $3.8M, with Medicare at 54% of the total and Medicaid at 29%. The remaining 17% of the total or $620,587.30 includes contractual, collection agency, deceased, with no known estate, bankrupt, and approved hardship accounts. Last year's write-off approved write-off request was $3,546,926.04, with 86% of the write-off or $3M attributable to Medicare (57%) and Medicaid (29%). The request complies with the City Service Delivery Account Write-Off Policy where: 1) no payment has been posted to the account within a four-year period; 2) the city's contracted collections agency determines the account is uncollectible; 3) the account is in the name of a deceased person with no known estate; or 4) the Finance Division or Municipal Services Department Director recommends an account write-off (in whole or part) because of hardship, collectability, payment schedule, difficulty of collection, or another business reason.

Council President Burtenshaw expressed her appreciation for the efforts of the Fire Chief and Director Alexander in ensuring that the collection agency is nationally certified. This certification guarantees that fees are collected beyond the local level. She commended their thoroughness in the fee collection process.

It was moved by Councilor Larsen, seconded by Councilor Burtenshaw to approve the write-off of unpaid ambulance service accounts for the calendar service dates of 2019, 2020, 2021, 2022 and 2023 determined as past statute or uncollectible for a total of $3,817,804.91The motion carried by the following vote: Aye – Councilors Dingman, Radford, Francis, Burtenshaw, Larsen, Freeman. Nay - None.

3) Approval to write off Unpaid Miscellaneous Revenue Accounts.

The uncollectible accounts are for the calendar years of 2020-2023 and meet the terms of the City Service Delivery Account Write-Off Policy where no payment has been posted to the account within a 4-5 year period; the city's contracted collection agency has determined the account is uncollectible; the account is in the name of a deceased person, with no known estate, or the Finance division or The Department Director recommends an account write-off (in whole or part) because of hardship, collectability, payment schedule, difficulty of collection or another business reason. Miscellaneous accounts are categorized as non-utility service accounts and may include damage to city property and recreational facility use.

It was moved by Councilor Larsen, seconded by Councilor Burtenshaw to approve the write-off of $283,545.99 in unpaid miscellaneous revenue accounts determined as past statute or uncollectible. The motion was carried by the following vote: Aye – Councilors Radford, Freeman, Burtenshaw, Francis, Dingman, Larsen. Nay - None.

4) One 80KW Generator for Fire Station 7.

Director Alexander presented the proposal for purchasing and installing a generator at Fire Station 7, located at 370 E 65th South. This generator will enable the station to operate independently during power outages, ensuring critical response capabilities and operational independence. The purchase is funded as an approved project under the City of Idaho Falls American Rescue Plan Act (ARPA).

Director Alexander stated that the generator, costing $104,025.00, will be acquired through a cooperative purchasing contract with Sourcewell. The generator will be supplied by Wheeler Electric, a local company.

Councilor Freeman emphasized the importance of this use of Federal Funds for backup power at the fire station. He explained that in the event of a power outage, it is crucial to ensure that radios function, doors open, and fire trucks can be deployed. This backup power is essential for responding to emergencies and hearing alarms.

It was moved by Councilor Larsen, seconded by Councilor Burtenshaw to accept and approve the purchase of one 80KW from the Sourcewell cooperative purchasing contract #092222-CAT from Wheeler Electric, Inc. for a total of $104,025.00. The motion was carried by the following vote: Aye – Councilors Larsen, Burtenshaw, Dingman, Freeman, Francis, Radford. Nay - None.

5) Resolution to Approve a Direct Loan to Idaho Falls Regional Airport

Resolution 2020-27 approved the Inter-Departmental Direct Loan Policy. In line with this policy, the loan committee reviewed the direct loan request and proposed a repayment period of up to five years at an interest rate of approximately 5%. The principal will be repaid through future Airport Improvement Program grants from the Federal Aviation Administration (FAA), while the interest will be covered by a combination of Passenger Facility Charges and Airport Revenue. Director Alexander seeks approval for a $7.5 million direct loan to the Idaho Falls Regional Airport for property acquisition. The Idaho Falls Regional Airport has committed to repaying the loan through FAA reimbursements as soon as possible within the next five years. Director Turner stated that the Airport took possession of the property in July,

and the funds were drawn from the Airport Enterprise Fund. As a result, the Airport is currently operating with a negative balance. Due to the lack of available funds, this loan is necessary. Councilor Francis pointed out that interest rate that we charge ourselves is at the market rate just as if we invested outside the city, we get that same rate back.

It was moved by Councilor Larsen, seconded by Councilor Burtenshaw to approve the resolution to provide a direct loan to the Idaho Falls Regional Airport for $7.5M, for the acquisition of property and give the authorization for the Mayor and City Clerk to execute the necessary documents.
The motion was carried by the following vote: Aye – Councilors Burtenshaw, Larsen, Radford, Dingman, Freeman, Francis. Nay - None.

RESOLUTION NO. 2024 – 17
A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, APPROVING AND MEMORIALIZING A LOAN BETWEEN INTERNAL CITY FUNDS TO FINANCE THE FINALIZATION OF THE ACQUISITION OF REAL PROPERTY IN ORDER TO MEET IDAHO FALLS REGIONAL AIRPORT COMPLIANCE AND GRANT ASSURANCE REQUIREMENTS WITH THE FEDERAL AVIATION ADMISTRATION; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

D. Community Development Services.

1) Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, MLV Industrial Park.

The Planning and Zoning Commission reviewed this item at its meeting on February 6, 2024, and voted 5-2 to recommend approval of the final plat to the Mayor and City Council. Director Sanner noted that the property, located on Rollandet between McNeil and Rollandet, consists of four lots with a private drive in between. It is zoned LM (Light Manufacturing Heavy Commercial) and is outside the Airport Overlay Zone. Councilor Francis pointed out that in the Planning and Zoning notes, there was confusion about whether this was a private road or a private isle, and that has all been resolved and has been approved by Fire.

It was moved by Councilor Larsen, seconded by Councilor Radford to approve the Development Agreement for the Final Plat for MLV Industrial Park and give authorization for the Mayor and City Clerk to sign said agreement. The motion carried by the following vote: Aye – Councilors Dingman, Burtenshaw, Francis, Freeman, Larsen, Radford. Nay - None.

It was moved by Councilor Larsen, seconded by Councilor Radford to accept or Approve the Final Plat for MLV Industrial Park and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. The motion was carried by the following vote: Aye – Councilors Francis, Dingman, Freeman, Larsen, Radford, Burtenshaw. Nay - None.

It was moved by Councilor Larsen, seconded by Councilor Radford to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for MLV Industrial Park and give authorization for the mayor to execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Burtenshaw, Larsen, Dingman, Radford, Freeman, Francis. Nay - None.

2) Final Plat and Reasoned Statement of Relevant Criteria and Standards, Eagle Rock Town Center Division No. 4.

The Planning and Zoning Commission considered this item at its June 6, 2023, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented. On August 6, 2024, the Planning and Zoning Commission reviewed the plat again regarding an extension of the plat since their previous recommendation had been given over a year prior. The Planning and Zoning Commission voted unanimously to recommend approval of the final plat with the condition that the City Attorney review the overlapping public and private utility easements. The easements were forwarded to the City Attorney and City Surveyor for review. They determined there wasn't a concern with the overlapping public and private utility easements as shown on the plat.

It was moved by Councilor Larsen, seconded by Councilor Radford to accept or Approve the Final Plat for Eagle Rock Town Center Division No. 4 and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. The motion was carried by the following vote: Aye – Councilors Larsen, Francis, Radford, Dingman, Burtenshaw, Freeman. Nay - None.

It was moved by Councilor Larsen, seconded by Councilor Radford to Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Eagle Rock Town Center Division No. 4 and give authorization for the Mayor to execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Freeman, Radford, Burtenshaw, Francis, Dingman, Larsen. Nay - None.

3) Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Reed's Corner Division No. 1

The Planning and Zoning Commission considered this item at its 6 August 2024, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented.

It was moved by Councilor Larsen, seconded by Councilor Radford to approve the Development Agreement for the Final Plat for Reed's Corner Division No. 1 and give authorization for the Mayor and City Clerk to sign said agreement. The motion was carried by the following vote: Aye – Councilors Larsen, Radford, Francis, Dingman, Burtenshaw, Freeman. Nay - None.

It was moved by Councilor Larsen, seconded by Councilor Radford to accept or Approve the Final Plat for Reed's Corner Division No. 1 and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. The motion carried by the following vote: Aye – Councilors Dingman, Burtenshaw, Francis, Freeman, Larsen, Radford. Nay - None.

It was moved by Councilor Larsen, seconded by Councilor Radford to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Reed's Corner Division No. 1 and give authorization for the mayor to execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Francis, Dingman, Freeman, Larsen, Radford, Burtenshaw. Nay - None.

680 Park Avenue
Idaho Falls, ID 83402

4) Legislative Public Hearing-Part 1 of 2 of the Annexation and Initial Zoning-Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 18.587 acres, Part of the SE ¼ of Section 1, Township 1 North, Range 37 East and the SW ¼ of Section 6, Township 1 North, Range 38 East.

On July 2, 2024, the Planning and Zoning Commission unanimously voted to recommend approval of the annexation with initial zoning of R1, Single Dwelling Residential to the Mayor and City Council as presented.

Mayor Casper opened the hearing and ordered all items presented to be a part of the official record.

Applicant: Gilmore Jenkins, Harper Leavitt Engineering, 101 South Park Ave, Idaho Falls, Idaho.

Representing the owner, he states that this property is located on 5th West, between Copper Creek and Spring Meadow. It is contiguous with the property already within the city limits and is currently zoned R1, which is also the requested zoning for this property. He mentions that the annexation will include a significant portion of the roadway to streamline the area between the city and the county. The property is situated in the suburban transect of the comprehensive plan, making R1 zoning a suitable fit.

Director Sanner clarified that the County requested the annexation to include the right of way along 5th Street. The area is classified as a suburban transect, and they are requesting an R1 zoning, which aligns with this classification. He mentioned that the property currently houses a religious institution. Typically, such institutions would require a conditional use permit, but in this case, it is considered a legal non-conforming use, so no permit is needed.

Councilor Francis clarified that the development along 5th West would include curbs, gutters, and sidewalks. Director Sanner responded that currently, there is no subdivision or permit that would necessitate these improvements; this action is simply to establish jurisdiction.

Mayor Casper invited public testimony, but no one came forward. She then closed the hearing and asked the Council members to deliberate. The Council had no comments for deliberation.

It was moved by Councilor Larsen, seconded by Councilor Radford to approve the Ordinance annexing approximately 18.587 acres, Part of the SE ¼ of Section 1, Township 1 North, Range 37 East, and the SW ¼ of Section 6, Township 1 North, Range 38 East; assign a Comprehensive Plan Designation of "Suburban Transect;" and under a suspension of the rules requiring three complete and separate readings, request that it be read by title and published by summary. The motion was carried by the following vote: Aye – Councilors Burtenshaw, Larsen, Dingman, Radford, Freeman, Francis. Nay - None.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:

ORDINANCE NO. 3584

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 18.587 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Larsen, seconded by Councilor Radford to Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of approximately 18.587 acres, Part of the SE ¼ of Section 1, Township 1 North, Range 37 East and the SW ¼ of Section 6, Township 1 North, Range 38 East and give authorization for the Mayor to execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Larsen, Francis, Radford, Dingman, Burtenshaw, Freeman. Nay - None.

5) Legislative Public Hearing-Part 2 of the Annexation and Initial Zoning of R1, Single Dwelling Residential, Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 18.587 acres, Part of the SE ¼ of Section 1, Township 1 North, Range 37 East and the SW ¼ of Section 6, Township 1 North, Range 38 East

Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 18.587 acres, Part of the SE ¼ of Section 1, Township 1 North, Range 37 East, and the SW ¼ of Section 6, Township 1 North, Range 38 East. The Planning and Zoning Commission considered this item at its July 2, 2024, meeting and unanimously voted to recommend approval of the annexation with initial zoning of R1 to the Mayor and City Council as presented.

It was moved by Councilor Larsen, seconded by Councilor Radford to approve the Ordinance establishing the initial zoning for R1, Single Dwelling Residential as shown in the Ordinance exhibits under a suspension of the rules requiring three complete and separate readings; and request that it be read by title and published by summary; that the City limits documents be amended to include the area annexed herewith; and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office. The motion was carried by the following vote: Aye – Councilors Freeman, Radford, Burtenshaw, Francis, Dingman, Larsen. Nay - None.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:

ORDINANCE NO. 3585
AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 18.587 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS R1, SINGLE DWELLING RESIDENTIAL ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Larsen, seconded by Councilor Radford to approve the Reasoned Statement of Relevant Criteria and Standards for the initial zoning of R1, Single Dwelling Residential, and give authorization for the mayor to execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Larsen, Radford, Francis, Dingman, Burtenshaw, Freeman. Nay - None.

6) Quasi-judicial Public Hearing-Rezone from LC, Limited Commercial to HC, Highway Commercial, Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards of approximately 0.415 acres of the South 18,124 Square Feet of Lot 2, Block 2, Old Fashioned Way, Division 1.

Mayor Casper opened the hearing and ordered all items presented to be a part of the official record.
Applicant: Dr. Adam Petersen, Skyline Animal Hospital, 1378 Grizzly Ave, Idaho Falls, Idaho
Dr. Petersen states that Skyline Animal Hospital has been at its current location for a long time and has now outgrown the space. They are considering purchasing a new property. The current zoning of this property is light commercial, while the neighboring properties on both sides are zoned as highway commercial. Dr. Petersen is seeking to rezone the property to highway commercial to ensure consistency with the neighboring properties and to allow the veterinary clinic to operate in a larger building.

Director Sanner explains that the request stems from the property's annexation in 1977 when it was designated for commercial use as a hardware store. At that time, the zoning was set to LC (Light Commercial) to reflect its use. Currently, Broadway on the north side is zoned as Highway Commercial on both sides. Director Sanner notes that the LC Zone does not permit the operation of a veterinary clinic. The applicant intends to purchase this property and relocate their veterinary clinic there.

Staff supports this request, as the comprehensive plan designates this area as a mixed-use center, and the zoning on the north side is Highway Commercial, making this change logical. Director Sanner also points out that the property is within the Airport Overlay zone, which allows for limited development. The existing building on the property is commercial, and the request is to rezone it to Highway Commercial.

Mayor Casper invited public testimony, but no one came forward. She then closed the hearing and asked the Council members to deliberate. The Council had no comments for deliberation.

It was moved by Councilor Larsen, seconded by Councilor Radford approve the Ordinance Rezoning approximately 0.415 acres of the South 18,124 Square Feet of Lot 2, Block 2, Old Fashioned Way, Division 1 from LC, Limited Commercial to HC, Highway Commercial, under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. The motion carried by the following vote: Aye – Councilors Dingman, Burtenshaw, Francis, Freeman, Larsen, Radford. Nay - None.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:
ORDINANCE NO. 3586
AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 0.415 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM LC, LIMITED COMMERCIAL TO HC, HIGHWAY COMMERCIAL; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Larsen, seconded by Councilor Radford approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from LC to HC and give authorization for the Mayor and City Clerk to execute the necessary documents. The motion was carried by the following vote:
Aye – Councilors Francis, Dingman, Freeman, Larsen, Radford, Burtenshaw. Nay - None.

680 Park Avenue
Idaho Falls, ID 83402

7) Quasi-judicial Public Hearing-Rezone from R3, Multiple Dwelling Residential to LC, Limited Commercial, Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards on approximately 58.27 acres of the Northwest ¼ of Section 32, Township 3 North, Range 38 East.
The Planning and Zoning Commission considered this item at its August 6, 2024, meeting and unanimously voted to recommend approval of the zone change from R3 to LC to the Mayor and City Council as presented.
Mayor Casper opened the hearing and ordered all items presented to be a part of the official record.

Applicant: Gilmore Jenkins, Harper Leavitt engineering, 101 South Park Ave, Idaho Falls, Idaho.
Mr. Jenkins' PowerPoint Presentation
Slide 1: Property Location

- Location: East of 5th East (Lewisville HWY), between 65th N and 49th N, north of Idaho Falls.
- Parcel Numbers: RPA00038322738 (26.34 Acres) and RPA00038324202 (76.88 Acres).

Mr. Jenkins is requesting a zoning change for the west half of the property, approximately 58.27 Acres, from R3 Mixed Residential to LC Limited Commercial.
Slide 2: Current Zoning Map
Current Zoning: R2 Mixed Residential, R3 Multiple Dwelling Residential.
Mr. Jenkins provided several reasons for requesting this zoning change.
Slide 3: Proposed Rezone Map
Proposed Change: From R3 Mixed Residential to LC Limited Commercial for 58.27 Acres.
Slide 4: Zone Map with Rezone
Proposed Rezone: LC Limited Commercial.
Slide 5: Preliminary Plat Layout – Aspen Meadows
Mr. Jenkins highlighted the "collector" road that divides the property, which they used as the eastern boundary for the rezone. The plan includes several larger lots and some smaller residential lots on the other side. The residential zone does not change the maximum allowed density.
Slide 6: Idaho Falls Comprehensive Plan
Overlays: Mixed-Use Centers and Corridors, General Urban, and Suburban.
Mr. Jenkins pointed out a node in the comprehensive plan that aligns with the LC zone and its permitted uses, fitting well with the suggested transect.
Slide 7: Master Plan
Slide 8: Property Location, North County Interface
Mr. Jenkins mentioned that the commercial node aligns with a walkable center study conducted by the Utah State University a few years ago, fitting well with the Northeast corner of the North County section. He believes it is worthwhile to follow this plan and incorporate commercial nodes within areas already zoned for higher density, providing services closer to residents' homes.
Councilor Francis asked Mr. Jenkins why he chose the LC zone, which emphasizes commercial use, instead of R3A, which allows commercial activities within a residential setting. Mr. Jenkins explained that the uses permitted in the LC zone are more appealing, as they include facilities like schools and education centers. He added that these uses align well with the overall vision of the project.

Director Sanner provided a staff report, noting that the east side of the property is designated as an arterial. The south side is classified as general urban, while the north side features mixed-use centers and corridors, making the LC zone compatible with this transect.

Director Sanner mentioned that Utah State University students analyzed the growth history and assets such as roads, identifying this area as one of six designated walkable centers. The request for the LC zone aligns with the mixed-use element and supports the applicant's goal of reducing car dependency. He also highlighted that the property has an airport overlay on its north side and is currently vacant. Additionally, Director Sanner pointed out that Highway 20 has an off-ramp leading to 5th North, which provides a commercial element that could support traffic and gradually transition into a walkable center as one moves north. This item was considered by the Planning and Zoning Commission at its August 6, 2024, meeting, where it was unanimously recommended for approval of the zone change from R3 to LC to the Mayor and City Council.
Councilor Burtenshaw noted that the proposed realignment is currently just a proposal, and while a preliminary plat has been presented, it may not reflect the final plan. Director Sanner concurred, stating that the comprehensive plan should clearly outline the rezone.

Public Comment: Tonya Rollings, a resident of North Side Circle, has several concerns about the proposed rezone to Limited Commercial. She is worried about traffic congestion and the lack of a traffic study in the staff recommendation, which claims the rezone may reduce congestion without substantiation. Ms. Rollings also questions the area's walkability for commercial purposes, citing the high-speed limits on the nearby 5th East arterial highway. She appreciates the effort put into the comprehensive plan but doesn't understand the basis for some recommendations. Tonya notes that the area was traditionally zoned agricultural or residential, and its recent annexation and rezoning to R3 represent a significant change that could negatively impact property values. She argues that there is already sufficient limited commercial zoning in the area and that changing residential zones to additional commercial zones seems to favor a developer's request, potentially leading to inconsistent and possibly invalid spot zoning.

Mayor Casper asked how speed limits and traffic accommodations are set after development. Assistant Director Canfield explained that as development progresses, traffic patterns change. Most city roads have speed limits of 40 mph or less. He noted that 5th East, originally a state highway, is now maintained by the city after annexation. They work with adjacent developments on traffic impact studies, evaluating safety, speeds, and traffic counts during the preliminary plat stage.

Mayor Casper then closed the hearing and asked the Council members to deliberate.
Councilor Francis asked Councilor Radford if he had considered whether LC zoning promotes walkability in the 58-acre area compared to R3 zoning. Councilor Radford responded that, according to the comprehensive plan, the city aims to use LC zoning to achieve this. While the property may seem remote, LC zoning will foster walkability for residents, making Limited Commercial zoning beneficial.
Councilor Burtenshaw expressed that she doesn't view the area as walkable and feels the comprehensive plan is more of a future vision. She noted that many properties already have homes on them, and the location is too far south to be considered walkable. She mentioned that the property could potentially house a big box store. While she supports the LC zoning, walkability is not a deciding factor for her. Councilor Freeman agreed but noted that the area is accessible by car, bike, or scooter, making it suitable for short trips rather than longer ones.
The City Clerk informed the Mayor and Council that Council Member Dingman had left the virtual meeting (9:50 p.m.).

It was moved by Councilor Larsen, seconded by Councilor Radford to approve the Ordinance Rezoning approximately 58.27 acres of the Northwest ¼ of Section 32, Township 3 North, Range 38 East from R3, Multiple Dwelling Residential to LC, Limited Commercial, under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. The motion was carried by the following vote: Aye – Councilors Larsen, Francis, Radford, Burtenshaw, Freeman. Nay - None.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:
ORDINANCE NO. 3587
AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 58.27 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM R3 MULTIPLE DWELLING RESIDENTIAL TO LC, LIMITED COMMERCIAL; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Larsen, seconded by Councilor Radford to Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from R3 to LC and give authorization for the Mayor and City Clerk to execute the necessary documents. The motion was carried by the following vote: Aye – Freeman, Radford, Burtenshaw, Francis, Larsen. Nay - None.

8) Reasoned Statement of Relevant Criteria and Standards for Council's decision on the Conditional Use Permit to Allow Ag Tourism Use in the LM, Light Manufacturing, and Heavy Commercial Zone, issued by the Board of Adjustment on July 25, 2024.
City Attorney Micheal Kirkham explained that under the Local Land Use Planning Act, the Council must produce a written Statement of Criteria and Standards when making a final land use decision. This pertains to the appeal from the Board of Adjustments regarding the issuance of a conditional use permit for the U-Pick Red Barn, which the Council approved on August 8th.

The Council determined that the Board should have granted the requested variance, provided that the deciduous trees on the North boundary meet the landscaping buffer requirements. This is contingent on the City Forester's assessment that the existing trees offer an adequate land use buffer between the commercial agricultural tourism activity—during the approved six-week period—and the residential zone. If the City Forester finds the existing trees insufficient, the Applicant must plant additional trees as specified by the Zoning Code.

Councilor Francis believes that the board of adjustment made no error because he feels there is a need for more trees.

It was moved by Councilor Burtenshaw, seconded by Councilor Radford to Reverse the decision of the Board of Adjustment which denied the landscaping variance on the North subject to the condition stated above; affirm the Board of Adjustment's other landscaping conditions; and clarify that the trees on the East and West may be clustered as permitted by the Zoning Code and allow the mayor to sign said document. The motion was carried by the following vote: Aye – Councilors Larsen, Radford, Burtenshaw, Freeman. Nay – Francis.

6. Announcements

Work Session: Scheduled for September 23rd.
9/11 Memorial Dedication: On September 11th, a dedication ceremony for the 9/11 Memorial was held at Idaho Falls Fire Station 1, located at Park and E Street. Everyone is encouraged to visit and see the memorial.
First Responders Luncheon: Today, a luncheon was held to honor first responders. Several of our own were recognized. We extend our gratitude to the sponsors: East Idaho News, the Chamber of Commerce, Melaleuca, and others.

Adjournment.

There being no further business, the meeting adjourned at 10:03 PM.

s/ Corrin Wilde
Corrin Wilde, City Clerk

s/Rebecca L. Noah Casper
Rebecca L. Noah Casper, Mayor

Memorandum

File #: 24-362 **City Council Meeting**

FROM: Wade Sanner, Director
DATE: Tuesday, October 1, 2024
DEPARTMENT: Community Development Services

Subject
Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Ivywood Division No. 5

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
1. Approve the Development Agreement for the Final Plat for Ivywood Division No. 5 and give authorization for the Mayor and City Clerk to sign said agreement (or take other action deemed appropriate).

2. Accept or Approve the Final Plat for Ivywood Division No. 5 and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

3. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Ivywood Division No. 5 and give authorization for the mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
Attached is the application for the Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Ivywood Division No. 5. The Planning and Zoning Commission considered this item at its December 5, 2023, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented.

Alignment with City & Department Planning Objectives



☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

A successful Plat should be consistent with the Comprehensive Plan and Zoning Ordinance, which includes policies and goals related to Growth, Sustainability, Transportation, and Livable Communities.

Interdepartmental Coordination
The Final Plat was reviewed by staff from Fire, Idaho Falls Power, BMPO, as well as the Water, Planning, Wastewater, and Engineering/Survey Divisions.

Fiscal Impact
NA

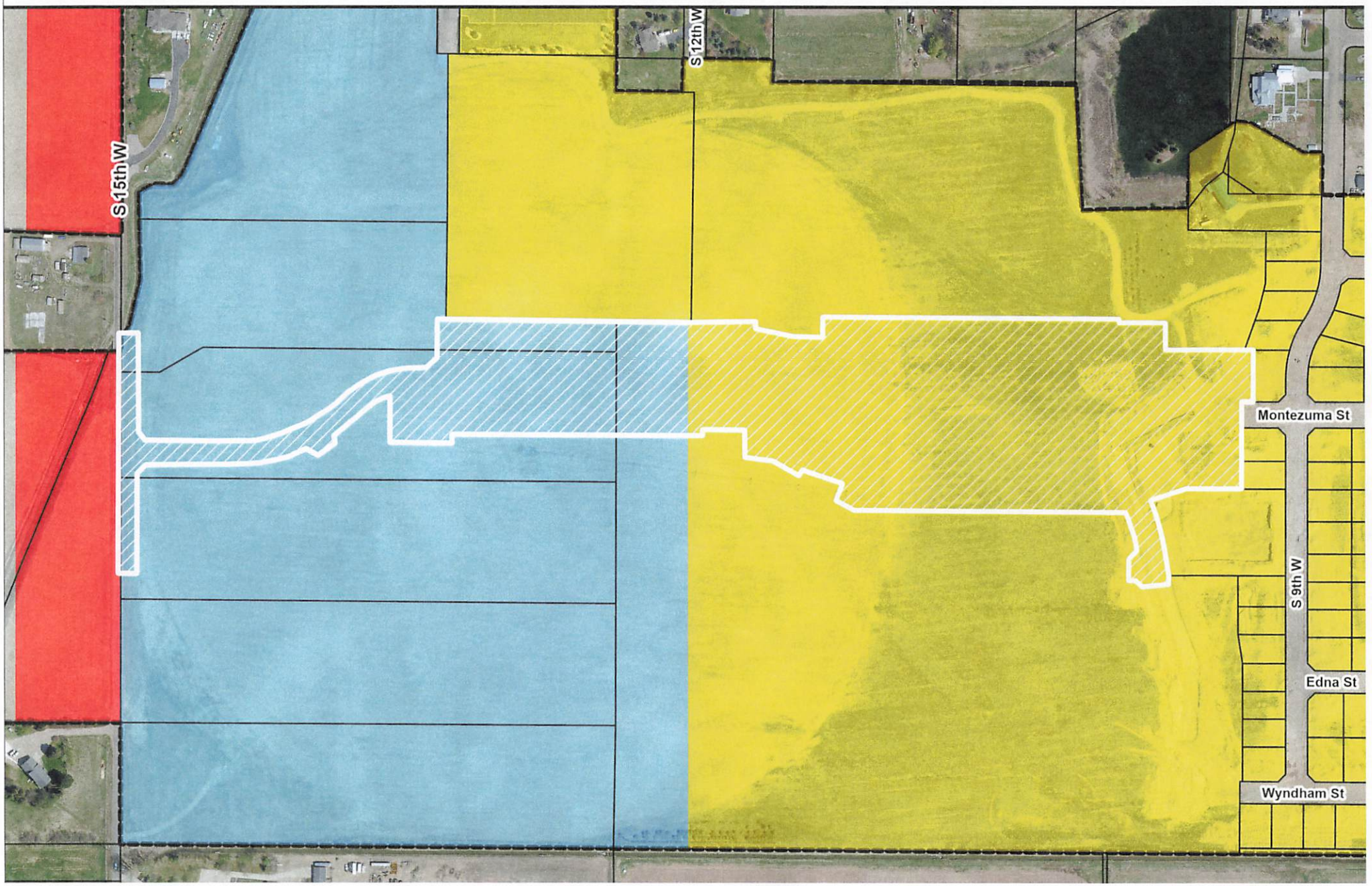
Legal Review
This application has been reviewed by the Legal Department and is consistent with applicable law.

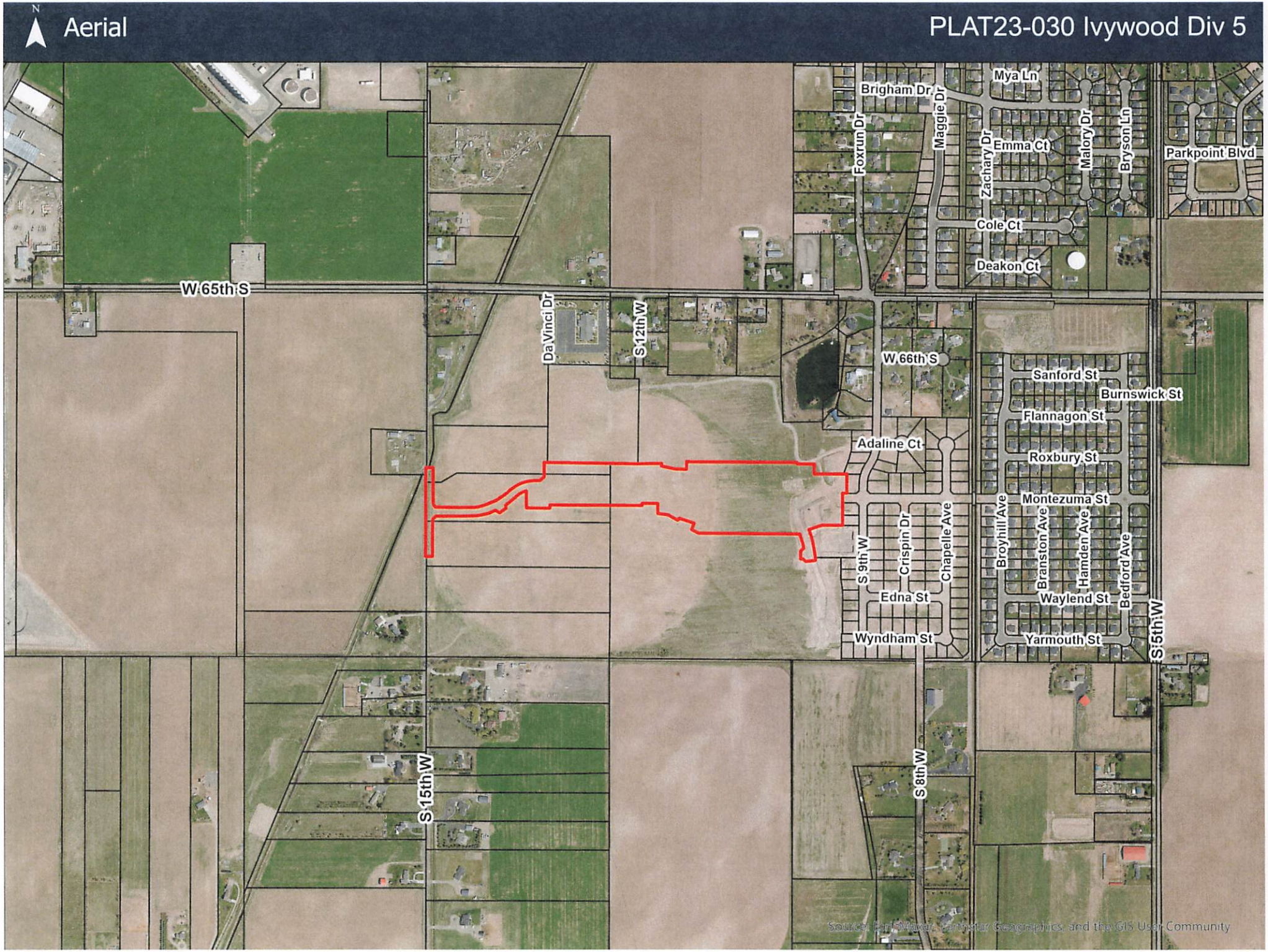
Zoning

PLAT23-030 Ivywood Div 5

RE R1 TN R3 PB LC R&D I&M

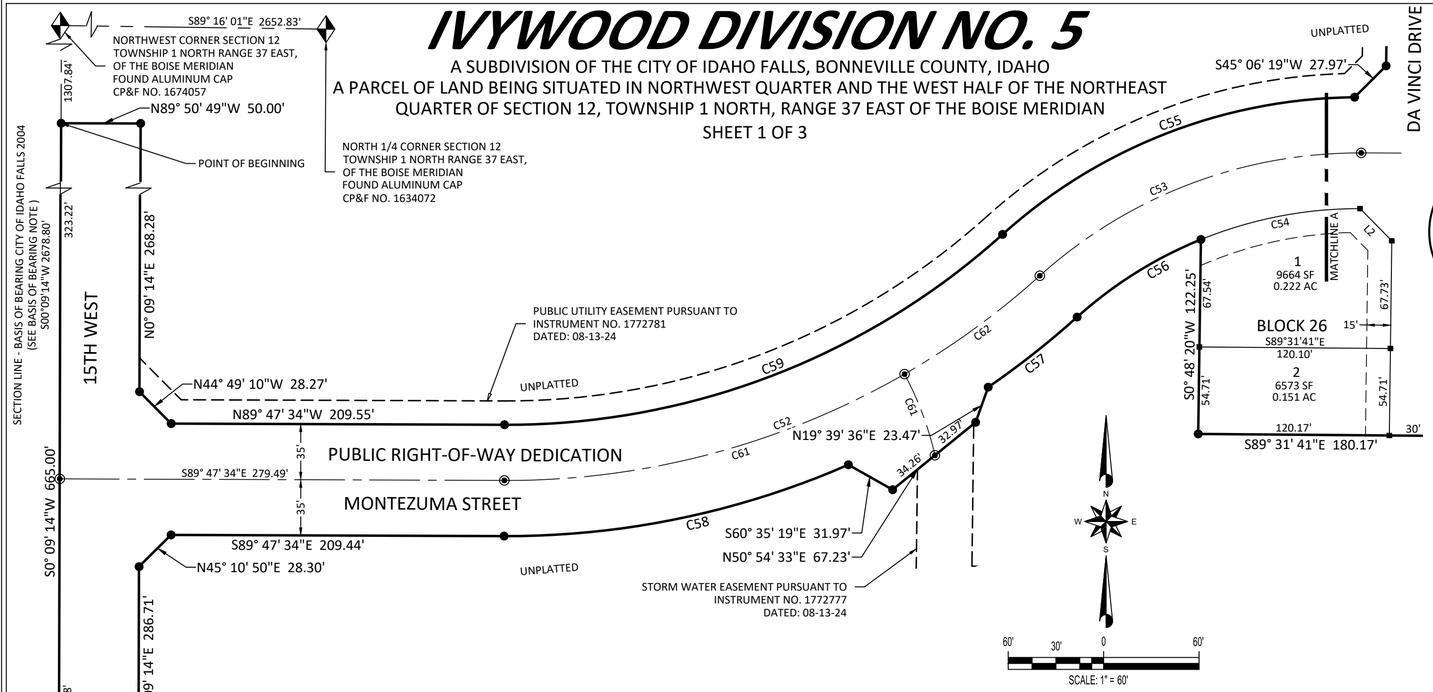
RP R2 RMH R3A CC HC LM P




Aerial
PLAT23-030 Ivywood Div 5
N
Brigham Dr
Mya Ln
Foxrun Dr
Maggie Dr
Zachary Dr
Emma Ct
Malory Dr
Bryson Ln
Parkpoint Blvd
Cole Ct
Deakon Ct
W 65th S
Da Vinci Dr
S 12th W
W 66th S
Sanford St
Burnswick St
Flannagon St
Adaline Ct
Roxbury St
Montezuma St
Broyhill Ave
Branston Ave
Hamden Ave
Bedford Ave
S 9th W
Crispin Dr
Chapelle Ave
Edna St
Waylend St
Wyndham St
Yarmouth St
S 5th W
S 15th W
S 8th W
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

IVYWOOD DIVISION NO. 5

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
A PARCEL OF LAND BEING SITUATED IN NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN
SHEET 1 OF 3

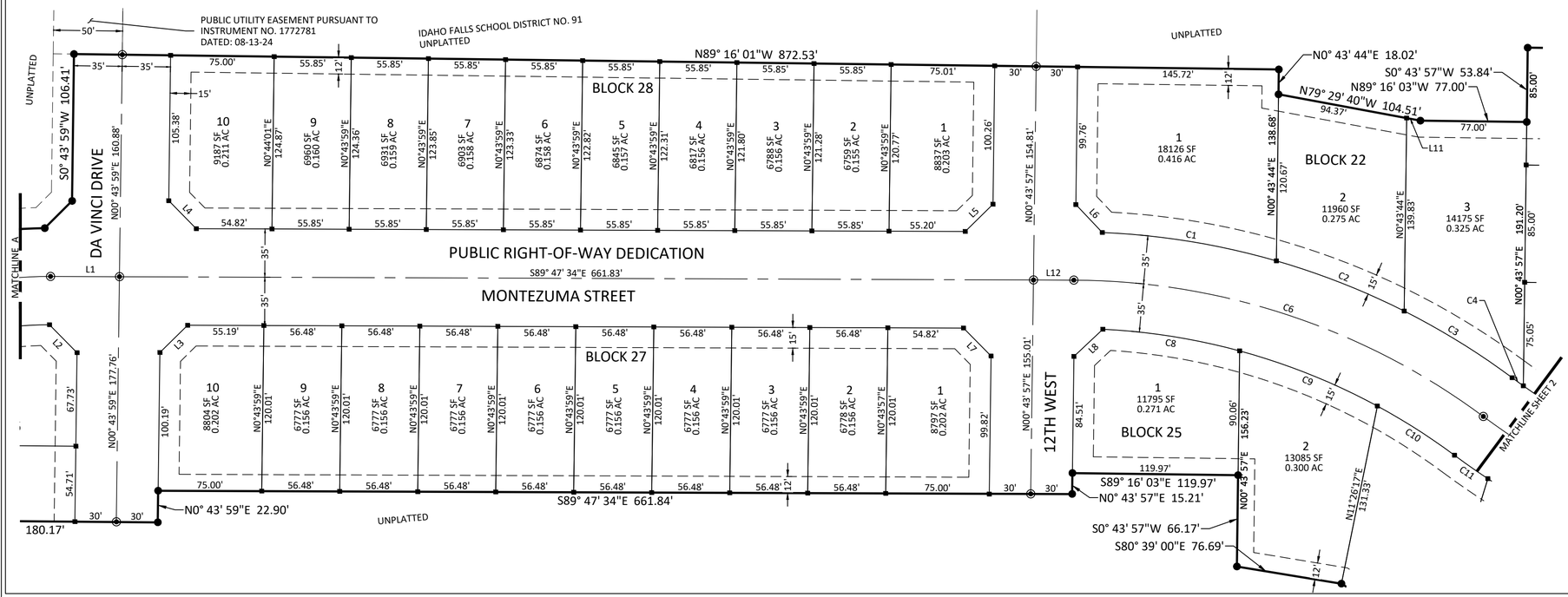


NOTES

1. A 15 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED WITHIN EACH LOT ALONG ALL ROAD FRONTAGES AS SHOWN.
2. AREA Of PUBLIC RIGHT-OF-WAY DEDICATION = 8.698 ACRES.
3. SEE SHEET 3 FOR BOUNDARY DESCRIPTION.

BASIS OF BEARINGS

ALL MEASURED BEARINGS SHOWN HEREON RELATE DIRECTLY TO THE "CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004", WHICH IS DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) US SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION, [REFERENCE FRAME NAD_83(2011), EPOCH 2010.0000]. THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE EAST ZONE CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.



LEGEND

- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- PLAT BOUNDARY
- 15' PUBLIC UTILITY EASEMENT (PUE) UNLESS OTHERWISE DESCRIBED OR DIMENSIONED
- EXISTING EASEMENT AS NOTED
- FOUND 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
- FOUND 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
- FOUND 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED P.L.S. 9369
- PLACED 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
- PLACED 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
- PLACED 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED P.L.S. 9369
- PUBLIC LAND SURVEY SYSTEM (P.L.S.S.) CORNER AS NOTED

CP&F	CORNER PERPETUATION AND FILING RECORD
AC	ACRES
SF	SQUARE FEET

PROFESSIONAL LAND SURVEYOR REGISTERED 9369 STATE OF IDAHO KURTIS J. ROLAND

EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

OFFICES AT:
1331 Fremont Ave.
Idaho Falls, Idaho 83402
343 E 4th North, Suite 119
Rexburg, Idaho 83440

SURVEYED BY:	T.HANSEN
DRAWN BY:	A.GARCIA
APPROVED BY:	K.ROLAND
PROJECT NO.	23014
SCALE:	1"=60'
DATE:	AUGUST_2024
CAD NAME:	23014FINALPLAT.DWG

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	128.03'	535.00'	13°42'40"	S80° 44' 15"E	127.72'
C2	99.58'	535.00'	10°39'51"	S68° 33' 00"E	99.43'
C3	92.06'	535.00'	9°51'34"	S58° 17' 17"E	91.95'
C4	9.98'	465.00'	1°13'49"	S53° 58' 25"E	9.98'
C5	95.45'	465.00'	11°45'42"	S60° 28' 10"E	95.29'
C6	317.95'	500.00'	36°26'03"	N71° 34' 32"W	312.62'
C7	169.67'	500.00'	19°26'36"	S63° 04' 48"E	168.86'
C8	100.48'	465.00'	12°22'52"	N80° 59' 19"W	100.29'
C9	107.67'	465.00'	13°15'59"	N68° 09' 53"W	107.43'
C10	66.33'	465.00'	8°10'23"	N57° 26' 42"W	66.27'
C11	29.51'	535.00'	3°09'38"	N54° 56' 20"W	29.51'
C12	103.77'	535.00'	11°06'49"	N62° 04' 34"W	103.61'
C13	4.58'	270.00'	0°58'17"	N17° 41' 02"E	4.58'
C14	44.59'	270.00'	9°27'42"	S22° 54' 02"W	44.54'
C15	54.63'	300.00'	10°25'59"	N22° 24' 53"E	54.55'
C16	60.09'	330.00'	10°25'59"	S22° 24' 53"W	60.01'
C17	48.85'	170.00'	16°27'57"	N08° 57' 55"E	48.69'
C18	57.48'	200.00'	16°27'57"	N08° 57' 55"E	57.28'
C19	60.95'	230.00'	15°10'59"	S08° 19' 26"W	60.77'
C20	5.15'	230.00'	1°16'58"	S16° 33' 25"W	5.15'
C21	148.27'	500.00'	16°59'28"	S81° 17' 50"E	147.73'
C52	368.77'	500.00'	42°15'28"	N69° 04' 42"E	360.47'
C53	221.26'	300.00'	42°15'28"	S69° 04' 42"W	216.28'
C54	102.56'	265.00'	22°10'25"	S78° 59' 48"W	101.92'
C55	242.81'	335.00'	41°31'41"	S68° 42' 49"W	237.53'
C56	92.32'	265.00'	19°57'37"	S57° 55' 47"W	91.85'
C57	71.24'	535.00'	7°37'46"	N51° 45' 51"E	71.19'
C58	222.63'	535.00'	23°50'33"	N78° 17' 06"E	221.03'
C59	342.95'	465.00'	42°15'28"	N69° 04' 42"E	335.23'
C60	4.29'	635.00'	0°23'15"	S10° 05' 15"E	4.29'
C61	54.72'	200.00'	15°40'37"	N20° 31' 18"W	54.55'
C61	263.39'	500.00'	30°10'55"	N75° 06' 59"E	260.35'
C62	105.38'	500.00'	12°04'33"	N53° 59' 15"E	105.19'

LINE TABLE

LINE #	LENGTH	BEARING
L1	49.98'	S89° 47' 34"E
L2	28.44'	N44° 35' 30"W
L3	28.15'	S45° 28' 12"W
L4	28.41'	S44° 31' 48"E
L5	28.15'	N45° 28' 11"E
L6	27.87'	S43° 25' 49"E
L7	28.41'	N44° 31' 49"W
L8	28.80'	S46° 46' 36"W
L9	29.83'	N65° 25' 26"E
L10	26.98'	N25° 13' 02"W
L11	10.14'	N79° 29' 40"W
L12	29.21'	S89° 47' 34"E
L13	29.83'	S31° 01' 39"E

LINE TABLE

LINE #	LENGTH	BEARING
L14	26.98'	S59° 36' 50"W
L15	26.85'	N59° 00' 53"W
L16	29.50'	N32° 03' 18"E
L17	30.37'	S63° 56' 01"E
L18	26.85'	S25° 17' 53"W
L19	24.77'	N16° 51' 30"W
L20	28.15'	N45° 28' 11"E
L21	28.41'	S44° 31' 49"E
L22	51.77'	N16° 51' 30"W
L23	52.54'	S89° 47' 34"E
L24	24.77'	S16° 51' 30"E
L25	77.04'	N16° 51' 30"W

IVYWOOD DIVISION NO. 5

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
A PARCEL OF LAND BEING SITUATED IN NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN
SHEET 2 OF 3

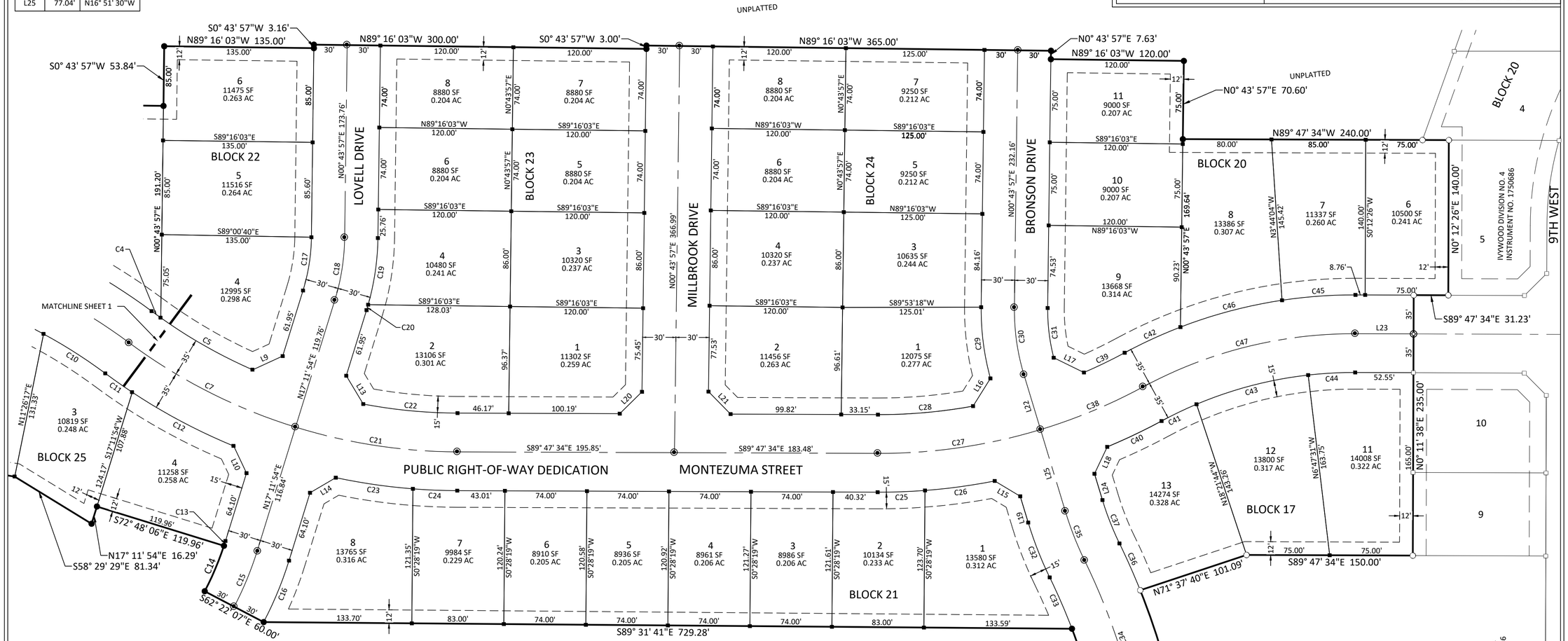
LINE TABLE		
LINE #	LENGTH	BEARING
L14	26.98'	S59° 36' 50"W
L15	26.85'	N59° 00' 53"W
L16	29.50'	N32° 03' 18"E
L17	30.37'	S63° 56' 01"E
L18	26.85'	S25° 17' 53"W
L19	24.77'	N16° 51' 30"W
L20	28.15'	N45° 28' 11"E
L21	28.41'	S44° 31' 49"E
L22	51.77'	N16° 51' 30"W
L23	52.54'	S89° 47' 34"E
L24	24.77'	S16° 51' 30"E
L25	77.04'	N16° 51' 30"W

PROFESSIONAL LAND SURVEYOR
REGISTERED
9369
STATE OF IDAHO
KURTIS J. ROLAND

EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

OFFICES AT:
1331 Fremont Ave.
Idaho Falls, Idaho 83402
343 E 4th North, Suite 119
Rexburg, Idaho 83440

SURVEYED BY:	T.HANSEN
DRAWN BY:	A.GARCIA
APPROVED BY:	K.ROLAND
PROJECT NO.	23014
SCALE:	1"=60'
DATE:	AUGUST_2024
CAD NAME:	23014FINALPLAT.DWG



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C14	44.59'	270.00'	9°27'42"	S22° 54' 02"W	44.54'
C15	54.63'	300.00'	10°25'59"	N22° 24' 53"E	54.55'
C16	60.09'	330.00'	10°25'59"	S22° 24' 53"W	60.01'
C17	48.85'	170.00'	16°27'57"	N08° 57' 55"E	48.69'
C18	57.48'	200.00'	16°27'57"	N08° 57' 55"E	57.28'
C19	60.95'	230.00'	15°10'59"	S08° 19' 26"W	60.77'
C20	5.15'	230.00'	1°16'58"	S16° 33' 25"W	5.15'
C21	148.27'	500.00'	16°59'28"	S81° 17' 50"E	147.73'
C22	85.54'	465.00'	10°32'23"	S84° 31' 23"E	85.42'
C23	70.36'	535.00'	7°32'09"	N81° 44' 18"W	70.31'
C24	40.03'	535.00'	4°17'12"	N87° 38' 58"W	40.02'
C25	42.73'	535.00'	4°34'34"	S87° 55' 09"W	42.72'
C26	63.51'	535.00'	6°48'07"	S82° 13' 48"W	63.48'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C27	148.92'	500.00'	17°03'56"	N81° 40' 28"E	148.37'
C28	86.22'	465.00'	10°37'25"	N84° 53' 44"E	86.10'
C29	65.06'	230.00'	16°12'22"	N07° 22' 14"W	64.84'
C30	61.40'	200.00'	17°35'27"	S08° 03' 46"E	61.16'
C31	45.32'	170.00'	15°16'27"	S06° 54' 17"E	45.19'
C32	53.24'	335.00'	9°06'24"	N21° 24' 42"W	53.19'
C33	50.50'	565.00'	5°07'17"	N23° 24' 15"W	50.49'
C34	173.60'	600.00'	16°34'41"	N17° 40' 33"W	173.00'
C35	47.68'	300.00'	9°06'24"	S21° 24' 42"E	47.63'
C36	46.19'	635.00'	4°10'04"	S23° 52' 51"E	46.18'
C37	42.12'	265.00'	9°06'24"	S21° 24' 42"E	42.07'
C38	100.38'	500.00'	11°30'10"	N67° 23' 25"E	100.21'
C39	40.87'	465.00'	5°02'08"	N64° 09' 24"E	40.85'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C40	54.30'	535.00'	5°48'56"	S64° 32' 48"W	54.28'
C41	35.01'	365.00'	5°29'46"	S64° 23' 13"W	35.00'
C42	55.42'	435.00'	7°17'58"	N65° 17' 19"E	55.38'
C43	104.51'	365.00'	16°24'22"	S75° 20' 17"W	104.16'
C44	42.47'	365.00'	6°39'58"	S86° 52' 27"W	42.44'
C45	66.50'	435.00'	8°45'31"	N85° 49' 41"E	66.43'
C46	94.98'	435.00'	12°30'37"	N75° 11' 37"E	94.79'
C47	199.44'	400.00'	28°34'06"	S75° 55' 23"W	197.38'
C48	100.26'	565.00'	10°10'00"	S15° 45' 36"E	100.12'
C49	137.54'	635.00'	12°24'37"	N15° 35' 31"W	137.27'
C50	8.82'	565.00'	0°53'40"	N09° 50' 03"W	8.82'
C51	9.37'	600.00'	0°53'40"	S09° 50' 03"E	9.37'
C52	368.77'	500.00'	42°15'28"	N69° 04' 42"E	360.47'

C60	4.29'	635.00'	0°23'15"	S10° 05' 15"E	4.29'

IVYWOOD DIVISION NO. 5

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
A PARCEL OF LAND BEING SITUATED IN NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHEAST
QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN
SHEET 3 OF 3

EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

OFFICES AT:

1331 Fremont Ave.
Idaho Falls, Idaho 83402

343 E 4th North, Suite 119
Rexburg, Idaho 83440

SURVEYED BY:	T.HANSEN
DRAWN BY:	A.GARCIA
APPROVED BY:	K.ROLAND
PROJECT NO.	23014
SCALE:	NA
DATE:	AUGUST_2024
CAD NAME:	23014FINALPLAT.DWG

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED ROCKWELL HOMES, INC. AN IDAHO CORPORATION IS THE LAWFUL OWNER OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS, AND STREETS, WHICH PLAT SHALL HEREAFTER BE KNOWN AS IVYWOOD DIVISION NO. 5, A SUBDIVISION OF THE CITY OF IDAHO FALLS, IDAHO, BONNEVILLE COUNTY, IDAHO.

BE IT FURTHER KNOWN, THAT OWNER DOES HEREBY DEDICATE GRANT AND CONVEY TO THE PUBLIC, ALL STREETS AND RIGHT-OF-WAYS SHOWN HEREON, THAT OWNER ALSO DOES HEREBY GRANT AND CONVEY TO THE CITY OF IDAHO FALLS ALL PUBLIC EASEMENTS FOREVER AS IRREVOCABLE PERMANENT NON-EXCLUSIVE PUBLIC EASEMENTS AS SHOWN AND DESCRIBED HEREON.

OWNER, OR ITS HEIRS AND ASSIGNS, AGREE THEY WILL CONSTRUCT NO PERMANENT STRUCTURE WITHIN OR UPON ANY EASEMENT SHOWN HEREON, AND THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES SHALL ALSO HAVE THE RIGHT, TO REMOVE, CUT OR TRIM ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANT WHICH MAY INJURE OR INTERFERE WITH THE USE THEREOF FOR ITS INTENDED PURPOSES, SUCH RIGHT MAY BE EXERCISED WITHOUT PRIOR NOTICE TO OWNER OR ITS SUCCESSORS OR ASSIGNS.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS FURTHER AGREE THAT THEY SHALL NOT PLANT ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANTS WHICH MAY HINDER THE SAFE AND EFFICIENT UTILIZATION OF SAID EASEMENTS.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS HEREBY RELEASES THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES FROM ANY CLAIM FOR DAMAGES, BASED UPON CONCEALED OR UNDISCLOSED PRIVATE IMPROVEMENTS CONSTRUCTED OR PERMITTED TO BE CONSTRUCTED BY OWNER OR ITS SUCCESSORS OR ASSIGNS WITHIN ANY PUBLIC EASEMENTS, SUBSEQUENT TO RECORDING THIS SUBDIVISION, THAT MAY BE INCURRED AS A RESULT OF THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES ORDINARY USE OF THE PUBLIC EASEMENTS WITH DUE CARE.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS DO HEREBY WARRANT AND SHALL DEFEND SUCH DEDICATION AND CONVEYANCES IN THE QUIET AND PEACEFUL POSSESSION OF THE PUBLIC OR THE CITY OF IDAHO FALLS, AS THE CASE MAY BE, AGAINST SAID OWNER AND ITS HEIRS, SUCCESSORS AND ASSIGNS, AND AGAINST EVERY PERSON WHOMSOEVER WHO LAWFULLY HOLDS OR WHO LATER CLAIMS TO HAVE LAWFULLY HELD ANY RIGHTS IN SAID ESTATE AS OF THE DATE HEREOF.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SET ITS SIGNATURE THIS _____DAY OF _____, 202__.

ROCKWELL HOMES, INC.

_____

CURTIS JOHNSON, VICE PRESIDENT

DRINKING WATER SYSTEM CERTIFICATE

PURSUANT TO I.C. §50-1334, THE OWNER DOES HEREBY, CERTIFY THAT ALL LOTS SHOWN ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER FROM THE CITY OF IDAHO FALLS MUNICIPAL WATER SYSTEM, AND SAID CITY HAS AGREED IN WRITING TO PROVIDE CULINARY WATER SERVICE TO SAID LOTS PURSUANT TO THE PROVISIONS OF TITLE 8, CHAPTER 4 OF THE IDAHO FALLS CITY CODE, AS AMENDED FROM TIME TO TIME.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO ITS SIGNATURE THIS _____DAY OF _____ , 202__.

ROCKWELL HOMES, INC.

_____

CURTIS JOHNSON, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF _____)
:SS.
COUNTY OF _____)

ON THIS_____ DAY OF_____, 20___, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CURTIS JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT, OF ROCKWELL HOMES, INC. AND THE OFFICER WHO SUBSCRIBED SAID CORPORATION'S NAME TO THE FOREGOING OWNER'S DEDICATION AND THE DRINKING WATER SYSTEM CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO EXECUTE THE SAME FOR AND ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND THE YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

COMMISSION EXPIRATION DATE: _____

TREASURER'S CERTIFICATE

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF BONNEVILLE, STATE OF IDAHO, PURSUANT TO THE REQUIREMENTS OF I.C. §50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN HEREON ARE CURRENT.

DATE:_____ _____
BONNEVILLE COUNTY TREASURER

CITY'S ACCEPTANCE

THE ACCOMPANYING PLAT WAS DULY ACCEPTED AND APPROVED AND THE GRANTS AND DEDICATIONS ARE HEREBY ACCEPTED BY THE CITY COUNCIL OF IDAHO FALLS ADOPTED THIS _____ DAY OF _____ , 202____.

_____ _____
MAYOR CITY CLERK

_____ _____
CITY ENGINEER
CHRIS CANFIELD, PE 10551

CITY SURVEYOR
KENNETH BALDWIN ROBERTS, PLS 9755

EXAMINING SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES WITH I.C. §50-1305.

DATE:_____

_____
BONNEVILLE COUNTY SURVEYOR, DAVID DOUGLAS ROMRELL
P.L.S. NO. 12223

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS S.00°09'14"W. ALONG THE SECTION LINE 1307.84 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN; RUNNING THENCE S.00°09'14"W. ALONG SAID SECTION LINE 665.00 FEET; THENCE S.89°50'49"E. 50.00 FEET; THENCE N.00°09'14"E. 286.71 FEET; THENCE N.45°10'50"E. 28.30 FEET; THENCE S.89°47'34"E. 209.44 FEET TO A POINT OF CURVE WITH A RADIUS OF 535.00 FEET AND A CHORD BEARING N.78°17'08"E. 221.03 FEET; THENCE TO THE LEFT ALONG SAID CURVE 222.64 FEET THROUGH A CENTRAL ANGLE OF 23°50'36"; THENCE S.60°35'19"E. 31.97 FEET; THENCE N.50°54'33"E. 67.23 FEET; THENCE N.19°39'36"E. 23.47 FEET TO A POINT OF CURVE WITH A RADIUS OF 535.00 FEET AND A CHORD BEARING N.51°45'51"E. 71.19 FEET; THENCE TO THE LEFT ALONG SAID CURVE 71.24 FEET THROUGH A CENTRAL ANGLE OF 07°37'46" TO A POINT OF REVERSE CURVE WITH A RADIUS OF 265.00 FEET AND A CHORD BEARING N.57°55'47"E. 91.85 FEET; THENCE TO THE RIGHT ALONG SAID REVERSE CURVE 92.32 FEET THROUGH A CENTRAL ANGLE OF 19°57'37"; THENCE S.00°48'20"W. 122.25 FEET; THENCE S.89°31'41"E. 180.17 FEET; THENCE N.00°43'59"E. 22.90 FEET; THENCE S.89°47'34"E. 661.84 FEET; THENCE N.00°43'57"E. 15.21 FEET; THENCE S.89°16'03"E. 119.97 FEET; THENCE S.00°43'57"W. 66.17 FEET; THENCE S.80°39'00"E. 76.69 FEET; THENCE S.58°29'29"E. 81.34 FEET; THENCE N.17°11'54"E. 16.29 FEET; THENCE S.72°48'06"E. 119.96 FEET TO A POINT ON A CURVE WITH A RADIUS OF 270.00 FEET AND A CHORD BEARING OF S.22°54'02"W. 44.54 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 44.59 FEET THROUGH A CENTRAL ANGLE OF 09°27'42"; THENCE S.62°22'07"E. 60.00 FEET; THENCE S.89°31'41"E. 729.28 FEET TO A POINT ON A CURVE WITH A RADIUS OF 565.00 FEET AND A CHORD BEARING S.15°45'36"E. 100.12 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 100.26 FEET THROUGH A CENTRAL ANGLE OF 10°10'00"; THENCE S.39°53'52"W. 30.90 FEET; THENCE S.00°28'19"W. 60.00 FEET; THENCE S.89°31'41"E. 17.54 FEET; THENCE S.49°42'52"E. 25.61 FEET TO A POINT OF CURVE WITH A RADIUS OF 635.00 FEET AND A CHORD BEARING S.10°05'15"E. 4.29 FEET; THENCE TO THE LEFT ALONG SAID CURVE 4.29 FEET THROUGH A CENTRAL ANGLE OF 00°23'15"; THENCE N.79°43'07"E. 70.00 FEET TO A POINT ON A CURVE WITH A RADIUS OF 565.00 FEET AND A CHORD BEARING N.09°50'03"W. 8.82 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 8.82 FEET THROUGH A CENTRAL ANGLE OF 00°53'40"; THENCE N.09°23'13"W. 13.12 FEET TO THE WEST BOUNDARY LINE OF IVYWOOD DIVISION NUMBER 4, A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO PURSUANT TO INSTRUMENT NUMBER 1750686; THENCE ALONG SAID WEST BOUNDARY LINE OF SAID IVYWOOD, DIVISION NUMBER 4 THE FOLLOWING SEVEN (7) COURSES: (1) THENCE N.09°23'13"W. 70.35 FEET TO A POINT OF CURVE WITH A RADIUS OF 635.00 FEET AND A CHORD BEARING N.15°35'31"W. 137.27 FEET; (2) THENCE TO THE LEFT ALONG SAID CURVE 137.54 FEET THROUGH A CENTRAL ANGLE OF 12°24'37"; (3) THENCE N.71°37'40"E. 101.09 FEET; (4) THENCE S.89°47'34"E. 150.00 FEET; (5) THENCE N.00°11'38"E. 235.00 FEET; (6) THENCE S.89°47'34"E. 31.23 FEET; (7) THENCE N.00°12'26"E. 140.00 FEET TO THE SOUTH LOT LINE OF LOT 4, BLOCK 20 OF SAID IVYWOOD DIVISION NUMBER 4; THENCE N.89°47'34"W. ALONG SAID SOUTH LOT LINE EXTENDED 240.00 FEET; THENCE N.00°43'57"E. 70.60 FEET; THENCE N.89°16'03"W. 120.00 FEET; THENCE N.00°43'57"E. 7.63 FEET; THENCE N.89°16'03"W. 365.00 FEET; THENCE S.00°43'57"W. 3.00 FEET; THENCE N.89°16'03"W. 300.00 FEET; THENCE S.00°43'57"W. 3.16 FEET; THENCE N.89°16'03"W. 135.00 FEET; THENCE S.00°43'57"W. 53.84 FEET; THENCE N.89°16'03"W. 77.00 FEET; THENCE N.79°29'40"W. 104.51 FEET; THENCE N.00°43'44"E. 18.02 FEET; THENCE N.89°16'01"W. 872.53 FEET; THENCE S.00°43'59"W. 106.41 FEET; THENCE S.45°06'19"W. 27.97 FEET TO A POINT OF CURVE WITH A RADIUS OF 335.00 FEET AND A CHORD BEARING S.68°42'49"W. 237.53 FEET; THENCE TO THE LEFT ALONG SAID CURVE 242.81 FEET THROUGH A CENTRAL ANGLE OF 41°31'41" TO A POINT OF REVERSE CURVE WITH A RADIUS OF 465.00 FEET AND A CHORD BEARING S.69°04'42"W. 335.23 FEET; THENCE TO THE RIGHT ALONG SAID REVERSE CURVE 342.95 FEET THROUGH A CENTRAL ANGLE OF 42°15'28"; THENCE N.89°47'34"W. 209.55 FEET; THENCE N.44°49'10"W. 28.27 FEET; THENCE N.00°09'14"E 268.28 FEET; THENCE N.89°50'49"W. 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 23.432 ACRES.

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT, IVYWOOD DIVISION NO. 5, WAS FILED IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO.

_____DATE_____
BONNEVILLE COUNTY RECORDER

IRRIGATION WATER RIGHTS RELEASE

THE PROPERTY INCLUDED IN THIS PLAT HAS PETITIONED FOR AND BEEN REMOVED FROM ALL FUTURE IRRIGATION WATER RIGHTS.

DATE: 8/5/24 INSTRUMENT NO. 1772222

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY I.C. §50-1326 HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH I.C. §50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

_____ _____
ENVIRONMENTAL HEALTH SPECIALIST, REHS DATE:

FLOOD PLAIN CERTIFICATE

FEMA MAP 1600270230C EFFECTIVE DATE 11/4/1981 FLOOD ZONE " C " AREAS OF MINIMAL FLOODING. (NO SHADING)

NARRATIVE

EAGLE ROCK ENGINEERING WAS COMMISIONED BY ROCKWELL HOMES TO DESIGN A SUBDIVISION PLAT BEING KNOWN AS IVYWOOD, DIVISION NUMBER 5. THE SUBDIVISION IS LOCATED IN A PARCEL OF LAND AS PURSUANT TO CORPORATION WARRANTY DEED INSTRUMENT NUMBER 1523017. THE PLAT IS SURROUNDED BY UNPLATTED LAND ON THE NORTH, SOUTH AND WEST. IVYWOOD, DIVISION NUMBER 4 ADJOINS ON THE EAST PURSUANT TO INSTRUMENT NUMBER 1750686, AND THE FOUND MONUMENTS WERE USED AS THE CONTROLLING ELEMENT. 2004 CITY OF IDAHO FALLS GROUND CONTROL WAS USED FOR SURVEY CONTROL OF THIS PLAT.

SURVEYOR'S CERTIFICATE

I, KURTIS J. ROLAND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS IVYWOOD DIVISION NO. 5, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.

PROFESSIONAL LAND SURVEYOR
REGISTERED
9369
STATE OF IDAHO
KURTIS J. ROLAND

STAFF REPORT

FINAL PLAT
IVYWOOD DIVISION NO. 5

October 10, 2024

IDAHO FALLS

Community Development Services

Applicant: Eagle Rock Engineering

Owner: Rockwell Homes Inc.

Project Manager: David Peterson

Location: Generally, north of W 81st S, east of S 15th W, south of W 65th S, west of S 9th W.

Size: Approximately 23.432 Acres
Lots: 65

Existing Zoning:
Site: R1, R3A
North: R1, R3A
South: R1, R3A
East: R1
West: LC

Existing Land Uses:
Site: Agriculture
North: Agriculture
South: Agriculture
East: Residential
West: Agriculture

Future Land Use Map:
Suburban

Attachments:
1. Subdivision and Zoning Ordinance Requirements
2. Comprehensive Plan Policies
3. Maps and aerial photos
4. Preliminary Plat

Requested Action: To **approve** the Final Plat for Ivywood Division No. 5 by the Mayor and City Council.

History: This property was annexed into the City in 2006 with an initial zoning of R-1 and R-3A. A preliminary plat was submitted for review in 2021 and approved in July 2023 after a completed traffic study was submitted to the City and approved by City staff and offsite improvements agreed to with Bonneville County.

Staff Comments: The property is currently zoned R1, Single Dwelling Residential and R3A, Residential Mixed Use. The final plat includes 65 buildable lots on approximately 23.432 acres of land. All lots meet the minimum lot size and frontage requirements of the R1 and R3A Zones. Lots in the R3A Zone are designated for single-unit attached dwellings, but still meet the minimum requirements for detached dwellings. The preliminary plat was amended to have fewer lots along the R3A blocks to match the final plat for Division 5.

Access will primarily come from the east on Montezuma Street, a residential collector, which will be extended west from Ivywood Division 4 to S 15th West. Water and sewer will also be extended west along Montezuma St with a stub to S 15th West and a 12" water line will be extended north to connect to W 65th South along Da Vinci Drive. Water and sewer will be stubbed north and south along public streets, extending to the boundary of Division 5.

The Comprehensive Plan designates this area as Suburban which denotes existing or planned residential areas in close proximity or with easy vehicular access to regional commercial service areas that provide daily household needs.

Staff Recommendation: Staff has reviewed the final plat and finds that it is consistent with the Comprehensive Plan and complies with the Subdivision and Zoning Ordinances and recommends approval for Ivywood Division No. 5.

Transportation Plan: S 15th W – Major Collector; Montezuma St – Residential Collector; Da Vinci Dr north of Montezuma St – Residential Collector; S 12th W – Local Street

Subdivision Ordinance: Boxes with an "X" indicated compliance with the ordinance.

REQUIREMENTS	Staff Review
Requirements listed in Section 10-1:	
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X
Lots have full frontage on, and access to, a dedicated street.	X
Residential lots do not have direct access to arterial streets.	X
Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 1) The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposes access.	N/A – all lots are residential.
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through R-3, inclusive, shall be a minimum of ten percent larger in area than the average area of all similarly zoned lots in the plat or subdivision under consideration.	X
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	X
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	X
Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the arterial street by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences, and structural soundproofing, 3) Minimum lot depth shall be 150 ft except where the use of berms, vegetation, and structures can be demonstrated to constitute an effective buffer, 4) Whenever practical, existing roadside trees shall be saved and used in the arterial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers.	N/A – no lots adjoin arterial streets.

Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	Bronson Dr south of Montezuma St – Residential Collector. Bronson Dr north of Montezuma St, Da Vinci Dr south of Montezuma St – Local Street.

Zoning Ordinance:

11-3-5: PURPOSE OF RESIDENTIAL ZONES

(C) R1 Single Dwelling Residential Zone. This zone provides a residential zone which is representative of a less automobile oriented, more walkable development pattern, characterized by somewhat smaller lot widths; and a somewhat denser residential environment than is characteristic of the PR, Residential Park Zone. The principal uses in the R1 Residential Zone shall be single detached and attached dwelling units. This zone is also generally located near limited commercial services that provide daily household needs.

(G) R3A Residential Mised Use Zone. To provide for a mix of uses in which the primary use of the land is for residential purposes, but in which office buildings and certain other uses of a semi-commercial nature may be located. Characteristic of this Zone is a greater amount of automobile traffic, greater density, and a wider variety of dwelling types and uses than is characteristic of the R3 Residential Zone. While office buildings and certain other uses of a semi-commercial nature may be located in the Zone, the R3A Zone is essentially residential in character. Therefore, all uses must be developed and maintained in harmony with residential uses. This zone should be located along major streets such as arterials and collectors.

11-3-4: DIMENSIONAL STANDARDS FOR RESIDENTIAL ZONES.

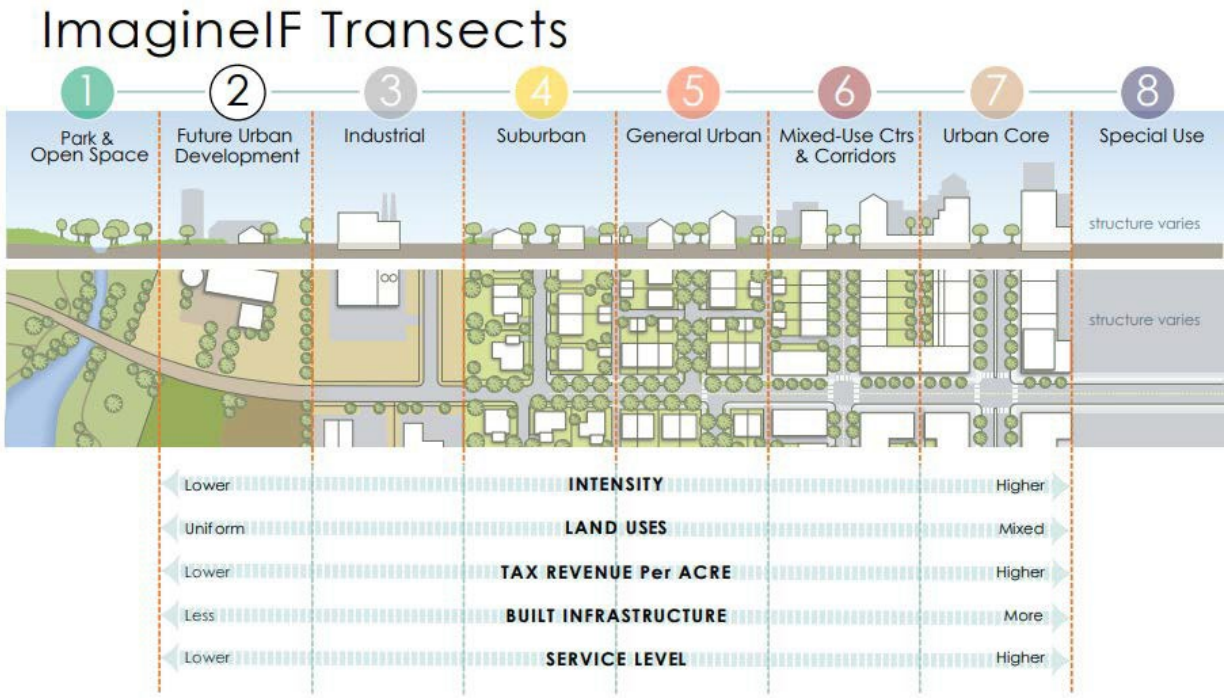
Table 11-3-1: Dimensional Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	3,000
Lot Area Maximum in ft²			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	25
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	15
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	5
Rear	40	25	25	25	10	25*	25*	10
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	50
Maximum Building Height in ft*	24	24	24	36	*			24
Maximum Density in gross units/acre	1	4	6	17	15	35	35	35
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

(Ord. 3218, 9-13-18) (Ord. 3310, 6-18-20) (Ord. 3452, 3-31-22) (Ord. 3496, 12-8-22)

Comprehensive Plan Land Use

Transects: pg. 60-70





4. **Suburban**

Snapshot: The Suburban Transect denotes existing or planned residential areas in close proximity to or with easy vehicular access to regional commercial service areas that provide daily household needs. These areas contain various housing types, generally including detached and attached single-unit dwellings, accessory dwelling units, duplexes and triplex and fourplex units at a house scale. Residential development should include a mix of housing types, price points and sizes and should not be exclusively detached single-dwelling units. These areas could also include parks, schools, churches and small commercial nodes adjacent to major roadways. Curvilinear streets and cul-de-sacs are common. Although existing road patterns and lot sizes have created low levels of connectivity and convenience to services, opportunities to increase these features should be identified and planned for.

Local examples: Silverleaf, Mill Run, Fairway Estates, Ivan's Acres, Shamrock Park, Home Ranch, Stonebrook, Brookside and Southpoint Subdivisions

December 5, 2023 7:00 p.m. Planning Department

City Annex Conference Room

MEMBERS PRESENT: Commissioners Glen Ogden, Kristi Brower, Forrest Ihler, Marsha McDaniel, Bill Scott.

MEMBERS ABSENT: Margaret Wimborne, Scott Geddes, Dale Storer.

ALSO PRESENT: Assistant Planning Director Kerri Beutler, Planners Naysha Foster, and interested citizens.

CALL TO ORDER: Wimborne called the meeting to order at 7:00 p.m.

MINUTES: Scott moved to accept the minutes of November 14, 2023 with small modifications on members present and also present, Ihler seconded the motion. The motion passed unanimously.

Business:

2. PLAT 23-030: FINAL PLAT. Ivywood Division No. 5.

Applicant: Eagle Rock Engineering, 1331 Fremont Ave., Idaho Falls, Idaho. Not present.

Peterson presented the staff report, a part of the record.

Scott asked if Montezuma will be built through to 15th West. The preliminary plat is in the packet and Montezuma already connects to 5th West and the bridge has been built across the canal and Division 4 has improvements completed and foundations are going in. Montezuma will go through to 15th West.

Peterson stated that in the preliminary there is a section of that plat, that has smaller lots in the final plat that is being presented by the applicant. Peterson stated that there are 4 or 5 fewer lots on the preliminary plat and Peterson added that if they are not creating more than 5% extra lots there isn't a need to come back to the planning commission. Peterson wanted to advise the Commission of that change.

Scott moved to recommend to the Mayor and City Council approval of the Final Plat for Ivywood Division No. 5. Brower seconded the motion. Ogden called for roll call: McDaniel, yes; Brower, yes; Ihler, yes; Ogden, yes; Scott, yes; Cantu, yes. The motion passed unanimously.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

APPROVAL OF THE FINAL PLAT FOR IVYWOOD DIVISION NO. 5 GENERALLY LOCATED NORTH OF W 81ST SOUTH, EAST OF S 15TH WEST, SOUTH OF W 65TH SOUTH, AND WEST OF S 9TH WEST.

WHEREAS, the applicant filed an application for a final plat on November 1, 2023; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on December 5, 2023; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on October 10, 2024; and

WHEREAS, having reviewed the application, including all exhibits entered and having considered the issues presented:

I. RELEVANT CRITERIA AND STANDARDS

1. The Planning and Zoning Commission considered the request pursuant to the City of Idaho Falls Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximately 23.432 acres generally located north of W 81st South, east of S 15th West, south of W 65th South, and west of S 9th West.
3. The property is currently zoned R1, Single Dwelling Residential, and R3A, Residential Mixed Use.
4. The final plat includes 65 buildable lots.
5. The final plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance.
6. The final plat is consistent with the principles of the City's Comprehensive Plan.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the Final Plat.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2024

_____

Rebecca L. Noah Casper-Mayor

DEVELOPMENT AGREEMENT
IVYWOOD DIVISION NO. 5

This DEVELOPMENT AGREEMENT IVYWOOD DIVISION NO. 5 ("AGREEMENT"), made this _____ day of _____, 2024, by and between CITY OF IDAHO FALLS, IDAHO, a municipal corporation of the State of Idaho, ("CITY"), whose mailing address is P.O. Box 50220, Idaho Falls, Idaho 83405, and ROCKWELL HOMES, ("DEVELOPER"), whose mailing address is 3539 Briarcreek Lane, Suite E, Ammon, Idaho 83406.

WITNESSETH:

WHEREAS, DEVELOPER is the sole owner, in law or equity, of a certain tract of land in the County of Bonneville, State of Idaho, which land (hereafter referred to as "Subdivision"), is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof; and

WHEREAS, DEVELOPER desires to develop the Subdivision within CITY and has submitted a plat bearing the Subdivision name described in the caption of this AGREEMENT; and

WHEREAS, City Engineer, and the Idaho Falls Planning and Zoning Commission, have recommended such development be allowed, subject to certain requirements and obligations on the part of DEVELOPER; and

WHEREAS, CITY is willing to allow the development of the Subdivision within City of Idaho Falls, Idaho, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto; and

WHEREAS, CITY has authority to approve Subdivision plats and the construction of streets, utility lines and other public improvements within CITY; and

WHEREAS, DEVELOPER specifically waives DEVELOPER's right to protest development requirements described in this AGREEMENT, including DEVELOPER's right of judicial review contained in Chapter 52, Title 67, Idaho Code, and pursuant to the standards set forth in § 67-5279, Idaho Code; and

WHEREAS, DEVELOPER understands that the public improvements required herein are standards required pursuant to Idaho Falls City Code, Title 10, Chapter 1, and are authorized by Idaho Code §§ 67-6513 and 67-6518; and

WHEREAS, DEVELOPER and CITY believe that without the public improvements required

herein, CITY would not be able to otherwise provide for mitigation of the effects of the Subdivision development on the ability of CITY to deliver services without compromising quality of such service delivery to current CITY residents, or without imposing substantial additional costs upon current CITY residents to accommodate the proposed Subdivision; and

WHEREAS, CITY desires to ensure that public improvements consisting of those described in this AGREEMENT, including Special Conditions for the Subdivision, are constructed; and

WHEREAS, DEVELOPER understands that a waiver of public improvements is available pursuant to Idaho Falls City Code, but DEVELOPER specifically does not wish to request such a waiver and wishes to enter into this AGREEMENT; and

WHEREAS, DEVELOPER enters into this AGREEMENT of DEVELOPER's own free will and accord, without coercion and without inducement and at DEVELOPER's request; and

WHEREAS, DEVELOPER has read this AGREEMENT, has understood it, and has had the opportunity to avail itself of legal and other counsel prior to entering into this AGREEMENT and prior to signing it; and

WHEREAS, DEVELOPER has submitted a preliminary plat bearing the Subdivision name described in the caption of this AGREEMENT; and

WHEREAS, City Engineer and City Planning and Zoning Commission have recommended such Subdivision be approved subject to certain requirements and obligations on the part of DEVELOPER; and

WHEREAS, CITY is willing to approve the Subdivision to CITY, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. Approval of Subdivision. CITY hereby approves the Subdivision plat as described in Exhibit "A" attached hereto and made a part to this AGREEMENT by reference and agrees that upon DEVELOPER's full and complete performance of the terms and conditions hereto, it will accept and maintain the property dedicated to CITY on the Subdivision plat and all public facilities and improvements shown in the Improvement Plans for the Subdivision.

2. Improvement, Preliminary, and Final Improvement Plans. "Improvement Plans," used in this AGREEMENT, are engineer-designed plans showing all streets, sewer lines, water lines,

storm drains, street signs, traffic control devices, barricades, other public utilities (telephone, gas, electricity, fiber optic and irrigation facilities) and other public improvements contemplated within the Subdivision. "Preliminary Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted and considered for the Subdivision development prior to the approval of City Engineer, and not yet approved for construction. "Final Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted, considered and approved by City Engineer for the Subdivision development.

DEVELOPER anticipates that development of the entire Subdivision will occur in phases or divisions. DEVELOPER has filed, and City Engineer has approved, Improvement Plans for the public improvements to be constructed within public rights-of-way exterior to the Subdivision, (hereafter referred to as the "Exterior Improvement Plans") showing the width, location and alignment of all streets, sewer lines and water lines within the Subdivision and the size and materials specifications for such water and sewer lines. Prior to the commencement of any construction or development within any phase or division of the Subdivision, DEVELOPER shall also file with, and obtain the approval of, City Engineer Improvement Plans (hereafter the "Interior Improvement Plans") for all streets, sewer lines, water lines, storm drainage facilities, street signs, traffic control devices, barricades and other public improvements contemplated within such phase or division of the Subdivision. The filed Improvement Plans shall also show the proposed location of other public utilities (telephone, gas and electricity), and irrigation facilities affected by the development of such phase or division of the Subdivision. Preliminary Improvement Plans are incorporated herein by reference as though set out in full, and the Final Improvement Plans shall also, upon approval by City Engineer, be deemed to be incorporated herein by reference.

3. Construction of Public Improvements. Unless otherwise agreed in the Special Conditions, DEVELOPER shall, at its expense, design and construct all public improvements shown in the Exterior Improvement Plans and Interior Improvement Plans. Unless otherwise agreed in writing by City Engineer, DEVELOPER shall construct all required public improvements within such Improvement Plans in strict accordance with the approved Preliminary and Final Improvement Plans and CITY Standard Engineering Drawings and Specifications (hereafter referred to as the "Standard Specifications") in effect at the time the construction is accomplished. The Standard Specifications are incorporated herein by reference as though set out in full and compliance to the Standard Specifications is a condition of this AGREEMENT.

4. Permits. DEVELOPER shall obtain all right-of-way, excavation and/or other permits required by local ordinance and comply with all requirements therein with respect to the timely performance of the work governed by such permits.

5. Inspection. DEVELOPER shall retain a professional engineer (hereafter referred to as the "Project Engineer") licensed within the State of Idaho to supervise, inspect and test the

construction of all public improvements within the Subdivision in order to ensure such improvements are constructed in accordance with this AGREEMENT, the Improvement Plans and the Standard Specifications. DEVELOPER shall not materially deviate from the Improvement Plans or Standard Specifications without the express written approval of the City Engineer.

6. Corrected Improvement Plans. Prior to acceptance of any phase or division of the Subdivision, DEVELOPER will file "As Constructed"/ "As Built" Improvement Plans (hereafter referred to as the "Corrected Improvement Plans") with City Engineer. Such Corrected Improvement Plans shall be prepared by the Project Engineer and shall show the actual constructed location of all public improvements within the Subdivision including the horizontal and vertical location of all water, sewer and storm drain lines, individual building service lines curb and gutter alignment and street grades. Such Corrected Improvement Plans shall also specifically show all changes between the Final Improvement Plans and the public improvements as actually constructed. The Project Engineer shall also certify upon the Corrected Improvement Plans that such Corrected Improvement Plans correctly show all public improvements as actually constructed and that such public improvements have been constructed in accordance with the Standard Specifications in effect at the time such construction was accomplished. The Project Engineer shall also deliver to City Engineer all compaction reports, daily construction logs, reports, written tests, analysis and other data as may be necessary to verify or support the certification of the Project Engineer.

7. Acceptance of Subdivision. Upon satisfactory completion of such public improvements and facilities, DEVELOPER's delivery of Corrected Improvement Plans and the filing and approval by CITY of a final plat, CITY will accept that portion of the Subdivision for which a final plat has been approved. Such acceptance shall not be valid unless expressly acknowledged in writing by City Engineer. Except as otherwise expressly provided in the Special Conditions, upon acceptance of any phase or division within the Subdivision, CITY shall assume ownership and control of all public facilities within any dedicated street or public utility right-of-way within the Subdivision and shall execute and record an instrument documenting such acceptance and that also references the recording information for this AGREEMENT and thereby releasing the Subdivision, or the accepted portion thereof, from the encumbrances of this AGREEMENT. Acceptance of the Subdivision Improvements and recording the acceptance instrument shall not be deemed as a waiver of DEVELOPER's agreement herein to fully and completely perform the terms and conditions of this AGREEMENT, or as a waiver or release of the warranty set forth below in this AGREEMENT.

8. Warranty. DEVELOPER warrants that the materials and workmanship employed in the construction of all public improvements within the Subdivision shall be good and sound, and shall conform to generally accepted standards within the construction industry. Such warranty shall extend for a period of one (1) year after acceptance of any phase or division of the Subdivision

within which such improvements are located, by CITY, provided nothing herein shall limit the time within which CITY may bring an action against DEVELOPER on account of DEVELOPER's failure to construct such improvements in accordance with this AGREEMENT, the Improvement Plans or the Standard Specifications. DEVELOPER, and DEVELOPER's heirs, successors and assigns, shall and do hereby respectively warrant and agree, to defend the quiet and peaceful possession of CITY in all easements, rights-of-way, street dedications or other estates conveyed pursuant to the terms of this AGREEMENT or pursuant to the subdivision plat which is the subject hereof, from and against all claims against DEVELOPER and DEVELOPER's successors or assigns, respectively, and against every person whomsoever who lawfully holds, or who later lawfully claims to have held, rights in the premises by or through DEVELOPER and DEVELOPER's successors or assigns, respectively, as of the date of this AGREEMENT.

9. Water and Sewer Main Connection Charges. DEVELOPER agrees to pay to CITY at the time any separate sanitary sewer service or culinary water service connection to CITY sanitary sewer system or culinary water system is requested, all connection fees, main connection charges, and main charges as set forth in the City Code in effect at the time such request for service is made.

10. Failure to Pay Fees. In the event DEVELOPER fails or refuses to pay any of the fees, charges or costs set forth herein, CITY may disannex any property owned by DEVELOPER within the Subdivision or declare the entire unpaid balance immediately due and payable and collect such sums in the manner provided by law, or may pursue any other remedy set forth herein or as may be available at law or in equity. All such remedies shall be cumulative and CITY may pursue the same separately or simultaneously as it deems necessary or appropriate. In the event of such acceleration, all sums due shall bear interest at the rate established by law for judgments entered in the State of Idaho, commencing on the date the unpaid amount is declared immediately due and written demand therefor is delivered to DEVELOPER.

11. Participation by CITY. The parties agree that those portions of the water main, the sanitary sewer line, storm drains and street section work (hereafter collectively referred to as the "Shared Work"), the cost of which CITY has expressly agreed to pay pursuant to the Special Conditions, including any water or sewer line or storm line extensions, increased line size or capacity and road width or thickness, are required because of future service needs originating from properties not owned by DEVELOPER and located within the vicinity of the Subdivision, and that sound planning requires construction thereof at the present time in order to accommodate future expansion and development. In recognition of the cost savings which can be accomplished by construction of such excess capacity and improvements concurrently with the facilities to be constructed for DEVELOPER's purposes, and the impracticality or impossibility of constructing such excess capacity and improvements separately or at a later time, DEVELOPER agrees to design and construct such facilities subject to CITY's agreement to reimburse DEVELOPER for a portion of such costs, all as set forth in the Special Conditions. Prior to the commencement of the

Shared Work, DEVELOPER shall obtain and deliver to CITY three (3) independent bona fide bids for the performance of such work from qualified and responsible contractors. Such bids shall be solicited and itemized in a manner which allows clear and specific identification of that portion of the construction work for which CITY is responsible. CITY shall have no obligation to pay for any portion of the costs of the Shared work unless prior to the commencement of the work, the parties have expressly agreed in writing to a specific amount for which CITY will reimburse the DEVELOPER. Payment of such costs by CITY shall be due within thirty (30) days from acceptance of the Subdivision by CITY and delivery of an itemized statement to CITY setting forth in detail the total amount of the costs for which CITY is responsible.

12. Special Conditions. In recognition of the unique circumstances relative to this Subdivision the parties agree to the Special Conditions attached hereto as Exhibit "B" and by this reference made a part hereof.

13. Irrigation Facilities. DEVELOPER shall relocate or reconstruct, at DEVELOPER's expense, all ditches, headgate structures, culverts, siphons, drywells or other similar appurtenant structures that will be impaired or otherwise disturbed by the construction of this Subdivision. DEVELOPER shall also obtain the consent of all persons or entities who have any water right or control over such structures. DEVELOPER shall also indemnify and hold CITY harmless from any action, claim, demand or cost of any kind, including attorney's fees and court costs, arising from the relocation or reconstruction of such facilities or DEVELOPER's failure to properly relocate or reconstruct such facilities.

14. Relocation of Power Lines. DEVELOPER shall relocate at its expense, all existing electric utility poles or other utility lines or fixtures necessary to construct the public improvements within this Subdivision as shown on the Improvement Drawings.

15. Construction Schedule Change. Any modification to the public improvements shown in the Improvement Drawings or to the construction phase limits shall be approved by City Engineer. Prior to said approval, revised Improvement Drawings shall be resubmitted to City Engineering Department showing the proposed changes.

16. Taxes and Assessments. DEVELOPER shall pay all real property taxes and assessments levied or assessed against any interest in real property which DEVELOPER has agreed to convey to CITY pursuant to this AGREEMENT up to the date the final Subdivision plat for this Subdivision is recorded. Such taxes and assessments shall be paid prior to the acceptance by CITY of the public improvements within any phase or division of the Subdivision.

17. Occupancy. No building or structure within the Subdivision shall be used or occupied for any purpose other than for the construction of such building or structure, unless a final plat has

been filed and approved and all public improvements within the plat have been completed and accepted by City Engineer. CITY may withhold Certificates of Occupancy until all such work has been completed. Nothing herein shall prevent the use of a model building for the purpose of DEVELOPER's sales promotional efforts provided the building is not occupied for any other commercial or industrial purposes.

18. Default. In the event DEVELOPER fails to comply with the terms and conditions hereof in any material respect, CITY may, without further notice to DEVELOPER, exercise any or all of the following remedies:

A. Withhold the issuance of any building permit or certificate of occupancy for any structure located within any phase or division of the Subdivision affected by such default;

B. Withhold the connection of water, sewer or electric service to any property located within any phase or division of the Subdivision affected by such default;

C. Refuse to accept public ownership and maintenance of public improvements within any phase or division of the Subdivision affected by such default and record a notice of such action with the Bonneville County Recorder's office;

D. Issue a stop work order for any building under construction within any phase or division of the Subdivision affected by such default;

E. Withhold reimbursement of Subdivision inspection fees collected pursuant to the Idaho Falls City Code; and

F. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity.

19. Notices. Any notice required by this AGREEMENT shall be mailed to the receiving party at the address set forth above or such other address as may be delivered to the sending party in writing. Such notice shall be mailed by certified mail, return receipt requested, postage prepaid and addressed as set forth above and shall be deemed received upon its deposit in the United States mail in such manner.

20. Recording and Recording Fees. CITY may record this AGREEMENT with the Bonneville County Recorder's office and prior to the execution and approval of this AGREEMENT, DEVELOPER shall pay to CITY all recording fees necessary to record this AGREEMENT with the Bonneville County Recorder's office. Prior to the approval of any final plat within the Subdivision, DEVELOPER shall pay to CITY all recording fees necessary to record such final plat with the Bonneville County Recorder's office.

21. Irrigation District Release. Prior to the approval of the Subdivision plat, DEVELOPER shall: (i) include a statement on the Subdivision plat that the property subject to this AGREEMENT has been excluded from the applicable irrigation district and reference the district's exclusion order by recording date and instrument number; or (ii) obtain a certification upon the Subdivision plat signed by any irrigation district, canal company, ditch association or other similar water delivery entity who provides or delivers water to any property located within the Subdivision. This certification shall contain a statement certifying that the property subject to this AGREEMENT has been excluded from the irrigation district, canal company, ditch association or other similar water delivery entity who provides or delivers water to any property located within the Subdivision or the water rights for all property within the Subdivision have been transferred from such property and that all liens and assessments of such water delivery entity have been satisfied and released.

22. Compliance With Applicable Law and Regulation. DEVELOPER agrees to comply with all applicable rules, regulations, Ordinances, Resolutions, statutes or administrative laws having applicability to development to this Subdivision and or phase of this Subdivision including, of those of CITY, Bonneville County, the State of Idaho, the United States of America, or any agency or political subdivisions thereof having jurisdiction over the Subdivision and to obtain any permits, licenses, permissions, authorizations, etc., that are required for such development.

23. Conflict With Standard Specifications. In the event of any conflict between the terms of this AGREEMENT or the Improvement Plans and the Standard Specifications, the terms of this AGREEMENT or the Improvement Plans shall prevail over any contrary provision of the Standard Specifications. In the event of any conflict between the terms of this AGREEMENT and the Improvement Plans, the terms of this AGREEMENT shall prevail.

24. Covenants Appurtenant to the Land. All covenants and conditions set forth herein shall be appurtenant to and run with the Subdivision and shall be binding upon DEVELOPER's heirs, successors or assigns.

25. Governing Law. This AGREEMENT shall be governed by the laws of the State of Idaho. The venue for any action arising out of this Agreement shall be exclusively in the District Court of the Seventh Judicial District of the State of Idaho, Bonneville County or in the United States District Court for the District of Idaho.

26. Anti-Boycott Against Israel Act. Pursuant to Idaho Code section 67-2346, if payments under this AGREEMENT exceed one hundred thousand dollars ($100,000) and DEVELOPER employs ten (10) or more persons, DEVELOPER certifies that it is not currently engaged in, and will not for the duration of this AGREEMENT engage in, a boycott of goods or services from Israel or territories under its control. The terms in this Paragraph that are defined in Idaho Code section 67-2346 shall have the meaning defined therein.

27. Certification of No Chinese Ownership. Pursuant to Idaho Code 67-2359, DEVELOPER certifies that DEVELOPER is not currently owned or operated by the government of the People's Republic of China and will not, for the duration of this AGREEMENT, be owned or operated by the government of the People's Republic China.

27. Non-Discrimination. DEVELOPER shall not discriminate against any employee or applicant for employment on the basis of race, color, religion, creed, political ideals, sex, age, marital status, physical, or mental handicap, gender identity/expression, sexual orientation, or national origin.

28. Entire Agreement. This writing evidences the final and complete agreement between the parties and no other prior statement, representation or understanding shall be binding upon the parties unless expressly set forth herein.

29. Effective Date. This AGREEMENT shall become valid and binding only upon its approval by CITY Council of CITY and upon its execution by the Mayor.

INWITNESS WHEREOF, the parties have hereunto set their hands and seals this day and year first above written.

ATTEST:

CITY OF IDAHO FALLS, IDAHO

_____
Corrin Wilde, City Clerk

By _____
Rebecca L. Noah Casper, Ph.D., Mayor

ROCKWELL HOMES

By _____
Curtis Johnson, Vice President

STATE OF IDAHO)
) ss.
County of Bonneville)

On this _____ day of _____, 2024, before me, the undersigned, a notary public for Idaho, personally appeared Rebecca L. Noah Casper, Ph.D., known to me to be the Mayor of the City of Idaho Falls, Idaho, the municipal corporation that executed the foregoing document, and acknowledged to me that they are authorized to execute the same for and on behalf of said City.

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

_____
Notary Public of Idaho
(Seal) Residing at: _____
My Commission Expires:_____

STATE OF IDAHO)
) ss:
County of _____)

On this 14 day of August, 2024, before me, the undersigned, a notary public, in and for said State, personally appeared Curtis Johnson, known or identified to me to be an authorized signator and whose name is subscribed to the within instrument and acknowledged to me that they are authorized to execute the same for and on behalf of said developer.

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

SHANNA RESENDIZ
Exp. 11/27/2024
NOTARY
PUBLIC
STATE OF IDAHO
(Seal)

Shanna Resendiz
Notary Public of Idaho
Residing at: Bonneville
My Commission Expires: 11-27-24

EXHIBIT "A"
PROPERTY

LEGAL DESCRIPTION
IVYWOOD DIVISION NO. 5

BEGINNING AT A POINT THAT IS S.00°09'14"W. ALONG THE SECTION LINE 1307.84 FEET FROM THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN; RUNNING THENCE S.00°09'14"W. ALONG SAID SECTION LINE 665.00 FEET; THENCE S.89°50'49"E. 50.00 FEET; THENCE N.00°09'14"E. 286.71 FEET; THENCE N.45°10'50"E. 28.30 FEET; THENCE S.89°47'34"E. 209.44 FEET TO A POINT OF CURVE WITH A RADIUS OF 535.00 FEET AND A CHORD BEARING N.78°17'08"E. 221.03 FEET; THENCE TO THE LEFT ALONG SAID CURVE 222.64 FEET THROUGH A CENTRAL ANGLE OF 23°50'36"; THENCE S.60°35'19"E. 31.97 FEET; THENCE N.50°54'33"E. 67.23 FEET; THENCE N.19°39'36"E. 23.47 FEET TO A POINT OF CURVE WITH A RADIUS OF 535.00 FEET AND A CHORD BEARING N.51°45'51"E. 71.19 FEET; THENCE TO THE LEFT ALONG SAID CURVE 71.24 FEET THROUGH A CENTRAL ANGLE OF 07°37'46" TO A POINT OF REVERSE CURVE WITH A RADIUS OF 265.00 FEET AND A CHORD BEARING N.57°55'47"E. 91.85 FEET; THENCE TO THE RIGHT ALONG SAID REVERSE CURVE 92.32 FEET THROUGH A CENTRAL ANGLE OF 19°57'37"; THENCE S.00°48'20"W. 122.25 FEET; THENCE S.89°31'41"E. 180.17 FEET; THENCE N.00°43'59"E. 22.90 FEET; THENCE S.89°47'34"E. 661.84 FEET; THENCE N.00°43'57"E. 15.21 FEET; THENCE S.89°16'03"E. 119.97 FEET; THENCE S.00°43'57"W. 66.17 FEET; THENCE S.80°39'00"E. 76.69 FEET; THENCE S.58°29'29"E. 81.34 FEET; THENCE N.17°11'54"E. 16.29 FEET; THENCE S.72°48'06"E. 119.96 FEET TO A POINT ON A CURVE WITH A RADIUS OF 270.00 FEET AND A CHORD BEARING OF S.22°54'02"W. 44.54 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 44.59 FEET THROUGH A CENTRAL ANGLE OF 09°27'42"; THENCE S.62°22'07"E. 60.00 FEET; THENCE S.89°31'41"E. 729.28 FEET TO A POINT ON A CURVE WITH A RADIUS OF 565.00 FEET AND A CHORD BEARING S.15°45'36"E. 100.12 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 100.26 FEET THROUGH A CENTRAL ANGLE OF 10°10'00"; THENCE S.39°53'52"W. 30.90 FEET; THENCE S.00°28'19"W. 60.00 FEET; THENCE S.89°31'41"E. 17.54 FEET; THENCE S.49°42'52"E. 25.61 FEET TO A POINT OF CURVE WITH A RADIUS OF 635.00 FEET AND A CHORD BEARING S.10°05'15"E. 4.29 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 4.29 FEET THROUGH A CENTRAL ANGLE OF 00°23'15"; THENCE N.79°43'07"E. 70.00 FEET TO A POINT ON A CURVE WITH A RADIUS OF 565.00 FEET AND A CHORD BEARING N.09°50'03"W. 8.82 FEET; THENCE TO THE LEFT ALONG SAID CURVE 8.82 FEET THROUGH A CENTRAL ANGLE OF 00°53'40"; THENCE N.09°23'13"W. 13.12 FEET TO THE WEST BOUNDARY LINE OF IVYWOOD DIVISION NUMBER 4, A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO PURSUANT TO INSTRUMENT NUMBER 1750686; THENCE ALONG SAID WEST BOUNDARY LINE OF SAID IVYWOOD, DIVISION NUMBER 4 THE FOLLOWING SEVEN (7) COURSES: (1) THENCE N.09°23'13"W.

70.35 FEET TO A POINT OF CURVE WITH A RADIUS OF 635.00 FEET AND A CHORD BEARING N.15°35'31"W. 137.27 FEET; (2) THENCE TO THE LEFT ALONG SAID CURVE 137.54 FEET THROUGH A CENTRAL ANGLE OF 12°24'37"; (3) THENCE N.71°37'40"E. 101.09 FEET; (4) THENCE S.89°47'34"E. 150.00 FEET; (5) THENCE N.00°11'38"E. 235.00 FEET; (6) THENCE S.89°47'34"E. 31.23 FEET; (7) THENCE N.00°12'26"E. 140.00 FEET TO THE SOUTH LOT LINE OF LOT 4, BLOCK 20 OF SAID IVYWOOD DIVISION NUMBER 4; THENCE N.89°47'34"W. ALONG SAID SOUTH LOT LINE EXTENDED 240.00 FEET; THENCE N.00°43'57"E. 70.60 FEET; THENCE N.89°16'03"W. 120.00 FEET; THENCE N.00°43'57"E. 7.63 FEET; THENCE N.89°16'03"W. 365.00 FEET; THENCE S.00°43'57"W. 3.00 FEET; THENCE N.89°16'03"W. 300.00 FEET; THENCE S.00°43'57"W. 3.16 FEET; THENCE N.89°16'03"W. 135.00 FEET; THENCE S.00°43'57"W. 53.84 FEET; THENCE N.89°16'03"W. 77.00 FEET; THENCE N.79°29'40"W. 104.51 FEET; THENCE N.00°43'44"E. 18.02 FEET; THENCE N.89°16'01"W. 872.53 FEET; THENCE S.00°43'59"W. 106.41 FEET; THENCE S.45°06'19"W. 24.08 FEET TO A POINT OF CURVE WITH A RADIUS OF 335.00 FEET AND A CHORD BEARING S.68°42'49"W. 237.53 FEET; THENCE TO THE LEFT ALONG SAID CURVE 242.81 FEET THROUGH A CENTRAL ANGLE OF 41°31'41" TO A POINT OF REVERSE CURVE WITH A RADIUS OF 465.00 FEET AND A CHORD BEARING S.69°04'42"W. 335.23 FEET; THENCE TO THE RIGHT ALONG SAID REVERSE CURVE 342.95 FEET THROUGH A CENTRAL ANGLE OF
42°15'28"; THENCE N.89°47'34"W. 209.55 FEET; THENCE N.44°49'10"W. 28.27 FEET; THENCE N.00°09'14"E 268.28 FEET; THENCE N.89°50'49"W. 50.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 23.432 ACRES

EXHIBIT "B"
SPECIAL CONDITIONS

IVYWOOD DIVISION NO. 5

S.C. 1.00 Traffic Signs. DEVELOPER agrees to install all street signs designating the names of all streets within the Subdivision. Street signs designating the name of public streets shall be constructed with white letters over green background. Street signs designating the name of private streets shall be constructed with white lettering over blue background. Such signs shall be installed in the manner and locations as directed by CITY's Engineer.

S.C. 2.00 Subdivision Seal Coat. In order to preserve the long-term effectiveness of required roadway seal coat in the Subdivision, DEVELOPER shall pay all seal coat costs associated with Subdivision improvements rather than applying the seal coat. In lieu of DEVELOPER seal coat application, DEVELOPER shall pay Seventy-Three Thousand Two Hundred Fifty-One and Eighty-One Cents ($73,251.85) (24,017 square yards at $3.05 per square yard). CITY shall use such payment to apply the required seal coat at a later date, when Subdivision building permits are completed and at CITY's sole discretion on timing.

S.C. 3.00 Street Section Improvements for 15th West. DEVELOPER shall be responsible for the design and construction of the roadway improvements in 15th West and for the north bound right turn lane and south bound left turn lane in 15th West in accordance with CITY-Approved Improvement Drawings required for this Subdivision.

S.C. 4.00 Existing Infrastructure. When it is necessary to move or remove existing infrastructure not belonging to CITY and not within CITY right-of-way, DEVELOPER shall coordinate such activities with the applicable owner, (e.g., poles owned by Pacificorp, dba Rocky Mountain Power). Any existing electrical infrastructure owned by Pacificorp, dba Rocky Mountain Power, will require a buy-out from DEVELOPER prior to receipt of electrical service from CITY. Request for the buy-out, if any, is to be initiated by DEVELOPER after annexation.

S.C. 5.00 Construction of Idaho Falls Power and Idaho Falls Fiber Infrastructure. DEVELOPER shall, at DEVELOPER's sole expense, install all power infrastructure as described and illustrated on the Idaho Falls Power approved and signed contractor's map provided and reviewed by Idaho Falls Power. All power infrastructure installation shall conform with Idaho Falls Power's service policy. Typical power trench installation shall have a warranty of workmanship of one (1) year beginning at the time of CITY's final acceptance. However, if power infrastructure is installed during winter conditions (where frost is evident in the ground and backfill has the potential to be frozen earth) the warranty of workmanship shall be extended to two (2) full years beginning at the time of CITY's final acceptance. DEVELOPER shall incur all costs associated with Idaho Falls Power/Idaho Falls Fiber crews removing infrastructure in order to remedy settling. This includes, but is not limited to, all settlement of trenching, transformer bases, fiber boxes, and/or conduit separation.

S.C. 6.00 Storm Drainage. Storm Drainage shall be designed and constructed to accommodate drainage of the lots within the Subdivision by DEVELOPER. The storm drainage system shall meet CITY's Storm Drainage Policy. The storm pond shall be constructed as shown on the CITY-approved Improvement Drawings. DEVELOPER shall provide for the installation of landscaping and an irrigation system, at DEVELOPER's sole expense, to serve this Subdivision. Maintenance of the storm pond shall be the responsibility of DEVELOPER or DEVELOPER's heirs, successors, or assigns.

Memorandum

File #: 24-343 **City Council Meeting**

FROM: Darin Jones, HR Director
DATE: Wednesday, September 11, 2024
DEPARTMENT: Human Resources

Subject
Clock Pattern Premium Pay Policy

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the Clock Pattern Premium Pay Policy.

Description, Background Information & Purpose
The City Council allocated funding for an increase to the clock pattern premium pay in the 2024-2025 budget. This policy change will remove the rate from the policy and place it in the salary schedule.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☒ ☐ ☐ ☐

This item supports the good governance and livable community planning objectives.

Interdepartmental Coordination
Feedback was solicited from Department Directors.

Fiscal Impact
This item will have a cumulative effective of $30,000 which is accounted for in the 24-25 fiscal year budget.

Legal Review
Legal has reviewed the policy change and agrees that it is within the scope of the law.

City of Idaho Falls Human Resources
Policy 520~~XVI.~~
Clock Pattern Premium Pay
Approved: March 2022

~~XVI.~~ CLOCK PATTERN PREMIUM PAY

A. A clock pattern premium pay is an additional payment for work performed outside the hours established as the City's basic 7:00 AM to 7:00 PM workday. The City shall pay a clock pattern premium pay to nonexempt employees (excluding those under separate collective bargaining agreements) who work during the hours of 7:00 PM to 7:00 AM.

The clock pattern premium pay shall be added to any hours worked by an employee during the hours from 7:00 PM to 7:00 AM.

The rate of the clock pattern premium pay shall be ~~$.50~~ paid per hour worked during the shift and shall be added to the employees' base hourly rate. The pay rate is listed on the current salary schedule.

Clock pattern premium pay compensation will not be added to any type of leave, holiday, or vacation hours.

Department Directors, in consultation with the Human Resources Department, have the ability to review clock pattern premium pay positions every 6 months.

~~Examples:~~

~~If the shift worked lasts from 9:00 PM to 7:00 AM, all ten (10) hours of such shift shall be paid as clock pattern premium pay.~~
~~10 hours * $.50 = $5.00~~

~~If the shift worked lasts from 4:00 PM to 2:00 AM, then 4:00 PM to 6:59 PM shall be paid at the employee's base hourly rate and the hours worked from 7:00 PM to 2:00 AM shall be paid as clock pattern premium pay.~~
~~7 hours * $.50 = $3.50~~

~~If the shift worked lasts from 6:00 AM to 2:00 PM, then the time worked from 6:00 AM to 6:59 AM shall be paid as clock pattern premium pay and the hours worked from 7:00 AM to 2:00 PM shall be paid at the employee's base hourly rate.~~
~~1 hour * $.50 = $.50~~

FY 2024-2025 Step and Grade Table

Step Grade	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
2	$14.13	$14.69	$15.31	$15.79	$16.29	$16.74	$16.94	$17.13	$17.32	$17.53	$17.73	$17.94	$18.14	$18.35	$18.57	$18.78	$19.00	$19.21	$19.44
3	$15.31	$15.93	$16.59	$17.11	$17.67	$18.15	$18.36	$18.59	$18.79	$19.02	$19.24	$19.46	$19.69	$19.91	$20.15	$20.38	$20.63	$20.86	$21.11
4	$16.58	$17.27	$17.99	$18.57	$19.17	$19.70	$19.93	$20.16	$20.40	$20.64	$20.87	$21.13	$21.37	$21.62	$21.87	$22.13	$22.39	$22.65	$22.92
5	$17.99	$18.73	$19.51	$20.15	$20.80	$21.39	$21.65	$21.89	$22.15	$22.41	$22.68	$22.94	$23.21	$23.48	$23.77	$24.03	$24.32	$24.61	$24.90
6	$19.51	$20.33	$21.18	$21.87	$22.59	$23.23	$23.51	$23.79	$24.07	$24.35	$24.63	$24.93	$25.22	$25.52	$25.83	$26.13	$26.43	$26.74	$27.06
7	$21.18	$22.07	$23.00	$23.77	$24.55	$25.25	$25.54	$25.85	$26.15	$26.47	$26.77	$27.09	$27.42	$27.74	$28.07	$28.41	$28.74	$29.09	$29.44
8	$23.00	$23.98	$25.00	$25.83	$26.68	$27.44	$27.76	$28.10	$28.44	$28.77	$29.11	$29.46	$29.81	$30.17	$30.53	$30.89	$31.27	$31.64	$32.01
9	$25.00	$26.06	$27.18	$28.08	$29.02	$29.84	$30.20	$30.57	$30.93	$31.30	$31.67	$32.05	$32.43	$32.82	$33.21	$33.60	$34.02	$34.43	$34.84
10	$27.18	$28.33	$29.56	$30.54	$31.56	$32.46	$32.85	$33.25	$33.66	$34.05	$34.46	$34.87	$35.29	$35.72	$36.14	$36.58	$37.02	$37.47	$37.92
11	$29.80	$31.09	$32.43	$33.51	$34.63	$35.63	$36.07	$36.50	$36.94	$37.38	$37.83	$38.29	$38.75	$39.22	$39.69	$40.17	$40.66	$41.15	$41.65
12	$32.85	$34.26	$35.75	$36.93	$38.17	$39.27	$39.75	$40.23	$40.71	$41.20	$41.69	$42.20	$42.71	$43.22	$43.75	$44.27	$44.81	$45.36	$45.90
13	$36.21	$37.76	$39.39	$40.70	$42.06	$43.28	$43.81	$44.34	$44.87	$45.41	$45.94	$46.51	$47.07	$47.63	$48.22	$48.80	$49.38	$49.99	$50.59
14	$40.20	$41.93	$43.73	$45.18	$46.69	$48.04	$48.63	$49.22	$49.82	$50.40	$51.00	$51.63	$52.25	$52.87	$53.52	$54.17	$54.82	$55.49	$56.16
15	$44.62	$46.54	$48.54	$50.16	$51.83	$53.34	$53.99	$54.64	$55.30	$55.95	$56.61	$57.31	$57.99	$58.69	$59.42	$60.14	$60.86	$61.60	$62.34
16	$49.98	$52.13	$54.37	$56.18	$58.06	$59.74	$60.47	$61.20	$61.94	$62.67	$63.41	$64.19	$64.96	$65.74	$66.55	$67.36	$68.16	$68.99	$69.83

***Note: The Step/Grades highlighted in yellow do not meet the minimum wage requirement of $15.00/hour and will therefore not be used.**

The rate for clock pattern premium pay is: $.75/hour

Memorandum

File #: 24-369 **City Council Meeting**

FROM: Pam Alexander, Municipal Services Director
DATE: Thursday, October 3, 2024
DEPARTMENT: Municipal Services

Subject
Bid IF-25-001, Chlorine and Sodium Bisulfite for Public Works

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Accept and approve the bids received from the lowest responsive and responsible bidders, Thatcher Company, Inc. for $434,700.00 and Oxarc for $76,140.00 (or take other action deemed appropriate).

Description, Background Information & Purpose
Bids for the annual purchase of chlorine and sodium bisulfite were received on Thursday, September 26, 2024. These chemicals are used for the water and wastewater treatment operations.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

The purchase of the chemicals supports the good governance community-oriented results by maintaining safe and efficient city water and wastewater operations.

Interdepartmental Coordination
Public Works concurs with the recommendation to award.

Fiscal Impact
Funds for the purchase of the chemicals are budgeted within the Public Works 2024/25 water and wastewater operating budgets.

Legal Review
The City Attorney concurs that the desired Council action complies with State Statute.

City of Idaho Falls

Municipal Services Department

Bid Tabulation

Project: Chlorine and Sodium Bisulfite ***Number:*** IF-25-001

Submitted: Municipal Services Finance Division ***Date:*** September 26, 2024

Item Number	Reference Number	Description	Estimated Quantity	Unit	Thatcher Company Inc Salt Lake City, UT				Oxarc				Univar Solutions Kent, WA			
					Unit Price	**Total Amount**	**Demurrage Fee After 120 Days**	**Exceptions**	**Unit Price**	**Total Amount**	**Demurrage Fee After 120 Days**	**Exceptions**	**Unit Price**	**Total Amount**	**Demurrage Fee After 120 Days**	**Exceptions**
1	Section I	Chlorine 150 Pound Cylinders	180	EA	$ 568.50	$ 102,330.00	.30/day per cylinder	NO	$ 423.00	$ 76,140.00	$150.00/Dep	NO	NO BID	#VALUE!		
2	Section II	Chlorine 1 Ton Container	120	EA	$ 2,580.00	$ 309,600.00	2.75/day per container		$ 3,294.45	$ 395,334.00	$750.00/Dep		NO BID	#VALUE!		
3	Section III	Sodium Bisulfite	60,000	GA	$ 2.085	$ 125,100.00			$ 2.49	$ 149,400.00			$ 2.22	$ 133,200.00		NO
		TOTAL				**$ 537,030.00**				**$ 620,874.00**				$133,200.00		

Memorandum

File #: 24-358 **City Council Meeting**

FROM: Pam Alexander, Impact Fee Administrator
DATE: Monday, September 30, 2024
DEPARTMENT: Municipal Services

Subject
Impact Fee Affordable Housing Waiver for Thomas Development

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Grant the impact fee affordable housing wavier for Thomas Development in the amount of $12,656.40 (or take other action deemed appropriate).

Description, Background Information & Purpose
Thomas Development has submitted an Impact Fee waiver application for the 8-unit senior housing development located on Hoopes Avenue. Included in the application is an overview of the Idaho Housing and Finance Association (IHFA) requirements and a copy of the Workforce Housing Funds Application submitted to the Idaho Housing and Finance Association. Thomas Development submitted a residential building permit application on October 3, 2023, for the 8-unit single-family senior housing development (Exhibit C) and a revised impact fee waiver application on September 24, 2024. The Impact Fee waiver is discussed in Section 10-8-8C1-3 of the City Code.

Alignment with City & Department Planning Objectives



☐ ☐ ☒ ☐ ☒ ☐ ☐ ☐

The impact fee waiver supports the livable community-oriented result by encouraging a wider variety of residential developments suited to meet the needs of diverse populations within our growing city.

Interdepartmental Coordination
Community Development Services staff confirmed the status of the development.

Fiscal Impact
If granted, this request would waive up to $12,656.40 in impact fees for the 8-unit single family senior housing development. The City's ordinance requires that all waived fees be funded through a general fund revenue source. To

that end, general funds were set aside in the fiscal year 2024-25 budget to cover the cost of waived impact fees. There is sufficient spending authority in that account to cover the value of this waiver, if granted.

Legal Review
The Legal Department concurs that the desired Council action complies with both the Impact Fee Ordinance and State Statute.

IDAHO FALLS

Impact Fee Waiver Application

Thomas Development **Developer Name**	1115 and 1123 Hoopes Avenue **Address**
Thomas Mannschreck **Contact Information**	Thomas Mannschreck, President **Developer Representative**
	Senior Housing - 8 Units **Name of Development**

Description of Development

Please describe how your development complies with Idaho Falls Code Section 10-8-8-C1.

Thomas Development is requesting an impact fee waiver for an 8-unit senior housing/town home project located at 12th and Hoopes Avenue. This request submitted on behalf of Thomas Development is a requirement of funding for Idaho Housing and Finance Association (IHFA). On March 2, 2022, Thomas Development received a letter from the Community Development Services Department stating the 8-unit may be eligible to receive up to $3,479.00 per unit (multi-family impact fees) of the project (Exhibit A) At the time of this correspondence, the Impact Fee Ordinance was 3446,10-8-C. On December 5, 2023, Thomas Development submitted correspondence citing the impact fee waiver request and highlighting the development's project 10-8-8-C of the impact fee ordinance (Exhibit B). The residential building permit application was submitted on October 5, 2023 as Single Family Town Homes (Exhibit C). On January 10, 2024, Thomas Development sent a letter requesting the impact fee waiver request be deferred until the city can confirm available impact fee waiver funding (Exhibit D). Citing the submittal of the residential building permits, the December 5, 2023 request and the current Impact Fee Ordinance 3510, 10-8-8-C, the application supports the request for consideration of an impact fee waiver for 30% for a total of 8 single family affordable housing units at $5,273.50 (Exhibit E) or a total of $12,656.40 ($5,273.50 x 8 = $42,188 x 30% = $12,656.40). A total of $ 50,000 is budgeted in the 2024/25 fiscal year budget.

Approval is discretionary and contingent on a funding source.

Statement and acknowledgment section: Failure to develop housing as presented to Council, as determined by the Community Development Services Department Director, shall result in automatic cancellation of the approved waiver, and shall require payment of all waived fees within sixty (60) days following cancellation or all building permits and certificates of occupancy shall be revoked.

Developer Signature Date 9/24/24

Reviewed by Impact Fee Administrator Pamela Alexander 9/30/24 Date

October 10, 2024

Proposed review date by City Council

IDAHO FALLS

Exhibit A

City of Idaho Falls

Kerry Beutler
INTERIM COMMUNITY DEVELOPMENT SERVICES DIRECTOR
208.612.8278 | kbeutler@idahofalls.gov

Original Letter 3/8/22

March 8, 2022

Mr. Thomas C. Mannschreck, President

Thomas Development Company
413 West Idaho, Suite 200
Boise, Idaho 83702

Dear Mr. Mannschreck,

The City of Idaho Falls is pleased you plan on building 8 units of senior housing. As part of Imagine IF, the City's Comprehensive Plan, the City received concerns from citizens that there is a need for affordable housing options. To address the need, the City has incorporated actions into its Comprehensive Plan to remove barriers to developing affordable housing projects.

To help support affordable housing, the City has an impact fee ordinance which includes an exemption for eligible affordable housing projects—subject to council approval and funding availability. To be eligible, projects must (1) qualify as affordable housing according to U.S. Department of Housing and Urban Development (HUD) guidelines, (2) demonstrate that they provide residential development housing units to eligible families based on HUD income and family size guidelines, and (3) demonstrate a long-term commitment to provide affordable housing for a period of not less than twenty (20) years.

Based upon previous projects undertaken by Thomas Development Co. in our community and a preliminary review of the submitted information, this multi-unit low rent complex at 12th St. and Hoopes Av appears likely to meet all three criteria.

Pending the successful application for the affordable housing tax credits, the City will review your application for a city impact fee waiver. If the council approves your application and there is funding available for the credit, you may be eligible to receive up to $3,479 per unit for this project, dependent on the proposal evaluation.

1 Multi-Family
= 27,832.00

Sincerely,

Kerry Beutler, AICP
Interim Community Development Services Director

amount of square feet of a nonresidential development on the same lot and existing on the effective date of this Chapter, provided that the rebuilt or replaced residential development housing unit or nonresidential development does not increase the need for police, fire/EMS, parks and recreation, and transportation public facilities, and such residential development housing unit or nonresidential development is rebuilt or replaced and ready for occupancy within two (2) years of removal or substantial damage. For the purposes of this Subsection, "substantial damage" shall mean damage from any cause or source whereby the cost of restoring the residential development housing unit or nonresidential development to a condition allowing use of occupancy would be equal to or exceeds fifty percent (50%) of the market value before the damage occurred.

2. Construction of an unoccupied, detached accessory structure, or addition of uses related to a residential development housing unit unless it can be clearly demonstrated that the use creates a significant impact on the capacity of system improvements.

3. Remodeling or repairing a residential development housing unit or a nonresidential development in a manner that does not increase the need for police or fire/EMS or parks and recreation or transportation public facilities.

4. Placing a temporary construction trailer or office on a lot.

B. An impact fee shall be assessed for installation of a modular building or manu home unless the fee payer can demonstrate (by documentation, such as utility bill records), either:

1. That a modular building or manufactured home was legally in place on t space prior to the effective date of this Chapter; or

2. That an impact fee has been paid previously for the installation of a building or manufactured home on that same lot or space.

C. Developments determined by the Council that provide affordable housing may be exempt from the impact fee requirement, provided that the exempt development's proportionate share of system improvements is funded through a revenue source other than impact fees.

1. Current housing affordability guidelines published by the U.S. Department of Housing and Urban Development ("HUD") shall be used to determine whether residential development housing units in the development qualify as affordable housing.

2. Affordable housing projects are required to demonstrate that the projects will provide residential development housing units to eligible families based on HUD income and family size guidelines.

3. Providers of affordable residential development housing units shall demonstrate a long-term commitment to provide affordable housing for a period of not less than twenty (20) years.

D. Appeals of the Fee Administrator's determination shall be made as provided further in this Chapter.

10-8-9: CREDIT REIMBURSEMENTS.

A. All system improvements constructed, funded or contributed for police, fire/EMS, parks and recreation, and transportation capital improvements for which an impact fee is imposed, over and above those required by the City in connection with new development, shall result in either a credit on future impact fees or reimbursement ,at the fee payer's option, for such excess to be paid by future development that benefits from such system improvements. However, no credit or reimbursement shall be provided for:

1. Project improvements;

2. Any construction, funding or contribution not agreed to in writing by the City prior to commencement of such construction, funding or contribution; and

3. Any construction, funding or contribution of a type of capital improvements not included in the calculation of the applicable impact fee.

B. In the calculation of impact fees for a Project pursuant to this Chapter, credit shall be given for the present value of all tax and user fee revenue generated by the fee payer within the service area and used by the City for system improvements of the category for which the impact fee is being collected. If the amount of such credit exceeds the impact fee for a Project, the fee payer shall receive a credit on future impact fees.

C. In the calculation of impact fees for a Project, credit or reimbursement, at the fee payer's option, shall be given for the present value of any construction of system improvements or contribution of land or money required by the City from the fee payer for system improvements of the category for which the impact fee is being collected, including system improvements paid for through Local Improvement District assessments, if any.

D. If credit or reimbursement is due to the fee payer, the City and fee payer shall enter into a written agreement, negotiated in good faith, prior to the construction, funding or contribution. The written agreement shall include, at minimum, a description of how the system improvements are to be valued, and the amount of the credit or the amount, time, and form of reimbursement. To assist in such reimbursement, the City shall continue to collect impact fees from other developers whose proposed developments will benefit from such construction, funding or contribution, and will promptly transfer such funds to the fee payer. If a successor in interest claims a reimbursement or credit, the Fee Administrator may require written documentation that such rights have been conveyed to the claimant prior to issuing the requested reimbursement or credit.

E. Approved credits may be used to reduce the amount of impact fees of the category for which the impact fee is being collected in connection with any new growth and development until the amount of the credit is exhausted. Each time a request to use approved credits is presented to the City, the City shall reduce the amount of the applicable impact fee otherwise

Exhibit B

Thomas
DEVELOPMENT CO.
THE LEADER IN SUSTAINABLE REAL ESTATE DEVELOPMENT

420 W. Main Street, Suite 300
Boise, Idaho 83702
(208) 343-8877
FAX (208) 343-8900
E-Mail: tmannschreck@thomasdevelopment.com

December 5, 2023

Mr. Kerry Beutler kbeutler@idahofalls.gov
Assistant Planning Director
City of Idaho Falls
Planning Division
308 Constitution Way
Idaho Falls, Idaho 83402

Dear Mr. Beutler,

Thank you for your assistance with the impact fee waiver request application. With this letter and the attachments, we believe we have addressed the required City Code 10-8-8. C1a.b.c.d.e.f;2.3. Please let us know if anything further is needed.

Property Description

These units will be located at the corner of 12th Street and Hoopes Avenue, on a parcel of ground we have owned for quite some time. This particular parcel of ground is adjacent to Rosslare Senior Apartments (a 48-unit senior affordable community that we developed and own).

These 8 units will be very similar in design and operation to the Pukalani Bryden Senior (11 units) under construction in Lewiston, Idaho, for which we have received a fee waiver under Lewiston's affordable housing incentive ordinance. Each unit will be 2 Bedroom with 1.75 baths. Just as with the Lewiston property, these 8 units will be age restricted at the 55 and older designation, as well as rent and income restricted at 80% AMI. The residents of 12th & Hoopes will have full access to Rosslare's onsite staff, numerous activities, and its amenities both inside and outside including a library, exercise center, private meeting room, and computer center at no charge to the residents.

The affordability period for this senior development is 40 years. Thomas Development Co. submitted this affordability period to Idaho Housing & Finance as part of our Workforce Housing application. We received our award letter, dated May 12, 2023. (Attached)

Each unit will contain approximately 1,150 square feet, an attached garage, private patio, kitchen island, in-unit washer/dryer, etc. These beautiful apartment homes will be single story on the ground level. (Site Plan attached)

Our developments have always been constructed utilizing the upmost energy conservation practices. This will be the case with 12th & Hoopes. We will install Energy Star appliances and provide water-conserving landscaping.

One would be hard pressed to find a better location for a senior community, or any apartment complex for that matter, than 12th & Hoopes. This development is in close proximity to numerous Goods & Services within a 1.5 mile distance. The sheer volume of doctor's offices, grocery, and retail is incredible.

Experience in the market area

We have been developing affordable housing in Idaho Falls since 2008, which developments include:

Summerhill 80-unit Family
Rosslare 48-unit Senior
Bandon River 48-unit Senior

We have a senior portfolio covering the vast majority of income ranges for our residents between 30 – 60% AMI. Without exception the senior properties remain essentially 100% occupied year after year after year.

Pacific West Construction, of Idaho Falls, was the general contractor for each of these developments, and has agreed to be the general contractor for 12th & Hoopes as well. Utilizing a well-known local contractor with a large local rolodex, that we have done lots of business with previously, will help to mitigate the chances of construction delays and cost overruns.

Market Study highlights:

MARKET STUDY SUMMARY, IDAHO FALLS

SENIOR WORKFORCE HOUSING APARTMENTS

Page 14 – The population estimate for the City of Idaho Falls is 66,898 or an 18% increase from 2010.

Page 38 – Vacancy. Of the 1,508 rent-restricted units (defined as LIHTC and/or HUD) the average vacancy is just 3 units, or 0.2%!

Page 41 - The capture rate is 0.2%, comfortably below a typical underwritten capture rate of 10% or below.

Page 54 - Market rent is calculated at $1,625 per month or $266 per month above Workforce Housing program maximum rent. (Market study dated March 9, 2023, attached)

The Idaho Workforce Allocation Plan has the same high requirements of affordability as the HOME, NHTF and LIHTC programs. The HUD 92.252 Qualification as Affordable Housing is attached.

We are requesting a thirty percent reduction in the impact fees for each of the eight units in this development, which calculates to $27,832.00.

In summary, we believe the supporting materials provided here are complete and meet all the requirements of ordinance 10-8-8 (C). We look forward to answering any questions you may have.

Thank you in advance for your consideration. If there is a public hearing on this request, please advise so we can attend.

Sincerely,

THOMAS DEVELOPMENT CO.

By_____
Thomas C. Mannschreck, President

By_____
Evelyn Camp, Development Associate

FULL SERVICE GROCERY

Albertsons 1.0 miles

Winco Foods 1.1 miles

Natural Grocers 1.0 miles

Walmart Super Center 1.3 miles

Sam's Club 1.9 miles

RETAIL

Grand Teton Mall 0.5 miles

Teton Village shopping mall 0.5 miles

Dollar Tree 0.6 miles

Michael's 0.6 miles

Barnes & Nobles 0.8 miles

Target 1.2 miles

Ross Dress for Less 1.1 miles

Best Buy 1.0 miles

Walmart Super Center 1.3 miles

Big 5 Sporting Goods 1.0 miles

Lens Crafters 0.8 miles

POLICE OR FIRE STATION

Fire Marshall Division 0.6 miles

Fire Station #4 1.6 miles

PHARMACY

Walgreens 0.9 miles

Albertsons 1.0 miles

Genoa Healthcare 1.1 miles

Walmart Super Center 1.3 miles

Eastern Idaho Regional Medical Center 1.4 miles

POST OFFICE

The UPS Store 0.8 miles

United States Post Office 1.8 miles

BANK OR CREDIT UNION

Members preferred credit Union 0.2 miles

East Idaho Credit Union 0.4 miles

Bank of Idaho 0.5 miles

Bank of Commerce 0.5 miles

Wells Fargo Bank 0.8 miles

Connections Credit Union 1.0 miles

PUBLIC PARK

Falcon Park 1.1 miles

Target Park 1.3 miles

Lions Park 1.4 miles

McCowin Park 2.0 miles

EDUCATION FACILITY

College of Eastern Idaho 0.5 miles

Linden Park Elementary School 0.9 miles

Theresa Bunker Elementary School 1.0 miles

Edgemont Elementary School 1.2 miles

Falls Valley Elementary School 1.5 miles

PUBLIC LIBRARY

Bonneville County Library District 1.7 miles

Idaho Falls Public Library 2.6 miles

HEALTH CLUB OR RECREATIONAL CENTER

Planet Fitness 0.8 miles

Anytime Fitness 1.5 miles

HOSPITAL OR MEDICAL CLINIC

America Health Urgent Care 0.3 miles

Sterling Urgent Care 0.6 miles

Mountain View Hospital 1.3 miles

Eastern Idaho Regional Medical Center 1.4 miles

Foothills Dental & Dentures 0.8 miles

Oxford Dental Care of Idaho Falls & Dentures 1.0 miles

Discover Family Dental & Dentures 0.9 miles

Alpine Ear, Nose, and Throat 0.5 miles

Teton Physical Therapy 0.4 miles

Idaho Eye and Laser Center 0.3 miles

Altenburg Joint Replacement Surgery 0.3 miles

Bonneville Vision 0.5 miles

Idaho Vision Development Center 1.7 miles

Custom Hearing Services 0.5 miles

Hearing Life of Idaho Falls 0.4 miles

Sound Hearing Advice 0.9 miles

SOCIAL SERVICES CENTER OR LICENSED CHILDCARE FACILITY

Sandy's Childcare 0.3 miles

Social Security Administration 0.8 miles

Senior Citizens Community Center 3.0 miles

BUS STOP OR TRANSIT STOP

Greater Idaho Falls Transit (GIFT) offers on-demand, door-to-door service, for a fee of $4 per ride 0.0 miles

PUBLIC GREENBELT BIKE/WALKING PATCH ACCESS

Canal Trail 0.2 miles

MAJOR EMPLOYER

Winco Foods 1.1 miles

Eastern Idaho Regional Medical Center 1.4 miles

Melaluca 3.6 miles

INEL 4.3 miles

d. The developer shall demonstrate the need for the proposed development.

e. The number of dwelling units in the development shall be identified, along with those for which the waiver is sought.

f. Funding to offset the amount waived is available from a general City fund dedicated to support affordable housing.

2. No waiver shall exceed thirty percent (30%) of impact fee payment required for the development.

3. Failure to develop housing as presented to Council, as determined by the Community Development Services Department Director, shall result in automatic cancellation of the approved waiver and shall require payment of all waived fees within sixty (60) days following cancellation or all building permits and certificates of occupancy shall be revoked.

D. Appeals of the Fee Administrator's determination shall be made as provided further in this Chapter.

10-8-9: CREDIT REIMBURSEMENTS.

A. All system improvements constructed, funded or contributed for police, fire/EMS, parks and recreation, and transportation capital improvements for which an impact fee is imposed, ~~over and above~~and which are in addition to those public improvements normally and regularly required by the City in connection with new development, such as public street and right-of-way dedications; installation of public improvements required by the Subdivision Ordinance or this Code; etc., shall result in either a credit on future impact fees or reimbursement, at the fee payer's option, for such excess to be paid by future development that benefits from such system improvements. However, no credit or reimbursement shall be provided for:

1. Project ~~improvements~~Improvements;

2. Any construction, funding or contribution not agreed to in writing by the City prior to commencement of such construction, funding or contribution; and

3. Any construction, funding or contribution of a type of capital improvements not included in the calculation of the applicable impact fee.

4. A park or open space within a City-approved Planned Unit Development or a park not included in a current City five (5) year capital improvement plan.

B. In the calculation of impact fees for a Project pursuant to this Chapter, credit shall be given for the present value of all tax and user fee revenue generated by the fee payer within the service area and used by the City for system improvements of the category for which the impact fee is being collected. If the amount of such credit exceeds the impact fee for a Project, the fee payer shall receive a credit on future impact fees.

rebuilt or replaced and ready for occupancy within two (2) years of removal or substantial damage. For the purposes of this Subsection, "substantial damage" shall mean damage from any cause or source whereby the cost of restoring the residential development housing unit or nonresidential development to a condition allowing use of occupancy would be equal to or exceeds fifty percent (50%) of the market value before the damage occurred.

2. Construction of an unoccupied, detached accessory structure, or addition of uses related to a residential development housing unit unless it can be clearly demonstrated that the use creates a significant impact on the capacity of system improvements.

3. Remodeling or repairing a residential development housing unit or a nonresidential development in a manner that does not increase the need for police or fire/EMS or parks and recreation or transportation public facilities.

4. Placing a temporary construction trailer or office on a lot.

B. An impact fee shall be assessed for installation of a modular building or manufa home unless the fee payer can demonstrate (by documentation, such as utility bills a records), either:

1. That a modular building or manufactured home was legally in place on the space prior to the effective date of this Chapter; or

2. That an impact fee has been paid previously for the installation of a mo building or manufactured home on that same lot or space.

C. Developments determined by the Council that provide affordable housing may be ~~exempt from~~ granted a waiver of a portion of the impact fee ~~requirement~~payment required, provided that the exempt development's proportionate share of system improvements is funded through a general fund revenue source other than from impact fees collected.

1. Any waiver granted by the Council shall be based on the degree to which the development meets the following:

~~1~~ a. Current housing affordability guidelines published by the U.S. Department of Housing and Urban Development ("HUD") shall be used to determine whether residential development housing units in the development qualify as affordable housing.

~~2~~ b. Affordable housing projects are required to demonstrate that the projects ~~will~~ shall provide residential development housing units to eligible families based on HUD income and family size guidelines.

~~3~~ c. Providers of affordable residential development housing units shall demonstrate a long-term commitment to provide affordable housing for a period of not less than twenty (20) years.

Exhibit C

City of Idaho Falls Building Division

ntial Building Permit Application

Date Applied: 10-3-23 Project Address: 1085 HOOPES AVE

Subdivision Name: SUMMERHILL Div. No. 1, Block No. 1, Lot No. 1

County Parcel # RPA- 5 - 2 - 6 - 0 , 0 - 0 - 1 , 0 - 0 - 1 , A

Type of Building: TOWN HOME

General Contractor: PACIFIC WEST CONST. City License ID. # _____ Phone # 208-525-2645

Address: P.O. Box 1884 IDAHOFALLS Zip Code: 83403 ~~Fax #~~ EMAIL JASONR@PWCQUALITY.COM

E-mail Address: JASONR@PWCQUALITY.COM **Idaho State Contractor Registration #** RCE5397

Homeowner: 12TH+HOOPES SENIORLIFE Phone #: 208-343-8877 **Email** TMANNSCHRECK@THOMASDEVELOPMENT.COM

Address: 420 W MAIN ST STE 300, BOISE State: BOISE Zip: 83702

Electrical Contractor LIGHTHOUSE ELECTRIC **State Lic. #** 027489 **Email** LIGHTHOUSE3976@GMAIL.COM

Mechanical Contractor FIRE+ICE **State Lic. #** 028691 **Email** BLAKE.BRAUER82@GMAIL.COM

Plumbing Contractor SS PLUMBING **State Lic. #** 018617 **Email** SSPLUMBING.IDAHO@GMAIL.COM

For home owner/builders only

Will the construction be performed by the owner and future occupant of the structure? (Check One) Yes ☐ No ☒

If no to question above, provide complete list of licensed sub-contractors. (see Licensed Com & Res Subcontractor List form)Have you built a home in the city of Idaho Falls within the last 3 years? (Check One) Yes ☒ No ☐

Type of Job: TOWNHOME (If interior remodel) Valuation _____

Sq. Ft. Main floor: 8542 Sq. Ft. 2nd Floor: _____ Sq. Ft. of Finished Basement: _____

Sq. Ft. Garage: 2800 Sq. Ft. Covered Patio: 1000 Sq. Ft. Unfinished basement: _____

Lot Information Property Line set backs - Front: 20 Rear: 15 Left: 15 Right: 10

Acres: 1 ,Zone: R3 Space Heat: GAS

Fixture Quantity: Plumbing: 56 Mechanical: 8 Fireplace: _____

Temporary Construction Power Requested Temporary power with existing transformer ($150.00) (Y/N) ☒ Temporary power with transformer ($750.00) (Y/N) ☐

Application 10/3/23

Repeat House: (Provide address and permit # _____

Identical plans for construction qualify & the permit must have been issued within 4 months of this application date

Submittal Check List: ☐ Completed application ☐ Two complete sets of plans (see Submittal Requirement

Declaration: Applicant hereby certifies that the information contained in the application is true and correct.

_____ Date: _____

Owner, Authorized Agent or Contractor's Signature & Printed Name & Title

For Office Use Only Date Submitted: _____ Permit No.: _____

Idaho Falls Community Services Development Department- Building Division 680 Park Ave.
P.O. Box 50220 Idaho Falls ID 83405- Phone: 208-612-8270 Fax: 208-612-8520

COMMUNITY DEVELOPMENT SERVICES

Planning Division
Office (208) 612-8276
Fax (208) 612-8520

Building Division
Office (208) 612-8270
Fax (208) 612-8520

IDAHO FALLS

Re: Prescriptive Insulation Path

To: City of Idaho Falls Building Department

From: PACIFIC WEST CONSTRUCTION
Contractor or Homeowner

I will be following the prescriptive insulation path for climate zone 6 for the home located at

1085 HOOPES AVE. The prescriptive insulation values and u factors are shown below.
Address

Table R402.1.2 Insulation and Fenestration Requirements by Components								
Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling R-Value	Wood Frame Wall R- Value	Floor R-Value	Basement Wall R-Value	Slab R-Value& Depth	Crawlspace Wall R-Value
6	.30	.55	49*	22 or 13+5*	30	15 /19*	10, 4 ft	15/19*

*Notes:

13+5, The first value is cavity and the second value is continuous. Therefore "13+5" means R13 cavity plus R5 continuous insulation.

15/19, The first value is continuous insulation and the second value is cavity insulation

R30 ceiling insulation may be used under certain conditions as per N1102.2.2

Signature

10-3-23
Date

Roof Truss Design Submittal Agreement

1. The building construction documents submitted shall include a roof framing layout in order for the plan review to show load path for completing the initial review for preparing the building permit.

2. The deferred submittal of the final and complete roof truss plan submitted prior to setting the trusses shall include the following:

   a.) Truss layout showing the identification of all trusses, truss location, girder truss and or beam location and identification,

   b.) Individual truss fabrication specification drawings identifying the mechanical connection requirements,

   c.) The required mechanical connectors required for all uplift loads for field installation and inspection.

   d.) The design shall reference the current building 2012 IBC or 2012 IRC and all load values.

3. The deferred submittal roof truss design package shall be delivered to the Building Department marked with the contractor name and phone number, job address, building permit number for tracking purposes and a complete set with the roof trusses to the job site for installation and retained at the job site for inspection by the building inspector.

4. The applicant/contractor assumes the following:
   a.) All responsibility as to structural design and load path transfer to foundation,
   b.) If during the plan review and/or building inspection of the deferred roof truss design submittal, it is determined that load path is not complete, the applicant shall be responsible for submitting structural design modifications (i.e.: footings, walls, beams, foundations, etc.)
   c.) Upon approval of any submitted/documented structural design modifications the applicant/contractor shall call for any corrective inspections prior to covering work.
   d.) The applicant/contractor shall sign an agreement as to this responsibility. (See example below).
5. The AHJ/Building Department reserves the right to require complete truss design & connections at initial plan submittal.

By signing below, I am the responsible person for the construction project located at the following location:

Address 1085 Hoopes

And hereby certify that by agreeing to a deferred roof truss design submittal, that I am assuming all responsibility for any required structural modifications required for complete load path design. I am aware that upon the jurisdiction review of the submitted deferred roof truss design and/or the structural framing inspection that any design modifications to placement of load bearing footings, foundation walls, floor joists, squash blocks, wall stud support, beams requiring design correction, engineered design shall be my responsibility.

Printed Name	Title
Jason Komoe	VP.
Signature	**Date**
	10-3-23

Rev. 9/22/2015

Thomas
DEVELOPMENT CO
THE LEADER IN SUSTAINABLE REAL ESTATE DEVELOPME

420 W. Main Street, Suite 300
Boise, Idaho 83702
(208) 343-8877
FAX (208) 343-8900
eck@thomasdevelopment.com

Exhibit D

January 10, 2024

Sent via email: *kbeutler@idahofalls.gov*

Mr. Kerry Beutler
Assistant Planning Director
Community Development Services Department
380 Constitution Way
Idaho Falls, ID 83402

Sent via email: *iflcerk@idahofallsidaho.gov*

Jasmine Marroquin
Deputy City Clerk
City of Idaho Falls
PO Box 50220
Idaho Falls, ID 83405

Sent via email: *mdingman@idahofallsidaho.gov*

Michelle Ziel-Dingman
Council President
Idaho Falls City Council
City Annex Building
680 Park Avenue
Idaho Falls, ID 83402

Sent via email: *palexander@idahofallsidaho.gov*

Pamela Alexander
Impact Fee Administrator
City of Idaho Falls
PO Box 50220
Idaho Falls, ID 83405

Re: 12th & Hoopes Senior Affordable Apartment Community Request for Impact Fee Waiver

Dear Mr. Beutler, Ms. Marroquin, Ms. Ziel-Dingman and Ms. Alexander:

The City of Idaho Falls has issued building permits and other permits necessary to start construction of this 8-unit age and income restricted senior affordable apartment community directly in front of Rosslare Apartments.

Two million dollars of the funding for this development comes from Idaho Housing and Finance Association, which requires, as part of the competitive funding allocation process, a financial contribution from the permitting jurisdiction, the City of Idaho Falls.

The staff report recommended denial of our application as we have not identified other city resources to supplement the roughly $28,000.00 in impact fee reductions as a basis for denial.

We request this matter be deferred until such time as we can resubmit the application to the city with the appropriate alternate funding source identified.

Again, this funding is crucial for the financial viability of this age and income restricted affordable apartment community.

Thank you.

Sincerely,

THOMAS DEVELOPMENT CO.

By _____
Thomas C. Mannschreck, President

By _____
Evelyn Camp, Development Associate

TCM:jam
cc: Lynden Kunde, Pacific West Construction
Jason Kunde, Pacific West Construction

Exhibit E

1. Residential (per housing unit)	
a. Single Family	Maximum Supportable Fee $6,027
i. Police	$480.75
ii. Fire/EMS	$389.25
iii. Parks and Recreation	$1,390.50
iv. Transportation	$3,013
b. Multifamily	Maximum Supportable Fee $3,479
i. Police	$332.25
ii. Fire/EMS	$313.50
iii. Parks and Recreation	$961.50
iv. Transportation	$1,336
2. Nonresidential (per 1,000 square feet)	
a. Retail	Maximum Supportable Fee $6,119
i. Police	$1,366.50
ii. Fire/EMS	$346.50
iii. Parks and Recreation	$0
iv. Transportation	$3,835
b. Office	Maximum Supportable Fee $2,135
i. Police	$463.50
ii. Fire/EMS	$57.75
iii. Parks and Recreation	$0
iv. Transportation	$1,440
c. Industrial	Maximum Supportable Fee $1,085
i. Police	$236.25
ii. Fire/EMS	$27.75
iii. Parks and Recreation	$0
iv. Transportation	$733
d. Institutional	Maximum Supportable Fee $3,935
i. Police	$510.75
ii. Fire/EMS	$1,251.75
iii. Parks and Recreation	$0
iv. Transportation	$1,585

SECTION 3. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause, or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

SECTION 4. Codification Clause. The Clerk is instructed to immediately forward this Ordinance to the codifier of the official municipal code for proper revision of the Code.

SECTION 5. Publication and Effective Date. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect not less than thirty (30) days following its passage, approval, and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this 13 day of April, 2023.

ATTEST:

CORRIN WILDE, CITY CLERK

CITY OF IDAHO FALLS, IDAHO

REBECCA L. NOAH CASPER, Ph.D., MAYOR

(SEAL)

CITY OF IDAHO FALLS CORPORATE Seal BONNEVILLE COUNTY, IDAHO

STATE OF IDAHO)
) ss:
County of Bonneville)

I, CORRIN WILDE, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 1 CHAPTER 3 DEFINITIONS RELATED TO APPLICATIONS; AMENDING TITLE 10, CHAPTER 8 BY UPDATING, CLARIFYING, AND ADJUSTING IMPACT FEE ORDINANCE REQUIREMENTS RELATED TO APPLICATIONS, APPEALS, AND FEES; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

CORRIN WILDE, CITY CLERK

(SEAL)

CITY OF IDAHO FALLS CORPORATE Seal BONNEVILLE COUNTY, IDAHO

EXHIBIT B: Application Requirements

A. Applications for Multifamily Workforce Housing Funds Allocations Shall Include:

1. LIHTC/HOME/HTF/WH Funds Combined Application Form
2. Selection Criteria & Preference Points Self Score

   Please include certifications or other documentation to warrant selection criteria/preference points. Points will not be counted without adequate documentation.

03. Previous Affordable Housing Participation Certificate for Sponsor/Owner
04. Previous Affordable Housing Participation Certificate for Developer
05. Previous Affordable Housing Participation Certificate for Property Management Agent
06. Affirmative Fair Housing Marketing Plan
07. Sponsor Certification
08. Letter(s) of Interest or Commitment(s) from proposed construction and permanent Lender(s)

    Documents need to identify and outline all relevant specific terms of the loan(s), including rates, term, amortization period, all relevant fees and costs, structure, required reserves, debt coverage covenants (if applicable), and bond-specific terms (for tax-exempt bond financed projects) either being offered or proposed. This list may or may not be complete depending on the specific conditions of the project; IHFA may require, at its sole discretion, additional documents or clarifications.

09 Letter of Interest for any Equity Provider(s) for the investment of all required equity and loan funds in the development

   Documents need to identify and outline all relevant specific terms of the equity contribution, including pricing, costs/management fees, structure, equity injection schedule, required reserves, debt coverage covenants (if applicable), and income averaging requirements (if applicable) either being offered or proposed. This list may or may not be complete depending on the specific conditions of the project; IHFA may require, at its sole discretion, additional documents or clarifications.

10. Calculations or explanations for estimated construction loan interest, required reserve amounts, or unusual fees that are included in total development costs
11. Documentation regarding the terms and conditions of any proposed subsidies, donations, or grants
12. Documentation substantiating utility allowance calculations
13. 30-year proforma
14. Narrative description of the development
15. Market Study and Project Feasibility Documents

    A current (no more than 6 months old) Market Study, appraisal, and/or market rent and vacancy documentation is required which recommends and justifies the overall market area demand for the proposed rental units. See Exhibit G for Market Study Requirements

16. Legal description
17. Location map
18. Sketch plan of site, typical unit layout, building elevations

19. Evidence of initial site control or intent thereof (purchase agreement, option, etc.)
20. Written confirmation from the municipality zoning authority that the proposed use is within the parameters of existing conforming zoning designations (see Section 4.9.2)
21. Résumés for Sponsor(s)
22. Résumés for Developer(s)
23. Résumé for General Contractor
24. Résumé for Property Management Agent
25. Résumé for Consultant; if applicable
29. The local jurisdiction's most recent Fair Housing Assessment Plan or Analysis of Impediments to Affirmatively Further Fair Housing as submitted and reviewed by the State of Idaho's CDBG Program (Department of Commerce); or a Fair Housing Assessment Plan completed by the local jurisdiction, that meets the requirements of the State of Idaho's CDBG Program, if applicable
30. Application Fee
31. Sponsor & Developer Certification of Understanding & Compliance of Treasury Guidance for ARPA-SLFRF Funds

Thomas DEVELOPMENT CO.
THE LEADER IN SUSTAINABLE REAL ESTATE DEVELOPMENT

420 W. Main Street, Suite 300
Boise, Idaho 83702
(208) 343-8877
E-Mail:
tmannschreck@thomasdevelopment.com

March 10, 2023

Via Email: michaelle@ihfa.org; maudih@ihfa.org

Mr. Michael Leary
Multifamily Finance Officer
Idaho Housing and Finance Association
565 W. Myrtle Street
Boise, Idaho 83702

Ms. Maudi Hernandez
Multifamily Tax Credit Officer
Idaho Housing and Finance Association
565 W. Myrtle Street
Boise, Idaho 83702

RE: Application for Workforce Housing Funds for 12th & Hoopes Senior – Idaho Falls, Idaho

Dear Mr. Leary and Ms. Hernandez:

We are excited to submit this application for Workforce Housing Funds, such that 8 units of much-needed senior affordable housing can be developed in Idaho Falls, Idaho!

This letter provides some background information on the proposed development.

Property Description

These units will be located at the corner of 12th Street and Hoopes Avenue, on a parcel of ground we have owned for quite some time. This particular parcel of ground is adjacent to Rosslare Senior Apartments (a 48 unit senior affordable community that we developed and own).

These 8 units will be very similar in design and operation to the Pukalani Bryden Senior (11 units) under construction in Lewiston, Idaho. Just as with the Lewiston property, these 8 units will be age restricted at the 55 and older designation, as well as rent and income restricted at 80% AMI. The residents of 12th & Hoopes will have full access to Rosslare's onsite staff, numerous activities, and its amenities both inside and outside at no charge to the residents.

Each unit will contain approximately 1,150 square feet, an attached garage, private patio, etc. These beautiful apartment homes will be single story on the ground level.

One would be hard pressed to find a better location for a senior community, or any apartment complex for that matter, than 12th & Hoopes. We have listed out a just a handful of the numerous Goods & Services within a 1.5 mile distance from 12th & Hoopes in Tab 2. The sheer volume of doctor's offices, grocery, and retail is incredible.

Construction of 12th & Hoopes will begin July 2023 and is expected to conclude in May 2024. The units will be leased up on a unit-by-unit basis as each unit is substantially completed and signed off by local building officials.

Experience in the market area

We have been developing affordable housing in Idaho Falls since 2008, which developments include:

Summerhill 80-unit Family
Rosslare 48-unit Senior
Bandon River 48-unit Senior

We have a senior portfolio covering the vast majority of income ranges for our residents between 30 – 60% AMI. Without exception the senior properties remain essentially 100% occupied year after year after year.

Pacific West Construction, of Idaho Falls, was the general contractor for each of these developments, and has agreed to be the general contractor for 12th & Hoopes as well. Utilizing a well-known local contractor with a large local rolodex, that we have done lots of business with previously, will help to mitigate the chances of construction delays and cost overruns.

Financial Feasibility:

A commitment for construction and permanent loan financing has been signed with First Interstate Bank, a lender that we have done a lot of business with.

The City of Idaho Falls has agreed to utilize their Affordable Housing Ordinance to accept an application to waive up to $27,832 of permits and fees.

Based on the Workforce QAP, we have calculated a Developer Fee of $400,000. We have elected to defer the entire fee to assist in the financial viability of this development.

We are also carrying approximately $54,168 of the land purchase price, also necessary to assist the financial viability of this development.

The land is owned by the applicant. It will be appraised for First Interstate Bank in conjunction with the Construction and Permanent Loans.

As you will see from the 30-year Cash Flow in Tab 13, we are showing payments toward the Workforce Housing loan will begin in year 6. At this time, the DCR will be 1.15, which is consistent with the requirements of our lender.

Market Study highlights:

MARKET STUDY SUMMARY, IDAHO FALLS
SENIOR WORKFORCE HOUSING APARTMENTS

Page 14 – The population estimate for the City of Idaho Falls is 66,898 or an 18% increase from 2010.

Page 38 – Vacancy. Of the 1,508 rent-restricted units (defined as LIHTC and/or HUD) the average vacancy is just 3 units, or 0.2%!

Page 41 - The capture rate is 0.2%, comfortably below a typical underwritten capture rate of 10% or below.

Page 54 - Market rent is calculated at $1,625 per month or $266 per month above Workforce Housing program maximum rent.

Thomas Development Co. Pipeline:

Norfolk Apartments (78 family units in Caldwell) is under construction.

Pukalani Bryden Lewiston Senior (11 units in Lewiston) has completed construction on phase 1, with all units leased, and will be starting construction on phases 2 and 3 in the near future.

We have no other developments in the pipeline in Idaho at this time.

In summary, we believe the application and supporting materials provided here are complete and meet all the requirements of the Qualified Allocation Plan. We look forward to answering any questions you may have.

Thank you in advance for your consideration.

Sincerely,

THOMAS DEVELOPMENT CO.

By_____
Angie S. Ferguson, Director of Operations

By_____
Evelyn Camp, Development Associate

By_____
Hillary Jones, Development Associate

TCM:sw/eac
cc: Thomas Mannschreck

Low-Income Housing Tax Credit / HOME / Housing Trust Fund / Workforce Housing Application
Idaho Housing and Finance Association
565 West Myrtle Street
PO Box 9405
Boise, Idaho 83707

Date of Application March 8, 2023

HFA # _____ (assigned by IHFA)

Type of Request (Check All That Apply)

- ☐ Low Income Housing Tax Credit (LIHTC)
- ☐ HOME
- ☐ Housing Trust Fund (HTF)
- ☑ Idaho Workforce Housing Fund (WH)

Application Type:

☑ Reservation / Cond. Commitment ☐ Carryover / Bond / Property Closing ☐ Placed in Service / Post Construction

Building Allocation Type: New Construction

LIHTC Characteristics

LIHTC Percentage Type: _____

LIHTC Set-Aside Requested: _____ **LIHTC Extended Use Commitment (in years)** _____

☑ The development will be located in an urban renewal district or within a concerted community revitalization area.

The development qualifies for the 30% increase to eligible basis and will be located within:

☐ Qualified Census Tract ☐ Difficult to Develop Area ☐ State determined 30% boost area

WH Characteristics

WH Extended Use Commitment (in years) 40

Rural Set-Aside Eligible _____ **Project Region** _____

Development Name & Address

Name 12th & Hoopes Senior Apartments Census Tract 9706.02

Address Address is TBD. It will be located at the corner of 12th Street and Hoopes Avenue County Bonneville

City Idaho Falls State ID Zip Code 83404

State of Idaho Legislative District 35 Federal Congressional District 2

Developer Information If applicable, list names & percentage of co-development

Name(s) Thomas Development Co. % Dev. 100.00%

% Dev. _____

% Dev. _____

Address 420 W. Main Street, Suite 300

City Boise State ID Zip Code 83702

Contact : Thomas C. Mannschreck

Telephone: (208) 343-8877 Email: tmannschreck@thomasdevelopment

Ownership Information

Name of Ownership Entity: 12th & Hoopes Senior Investments, LLC Federal ID Number: 92-2494475

Date of Legal Formation: February 22, 2023

Owner Contact Person: Thomas (First Name) C (MI) Mannschreck (Last Name)

Owner Mailing Address: 420 W. Main Street, Suite 3 City: Boise State: ID Zip Code: 83702

Owner Telephone: (208) 343-8877 Email: tmannschreck@thomasdevelopment.com

Name of General Partner(s), Manager(s), or Managing Member(s) of Ownership Entity:

Thomas C. Mannschreck	% Ownership	50.0000%	Owner Role:	Managing Member
Barbara E. Mannschreck	% Ownership	50.0000%	Owner Role:	Managing Member
	% Ownership		Owner Role:	
	% Ownership		Owner Role:	

Development Team

Each member of the development team indicated by ** must submit a résumé which lists qualifications.

** Consultant
- Entity Name: N/A ☐ Entity is related to the owner and/or developer:
- Contact Name: Email:
- Telephone:

** General Contractor
- Entity Name: Pacific West Construction ☐ Entity is related to the owner and/or developer:
- Contact Name: Lynden Kunde Email: lynden@pwcquality.com
- Telephone: (208) 525-2645

** Property Management Company
- Entity Name: Tomlinson & Associates ☐ Entity is related to the owner and/or developer:
- Contact Name: Katie Rosanbalm Email: katie.rosanbalm@tomlinson-assoc.com
- Telephone: (208) 424-4513

** Architect
- Entity Name: My Architect ☐ Entity is related to the owner and/or developer:
- Contact Name: Tim Lynch Email: tim.lynch@myarchitectaia.com
- Telephone: (208) 743-5902

Attorney
- Entity Name: Bradley J. Britzmann Law Group ☐ Entity is related to the owner and/or developer:
- Contact Name: Brad Britzmann Email: brad@bjblawgroup.com
- Telephone: (314) 401-7030

Accountant
- Entity Name: Tidwell Group ☐ Entity is related to the owner and/or developer:
- Contact Name: Joel McDowell Email: joel.mcdowell@tidwellgroup.com
- Telephone: (205) 271-5508

Nonprofit Set-Aside - LIHTC only (if requesting)

To qualify for the nonprofit set-aside, the applicant must materially participate in the development and operation of the development throughout the compliance period. Within the meaning of IRC 469(h), "a (nonprofit) shall be treated as materially participating in an activity only if the (nonprofit) owns an interest in the development and is involved in the development and operations of the development on a basis which is regular, continuous, and substantial." The Qualified Allocation Plan includes additional requirements for participation in the non-profit set-aside. Please review these requirements carefully and submit supplemental documentation to evidence compliance with said requirements.

Nonprofit Name: _____

Nonprofit Address: _____

City: _____ State: _____ Zip : _____

Contact Person: _____ Phone: _____

Email: _____

Nonprofit Set-Aside Requirements:

- ☐ The nonprofit entity is either a 501(c)(3) or a 501(c)(4) organization;
- ☐ The nonprofit entity is exempt under Subsection 501(a) of the Internal Revenue Code;
- ☐ The nonprofit entity includes in its exempt purposes, the fostering of low-income housing;
- ☐ The non-profit entity is not affiliated with or controlled by a for-profit organization;
- ☐ The nonprofit entity holds a Right of First Refusal which is effective at the end of the Compliance Period;
- ☐ The nonprofit entity will maintain a majority and controlling vested ownership interest in the managing entity of the Housing Sponsor throughout the Compliance Period.

Percentage of ownership interest by the nonprofit entity in the managing entity of the Housing Sponsor: _____

Describe the nonprofit's participation in the development and operation of the development.

List the names of Board Members for the nonprofit organization.

Identify all paid full-time staff and sources of funds for annual operating expenses and current programs.

Site Information

Is site currently under control for the development? ☑ Yes ☐ No

If yes, control is in the form of: Deed

Execution date of contract or option: _____ Expiration date of contract or option: _____

Total Cost of Land $280,000 # of Acres 1+

Name of Seller Pukalani Investments, LLC

Mailing Address 420 W. Main Street, Suite 300

City Boise State ID Zip 83702

Telephone: (208)343-8877 Email: tmannschreck@thomasdevelopment.com

Name of Buyer 12th & Hoopes Senior Investments, LLC

Is there an identity of interest between Buyer and Seller? ☑ Yes ☐ No

If yes, explain: Ownership of each is identical.

	Check if true:
Is site properly zoned for your development?	☑
If no, is site currently in the process of rezoning?	☐
Are all utilities presently available to the site?	☑
If no, which utilities need to be brought to the site?	

Uniform Relocation Act - HOME & Housing Trust Fund only

Has there been a tenant-occupant(s) on the property site within the last 18 months? (If No skip the next question.) ☐ Yes ☐ No

Is the property vacant now? ☐ Yes ☐ No

If yes, when and why did the tenant-occupant(s) vacate. Briefly explain:

As of the date of the application, 3 units are complete and occupied. The building construction was completed September 2022. The land upon which this building was constructed has been vacant for the 16 years the Mannschreck family has owned the property. Hence, no relocation is required.

Were General Information Notices delivered to all tenant-occupant(s) prior to submitting this application? ☐ Yes ☐ No

Will this project require temporary or permanent relocation of any tenant-occupant(s)? ☐ Yes ☐ No

If "Yes", list the number of tenant-occupant(s) affected : _____

Voluntary Sales Disclosures - HOME & Housing Trust Fund only

If Federal funds are involved, were Voluntary Sales Disclosures provided to the seller prior to or at the time the initial purchase offer was made? ☐ Yes ☐ No

If yes, are they included in the application? ☐ Yes ☐ No

If temporary or permanent relocation of any tenant-occupant(s) is required as part of the scope of the development, a written Relocation Plan must be included.

Minimum Set-Aside - LIHTC only

Check one of the following:

☐ 20% or more of the residential units in this development are both rent-restricted and occupied by households whose income is 50% or less of area median income.

☐ 40% or more of the residential units in this development are both rent-restricted and occupied by households whose income is 60% or less of area median income.

☐ FOR BOND DEVELOPMENTS ONLY - 40% percent or more of the residential units in the development are both rent-restricted and occupied by households who income (designated in 10% increments from 20% to 80%) on average are at or below 60% of area median income (AMI).

In order to qualify for tax credits, developments must meet the minimum set-aside elected as of the close of the first year of the credit period. The irrevocable election is ultimately made by the owner on IRS form 8609.

Equity Provider Information - LIHTC only

		Net Equity Generated
Amount of Annual Low-Income Housing Tax Credit Requested		
Historic Rehabilitation Credit Amount (if applicable)		
Net Tax Credit Equity Available to the Development as a funding source		$0
Equity Price per Low Income Housing Tax Credit	(formula cell - do not enter)	#DIV/0!
Equity Price per Historic Rehabilitation Credit	(formula cell - do not enter)	$0.00

Equity Provider Costs and Fees _____ Equity Provider Ownership % _____

Name of Equity Provider _____

Address _____

City _____ State _____ Zip Code _____

Contact Person _____

Phone _____ Email _____

Application Fraction Calculation

LIHTC only

	Number of Units	Square Footage	
LIHTC UNITS	0	0	
HOME UNITS	0	0	
HOUSING TRUST FUND UNITS	0	0	
WORKFORCE HOUSING UNITS	8	9,200	
MARKET UNITS	0	0	
EMPLOYEE UNITS	0	0	
TOTAL	8	9,200	
TOTAL RESIDENTIAL UNITS	8	9,200	(Mgr/Employ unit(s) not included in residential numbers)
AFFORDABLE RESIDENTIAL UNITS	8	9,200	
% AFFORDABLE	100.00%	100.00%	APPLICABLE FRACTION 100.00%

Total Number of Buildings in Development: 8
Number of Buildings with Affordable Units: 8

Non-residential Floor Area: _____ (Square Feet)
Commercial Area: _____ (Square Feet)
Gross floor area of all buildings: 9,200 (Square Feet)

Amenities / Recreational Facilities: Residents have access to Rosslare common areas and amenities, both inside and outside at no charge to residents/ Each unit has its own garage.

Commercial Facilities: _____

Targeted Population: Senior - 80% - 55 & older

Building Type: Townhomes

1 # of Physically Handicapped Units (fully adapated)

8 # of Parking Spaces

☐ Parking is shared with another development

Check if true:

☐ Has Elevator?
☐ Has Covered Parking?
☑ Has Garage(s)?
☐ Has Clubhouse/Community Room
☐ Has Community Laundry Facilities
☐ Has Limited Access to Common Areas (i.e., Security Features)
☐ Has Playground?

Project Based Rental Assistance:

Check if true:

☐ Proposed development has rental assistance
☐ Has RD 515 Assistance
☐ Is HUD Section 8 Project-Based

Other Assistance _____

Number of units receiving Assistance: _____
Expiration Date of Rental Assistance Contract: _____
Contract Term (in years): _____

DEVELOPMENT COSTS

(Low Income Housing Tax Credit Developments Only)
(List Eligible Basis by Credit Type (Residential Portion Only)

Itemized Cost (list "Other" items)	ACTUAL COST	ACQ 30% Present Value Credit ELIGIBLE BASIS	70% Present Value Credit ELIGIBLE BASIS	BOND 30% Present Value Credit ELIGIBLE BASIS
To Purchase Land & Buildings				
Land Acquisition Cost	$280,000	-0-	-0-	-0-
Existing Improvement Cost (i.e., existing building)	$0		-0-	
Demolition	$0	-0-	-0-	-0-
Land & Bldg-Legal	$0		-0-	
Land & Bldg-Title & Closing	$0		-0-	
Land & Bldg-Other _____	$0		-0-	
Sub Total	**$280,000**	**$0**	**$0**	**$0**
For Site Work				
Site Work	$215,000			
Off Site Improvements	$0			
Other Site Work	$0			
Sub Total	**$215,000**	**$0**	**$0**	**$0**
For Rehab & New Construction				
Unit Structures - New	$1,627,920			
Unit Structures - Rehab	$0			
Accessory Buildings	$0			
Commercial Space Costs (i.e., facilities with tenant charges)	$0	-0-	-0-	-0-
General Requirements	$81,500			
Builders Overhead	$39,500			
Builders Profit	$130,000			
Other Construction Costs	$0			
Other Construction Costs	$0			
Other Construction Costs	$0			
Sub Total	**$1,878,920**	**$0**	**$0**	**$0**
For Construction Contingency				
Construction Contingency	$80,000			
Sub Total	**$80,000**	**$0**	**$0**	**$0**
For Architectural and Engineering Fees				
Architecture/Engineering Design Fee	$50,200			
Architecture Supervision Fee	$0			
Engineering	$12,000			
Arch & Eng-Other _____	$0			
Sub Total	**$62,200**	**$0**	**$0**	**$0**
For Permits				
Building Permit	$32,115			
Tap Fees	$0			
Permits-Plan Checks	$0			
Permits-Other _____	$0			
Sub Total	**$32,115**	**$0**	**$0**	**$0**
For Interim Costs:				
Insurance During Construction	$2,400			
Construction Interest	$26,136			
Construction Loan Origination Fee	$7,260			
Title and Recording	$24,000			
Taxes During Construction	$1,900			
Legal Fees for Closing	$0			
Bonding Fee	$0			
Interim Costs-Other _____	$0			
Interim Costs-Other _____	$0			
Sub Total	**$61,696**	**$0**	**$0**	**$0**
For Permanent Financing Fees & Expenses:				
Perm-Credit Report	$0	-0-	-0-	-0-
Permanent Loan Fees	$5,500	-0-	-0-	-0-
Perm-Title Ins/Escrow/Rec	$0	-0-	-0-	-0-
Legal Costs	$0	-0-	-0-	-0-
Other Permanent Loan Fees	$0	-0-	-0-	-0-
Sub Total	**$5,500**	**-0-**	**-0-**	**-0-**
PAGE TOTAL	**$2,615,431**	**$0**	**$0**	**$0**

DEVELOPMENT COSTS

(Low Income Housing Tax Credit Developments Only)
List Eligible Basis by Credit Type (Residential Portion Only)

Itemized Cost (list "Other" items)	ACTUAL COST	ACQ 30% Present Value Credit ELIGIBLE BASIS	70% Present Value Credit ELIGIBLE BASIS	BOND 30% Present Value Credit ELIGIBLE BASIS
For Soft Costs				
Appraisal Fee	$7,000			
Market Study	$8,000			
Environmental	$0			
Soil Borings	$0			
Tax Credit Fees	$4,800	-0-	-0-	-0-
Soft Costs-Rent-Up	$0	-0-	-0-	-0-
Soft Costs-Organizational	$0	-0-	-0-	-0-
Other Contingency Total (i.e., Soft Cost Contingency)	$41,176			
Cost Certification Fee	$8,000			
Soft Costs-Other Furnishings/RBM Design	$15,000			
Soft Costs-Other	$0			
Sub Total	**$83,976**	**$0**	**$0**	**$0**
For Developer's Fees				
(See current QAP for limitations on Developer Fee.)				
Developer Fees (includes profit and overhead)	$400,000			
Consultant Fee				
Sub Total	**$400,000**	**$0**	**$0**	**$0**
For Development Reserves				
Reserves-Rent-Up (include interest during lease-up)		-0-	-0-	-0-
Operating Reserve		-0-	-0-	-0-
Reserves-Other Replacement	$24,000	$0	-0-	$0
Reserves-Other		-0-	-0-	-0-
Sub Total	**$24,000**	**$0**	**$0**	**$0**
Subtotal from this page	**$507,976**	**$0**	**$0**	**$0**
Subtotal from previous page	**$2,615,431**	**$0**	**$0**	**$0**
TOTAL	**$3,123,407**	**$0**	**$0**	**$0**
Reductions to Eligible Basis:				
Less federal grant used to finance qualifying development costs.				
Less amount of nonqualified nonrecourse financing				
Less nonqualifying units of higher quality or nonqualifying excess portion of higher quality units				
Less Historic Tax Credit (Residential Portion Only)				
Total Eligible Basis		$0	$0	$0
Difficult to Develop or Qualified Census Tract Allowance (State 30% Boost for 9% only)		0.00%	0.00%	0.00%
Adjustment to Basis		$0	$0	$0
Adjusted Eligible Basis		$0	$0	$0
Multiplied by the Applicable Fraction		100.00%	100.00%	100.00%
Total Qualified Basis		$0	$0	$0
Multiplied by the Applicable Tax Credit Percentage (Use current tax credit percentage as an estimate)		**0.00%**	**9.00%**	**4.00%**
TOTAL TAX CREDIT ELIGIBILITY DETERMINED BY BASIS: (May be different than the amount requested or awarded)		$0	$0	$0

CALCULATIONS FOR COST CONTAINMENT POINTS (LIHTC ONLY)

Categories	Costs	Per Sq Ft (formula)
Land Cost:	**$280,000**	**$30.43**
Hard Construction Costs:		
Site Work	$215,000	**$23.37**
Unit Structures - New	$1,627,920	**$176.95**
Unit Structures - Rehab	$0	**$0.00**
Accessory Building	$0	**$0.00**
Commercial Space Costs	$0	**$0.00**
Other Construction Costs	$0	**$0.00**

Unit Sq Ft Total (incl. Empl.)	**9,200**
Total Development Cost:	**$3,123,407**
Total Dev. Cost per Sq Ft	**$339.50**

Bond-Only 50% Test	
Bond Loan amount	**$0**
Eligible Basis	**$0**
Land	**0**
Total Eligible Development	**0**

Monthly Revenue from Other Sources (Detail Sources Below)

List all tenant charges proposed for the development beyond the basic rent.

	Number of Units	Monthly Charge	Total Monthly Charge
Washer/Dryer Rental			$0.00
Covered Parking			$0.00
Parking			$0.00
Other:	8	$10.00	$80.00
Other:			$0.00
	Total Other Monthly Income Source:		$80.00
	Less Vacancy Allowance:	**5.00%**	$5.60
	Total Effective Monthly Income:		$74.40

Note: Any charges to tenants which are not optional must be included in gross rent.

Monthly Utility Allowance Calculations

	Type of Utility, if applicable	Check if utility is paid by owner	Enter Total Allowances by Bedroom Size	
Heating	Gas Forced Air	Paid by Owner ☐	Efficiency	$0.00
Air Conditioning	Central Air	Paid by Owner ☐	1 Bedroom	$0.00
Cooking	Electric	Paid by Owner ☐	2 Bedroom	$71.00
Lighting	Electric	Paid by Owner ☐	3 Bedroom	$0.00
Hot Water	Gas	Paid by Owner ☐	4 Bedroom	$0.00
Water		Paid by Owner ☑		
Sewer		Paid by Owner ☑		
Trash		Paid by Owner ☑		

Source of Utility Allowance Calculation - Check one of the following

☐ Energy Consumption Model
☐ Utility Company Estimate
☑ HUD Utility Schedule Model ("HUSM")
☐ Other _____

Documentation of utility calculations must be included with application.

TOTAL AFFORDABLE UNITS:	8	TOTAL AFFORDABLE SQ FT:	9,200	
TOTAL UNITS - LIHTC:	0	TOTAL SQ FT - LIHTC	0	MO. INCOME - LIHTC
TOTAL UNITS - HOME	0	TOTAL SQ FT - HOME	0	MO. INCOME - HOME
TOTAL UNITS - HTF	0	TOTAL SQ FT - HTF	0	MO. INCOME - HTF
TOTAL UNITS - WH	8	TOTAL SQ FT - WH	9,200	MO. INCOME - WH
TOTAL UNITS - MARKET	0	TOTAL SQ FT - MARKET	0	MO. INCOME - MARKET
TOTAL UNITS - EMPLOY.	0	TOTAL SQ FT - EMPLOY.	0	MO. INCOME - EMPLOY.

Number of Bedrooms	Number of Bathrooms	Number of Units	Average SF of Unit	LIHTC, HOME, HTF, or WH Units	Target Area Median (AMI) Income & Rent Percentages	Affordable Housing Maximum Rents**	Proposed Rents
2 Bedroom	1.8	8	1,150	WH	80%	$1,454	$1,383.00

Number of Bedrooms	Number of Bathrooms	Number of Units	Average SF of Unit	LIHTC, HOME, HTF, or WH Units	Target Area Median (AMI) Income & Rent Percentages	Affordable Housing Maximum Rents**	Proposed Rents

Subtotal Gross Pot

Less Vacancy Allo

**If the development receives project-based assistance, use project-based rents, i.e. HUD Section 8 or RD 515, in this column to correctly reflect income. L*
*** The maximum tax credit rents, as disclosed in the maximum rent tables, less an allowance for tenant-paid utilities, must be less than the market rents fo*

Number of Bedrooms	Number of Bathrooms	Number of Units	Average SF of Unit	LIHTC, HOME, HTF, or WH Units	Target Area Median (AMI) Income & Rent Percentages	Affordable Housing Maximum Rents**	Proposed Rents

Source of Funds

Is any portion of the Source of Funds for the development financed directly or indirectly with Federal, State, or Local Government Funds?

If yes, list the amount of the funds.

LOAN		GRANT		
Tax Exempt Bond Financing		State Grant		
Taxable Bond Financing		Local Grant		
CDBG Loan		CDBG Grant		
HOME Loan		HOME Grant		
Housing Trust Fund Loan		Other	Fee Waiver	$27,832
Workforce Housing Loan	$2,000,000	Other		
Tax Increment Financing		Other		
USDA RD Loan				
Other				
Other				

For HOME FUNDS ONLY: MATCHING CONTRIBUTIONS

HOME Funds Requested: **$0** **Minimum Matching Contributions (25%):** **$0**

For Matching Contribution requirements: Code of Federal Requirements ("CFR") Title 24 - Subtitle A - §92.218 - §92.222

Source of Matching Contributions	Amount of Match	Percentage	Name and Telephone Number of Contact Person
	$0	#DIV/0!	
	$0	#DIV/0!	
	$0	#DIV/0!	
	$0	#DIV/0!	
	$0	#DIV/0!	
	$0	#DIV/0!	
Total Match	**$0**	**#DIV/0!**	

HOME Leverage: Include all permanent financing sources plus any funding sources for supportive services.

Source of Leverage	Amount of Leverage	Committed? (Yes or No)	Name and Telephone Number of Contact Person
	$0		
	$0		
	$0		
	$0		
	$0		
	$0		
	$0		
	$0		
Total Leverage	**$0**		

Provide Match documentation with your application.

If documentation is not available, please explain.

Annual Operating Expense

Provide estimated (based upon normalized operations) annual expense information for the proposed development:

A.	Operating & Maintenance:	
	Description	Annual Expense
	Janitor/Cleaning - Payroll/Contract	$0
	Janitor/Cleaning - Supplies	$0
	Security - Payroll/Contract	$0
	Grounds - Payroll/Contract	$830
	Grounds - Supplies	$150
	Maintenance - Payroll/Contract	$800
	Maintenance - Supplies	$470
	Decorating - Supplies	$200
	Elevator Maintenance	$0
	Exterminating	$275
	HVAC Maintenance	$300
	Snow Removal	$400
	Trash Removal	$524
	Miscellaneous Operating & Maintenance	$30
	Total Operating & Maintenance	$3,979

B.	Utilities:	
	Electricity	$0
	Water	$2,495
	Gas	$0
	Sewer	$1,178
	Miscellaneous Utilities	$0
	Total Utilities	$3,673

C.	Administrative:	
	Description	Annual Expense
	Advertising	$0
	Management Fee	$4,368
	Manager - Payroll	$0
	Office Staff - Payroll	$0
	Office - Supplies	$0
	Legal	$0
	Auditing	$0
	Bookkeeping/Accounting Fees	$0
	Telephone/Answering Service	$0
	Tax Credit Monitoring Fee	$800
	Miscellaneous Administrative	$20
	Total Administrative	$5,188

D.	Taxes & Insurance:	
	Real Estate Taxes	$9,200
	Property & Liability Insurance	$2,000
	Payroll Taxes	$0
	Fidelity Bond	$0
	Worker's Compensation	$0
	Health Insurance & Employee Benefits	$0
	Miscellaneous Taxes	$0
	Miscellaneous Insurance	$0
	Total Taxes & Insurance	$11,200

E.	Total Estimated Annual Expenses (A+B+C+D)	$24,040
F.	Total Replacement Reserves	$0
G.	Total Estimated Annual Expenses & Replacement Reserves	$24,040
H.	Total Estimated Annual Expenses & Replacement Reserves per Unit (include Mgr/Employee unit(s))	$3,005
I.	Total Replacement Reserves per Unit (include Mgr/Employee unit(s))	$0

Source of Funds: List Individual Sources of Construction Financing

Construction Financing Include letters of interest or commitments with your application.

Funds Type	Lender Name or Source of Funds	Amount of Funds	Interest Rate	Contact Person	Telephone
Construction Loan	First Interstate Bank	$726,000	4.80%	Gregg Mizuta	208-465-8783
Workforce Housing	IHFA	$1,800,000	1.00%	Michael Leary	855-505-4700 x4385
Owner Land Carry	Pukalani Investments LLC	$54,168	0.00%	Tom Mannschreck	208-343-8877 x202
Impact Fee Waiver	City of Idaho Falls	$27,832	n/a	Tom Mannschreck	208-343-8877 x202
Interim Cash from Ops		$91,407	n/a	Angie Ferguison	208-343-8877 x207
Deferred Expenses		$24,000	0.00%	Angie Ferguison	208-343-8877 x207
Deferred Developer Fees	Thomas Development Co.	$400,000	0.00%	Angie Ferguison	208-343-8877 x207
TOTAL SOURCE OF CONSTRUCTION FUNDS		$3,123,407			

Permanent Financing List Permanent Financing for the Development (in order by lien position)

Funds Type	Lender Name or Source of Funds	Amount of Funds	Interest Rate	Amortization Period	Loan Term
Permanent	First Interstate Bank	$550,000	5.50%	30 Year	15
	IHFA WH	$2,000,000	1.00%	40 Year	20
	Pukalani Investments LLC	$54,168	0.00%		
Grants	City of Idaho Falls - Fee waiver	$27,832			
Federal Historic Tax Credits					
Cash		$91,407			
Contributed Land / Building					
Deferred Developer Fee		$400,000			
Proceeds from Low-Income Housing Tax Credits		$0	Equals (Annual Tax Credit Allocation x 10 x Equity Factor)		
	TOTAL SOURCE OF FUNDS	$3,123,407	(Amount must equal total development cost from page 8)		

All Permanent Financial Commitments: *Provide copies of letters of interest or commitment documentation with your application.*

Name of Lender or Source of Funds	Contact Person	Telephone	Email
First Interstate Bank	Gregg Mizuta	208-465-8783	gregg.mizuta@fib.com
IHFA WH	Michael Leary	55-505-4700 x438	MichaelLe@IHFA.ORG
Pukalani Investments LLC	Tom Mannschreck	208-343-8877 x202	nnschreck@thomasdevelopment.com
0			

Source of Developer Equity:

If funding package includes Developer Equity, identify the source below:

Source	Amount	Repayment Terms (if any)

Are you willing to defer a portion of your developer fee without interest if Allocating Agency's evaluation results in a need to do so?

☑ Yes ☐ No

If so, how much of the fee will you be willing to defer? $400,000

Do your projections indicate that this deferred fee can be repaid from development operations within 12 years?

☑ Yes ☐ No

Net Cash Flow / Debt Service Coverage Ratio Calculation
(at Stabilized Occupancy)

COMPLETE UNSHADED MONTHLY DEBT SERVICE INFORMATION ONLY

Description		Monthly		Annually	
Income from LIHTC Units		$0		$0	
Income from HOME Units		$0		$0	
Income from HTF Units		$0		$0	
Income from WH Units		$11,064		$132,768	
Income from Market Units		$0		$0	
Other Income (from page 9)		$80		$960	
Total Potential Income		$11,144		$133,728	
Less Vacancy (from page 9)	<	$557	> <	$6,686	>
On-Site Manager/Employee		$0		$0	
Effective Gross Income		$10,587		$127,042	
Operational Expenses	<	$2,003	> <	$24,040	>
Replacement Reserves	<	$0	> <	$0	>
Net Operating Income (NOI)		$8,583		$103,002	
Debt Service (1st Lien)**		$3,123		$37,474	
Debt Service Coverage Ratio on 1st Lien				2.75	
Debt Service (Subordinate Debt)**		$5,057		$60,685	
Debt Service (Subordinate Debt)**		$0			
Debt Service (Subordinate Debt)**		$0			
Debt Service Coverage Ratio on all Hard Payment Debt				1.05	
NET CASH FLOW		$404		$4,842	

Developments will be underwritten using the terms contained in the proposed lender's letter of interest or commitment. The development's projected net operating income must reflect the ability to repay the debt. If the term of the loan is less than the armortization period, loan to value ("LTV") for the outstanding debt at term's end should meet lender requirements, generally not to exceed 80.00%.

Estimated value will be determined by dividing the Net Operating Income ("NOI") at the time of refinance by the capitalization "CAP") rate mentioned in a current appraisal. If an appraisal is not available, a 7.25% CAP rate will be used.

Low Income Housing Tax Credit only:

For developments that contain market units, eligible basis must be adjusted if the quality of the market units exceed the qualifty of the affordable units. Internal Revenue Code Section 42(d)(3).

List cost of any building materials (i.e., flooring, surfaces, etc.), appliances, or fixtures, etc. that will be contained in the market units only.
If not applicable, please list NONE.

Building Materials, appliances, or fixtures, etc. found in Market Units only	Cost	Comparable building materials, appliances , or fixtures found in Affordable Units	Cost	Difference
				$0
				$0
				$0
				$0
				$0
				$0
				$0
				$0
			TOTAL	$0

Notification of Local Official - Low Income Housing Tax Credit only

Provide the name of the local political jurisdiction in which the development shall be located and include the name and address of the chief executive officer of the political jurisdiction.

Name of Political Jurisdiction: _____

Name of Chief Executive Officer: _____

Title: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Email: _____

DEVELOPMENT SCHEDULE

ACTIVITY	SCHEDULED DATE: Month/Year
A. SITE	
Option/Contract	N/A
Environmental Clearance	N/A
Site Acquisition	Owned at date of application
Zoning Approval	Done
Site Engineering	
B. FINANCING	
1. Construction Loan	
Loan Application	Feb-23
Conditional Commitment	Mar-23
Firm Commitment	
Closing	Jun-23
2. Permanent Loan	
Loan Application	Feb-23
Conditional Commitment	Mar-23
Firm Commitment	
Closing	Sep-24
3. Tax Credit Equity	
Preliminary Commitment	N/A
Firm Commitment	N/A
Partnership Closing	N/A
4. HOME / HTF Funds	
Reservation	N/A
Commitment	N/A
Closing	N/A
5. Other Loans & Grants	
Type & Source	Workforce Housing
Application	Mar-23
Award	Apr-23
6. Other Loans & Grants	
Type & Source	
Application	
Award	
C. PLANS AND SPECIFICATIONS	Done
D. CONSTRUCTION BEGINS	Jul-23
E. COMPLETION OF CONSTRUCTION *	May-24
F. LEASE-UP	Jul-24
G. LIHTC ONLY - FORM 8609 APPLICATION	

Equity Contribution Schedule

Amount	Date
$0	**Total**

9 # of Months - Construction Period

(do not enter - formula cell)

** Completion of Construction occurs at the time Certificate(s) of Occupancy are issued*

Acquisition of Existing Buildings - LIHTC only

If either of the following is true, complete only Section E below :	Check if true:
1 The buildings in the property are considered federally or State-assisted buildings as defined in Section 42(d)(6) of the Internal Revenue Code.	☐
2 Code.	☐

A. Ten Year Requirement

1. Placed in service date (by the latest owner) of the most recently placed in service building in the property: _____
2. Date the buildings in the property were or will be acquired by the new owner: _____
3. Number of full years between items 1. and 2. above: _____

If 3. above calculates to less than ten years, the buildings in the property are not eligible for acquisition credit.

4. If the date in 1. above was determined due to the applicability of one of the five special rules contained in Section 42(d)(2)(D)(i) of the Internal Revenue Code, please identify which rule below:

Check if true:

a. The existing buildings in the property were acquired with the buyer's basis of the buildings determined, in whole or in part, with reference to the seller's basis in such buildings. ☐

b. The existing buildings in the property were acquired with the new owner's basis determined under Section 1014(a) of the Internal Revenue Code, relating to property acquired from a decedent. ☐

c. The existing buildings in the property were acquired by a governmental unit or qualified non-profit organization; the Ten Year Requirement, determined in accordance with A.1. through A.3. above, was met with respect to that transfer; and all income from such property is exempt from Federal income taxes. ☐

d. The existing buildings in the property were acquired through foreclosure (or by instrument in lieu of foreclosure) of any purchase-money security interest held by the acquiring person; the Ten Year Requirement, determined in accordance with A.1. through A.3. above, was met with respect to that transfer; such buildings were resold within 12 months after the date such buildings were placed in service after such foreclosure. ☐

e. The existing building is a single-family residence that was acquired from an individual who owned and used such residence for no other purpose than as that individual's principal residence. ☐

B. Each existing building was (will be) acquired by purchase (as defined in Section 179(d)(2) of the Internal Revenue Code): ☐

If B. above is FALSE, the buildings in the property are not eligible for acquisition credit.

C. One or more of the existing buildings have been previously placed in service by the taxpayer (Owner) or by any related person to the taxpayer (Owner) as of the time previously placed in service: ☐

D. One or more of the existing buildings have previously received an allocation of Low-Income Housing Tax Credits: ☐

1. [If D. above is TRUE] Most recent date the owner started claiming credit for the buildings in the property: _____
2. [If D. above is TRUE] Date the owner stopped claiming credit for the buildings in the property: _____
3. [If D. above is TRUE] Date which is the end of the 15-year compliance period: _____

E. Please list the balance of all assets (other than property and equipment) on hand prior to the transfer of the property and list, of those balances, the amounts that will be acquired with the property, and also the appraised values of the property:

	Amount Acquired with Property	"As Is" Appraisal Values	
1. Cash			
2. Accounts receivable		Land	
3. Tenant security deposits		Building	
4. Reserve for Taxes and Insurance			
5. Reserve for Replacements			
6. Operating Reserves			
7. Other, define: _____			
Total	$0.00		

Rehabilitation Threshold - LIHTC only

1. Are the rehabilitation expenditures for the property allocable to one or more low-income units or of substantial benefit to such units? ☐ Yes ☐ No

   If yes to 1. above, continue with 2. below.
   If no to 1. above, the property is not eligible for acquisition credit, rehabilitation credit, or both.

2. Qualified Basis Per Low-Income Unit Test - see §42(e)(3)(A)(ii)(II)

   a. Qualified Basis of Rehabilitation Expenditures (Ignoring any adjustment for high cost areas) — $0

   b. Number of Low-Income Units in the Property — 0

   c. Qualified Basis of Rehabilitation Expenditures for each Low-Income Unit in the Property (For Calendar Year 2022 must equal or exceed $7,400) — #DIV/0!

3. Twenty Percent Test - see §42(e)(3)(A)(ii)(I)

   a. Rehabilitation Expenditures during the 24-month aggregation period — $0

   b. The Property's Adjusted Basis (**), determined without regard to depreciation, on the first day of the 24-month aggregation period — $0

   c. Rehabilitation Expenditures as a Percentage of the Property's Adjusted Basis (This percentage must be equal to or exceed 20%) — #DIV/0!

** Please provide below a detailed description and the corresponding amounts included in the Property's Adjusted Basis, without regard to depreciation, on the first day of the 24-month aggregation period for rehabilitation expenditures.

Adjusted Basis Description	Amount
	$0
	$0
	$0
	$0
Total	$0

4. $35,000 per unit Hard Rehabilitation Cost Limit (or $25,000 per unit limit for Bond Developments)
   QAP requirement - See Section 4.17

   a. Hard Cost Rehabilitation Costs for the Development (exclude costs for commercial areas or structures) — $0

   b. Number of Total Units in the Property (including Mgr/Employ units) — 0

   c. Hard Cost Rehabilitation Costs per Unit — #DIV/0!

Low Income Housing Tax Credit/HOME/HTF/WH Application
Idaho Housing and Finance Association

WH Selection Criteria Points	Points Possible	Points Earned
1. Goods and Services		
Developments located within the stated distances from goods, services, or a major employer:		
1/2 point per category for a maximum of 5 points	Max 5	5

Goods and Services - located within 1.5 mile driving distance in urban communities or 3.0 mile driving distance in rural communities.

Major Employer - located within 5.0 mile driving distance in urban communities or 10.0 mile driving distance in rural communities.

Urban Communities - communities that do not qualify as eligible communities for USDA RD Multifamily Housing programs.

Rural Communities - communities that qualify as eligible communities for USDA Multifamily Housing RD programs.

- ☑ Check — Full Service Grocery Store (does not include convenience store)
- ☑ Check — Retail Shopping (i.e., hardware, clothing store, etc.)
- ☑ Check — Police or Fire Station
- ☑ Check — Pharmacy
- ☑ Check — Post Office
- ☑ Check — Bank/Credit Union
- ☑ Check — Public Park
- ☑ Check — Education Facility (includes K-12 schools, university, adult education, vocational school, community college)
- ☐ Check — Public Library
- ☑ Check — Health Club or Recreational Center (i.e., YMCA, etc.)
- ☑ Check — Hospital or Medical Clinic, Medical or Dental Office
- ☑ Check — Social Services Center or Licensed Childcare Facility (i.e., Senior Citizen center or Community Center)
- ☑ Check — Bus stop, transit stop (i.e., Park & Ride, etc.)
- ☑ Check — Public greenbelt bike/walking path access (does not include city sidewalks or street bike paths)
- ☑ Check — Major Employer (as documented in the Market Study or Appraisal)

Third party mileage documentation must accompany the application (i.e., Mapquest, Google Maps, etc.) or distance measured by street/road access must be documented in the market study or appraisal that is submitted with the application.

WH Selection Criteria Points	Points Possible	Points Earned
2. Public Housing Authority Wait List Developments which give preference to persons on Public Housing Authority waiting lists. Preference given for 100% of the rent-restricted units. *To receive points in this category, a certification signed by the sponsor and the property management company must accompany the application (See Exhibit I for required format).* *Copy of the development's executed Management Plan that includes a Tenant Selection Policy that evidences the waitlist preferences will be required at the time the development places in service.* ☑ Check if this applies	1	1
3. Handicap Wait List Developments leasing rent restricted units who commit to giving a waitlist preference to households that contain one or more members with a handicap as defined in the Fair Housing Act. Fair Housing Act: Sec 802 [42 U.S.C. 3602] Definitions: Handicap means, with respect to a person: *(1) a physical or mental impairment which substantially limits one or more of such person's major life activities;* *(2) a record of such an impairment, or* *(3) being regarding as having such an impairment, but such term does not include current, illegal use or addiction to a controlled substance [as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)]* *To receive points in this category, a certification signed by the sponsor and the property management company must accompany the application (See Exhibit I for required format).* *Copy of the development's executed Management Plan that includes a Tenant Selection Policy that evidences the development's waitlist preferences will be required at the time the development places in service.* ☑ Check if this applies	1	1

	Points Possible	Points Earned
4. Larger Units Developments which are targeted to larger households (those with children or populations of individuals wishing to cost-share cia shared living arrangements) designate the following percentages of the restricted units to three-bedroom or larger units for households. Such development must provide appropriate communal amenities for children, familites, or groups of individuals (e.g., open space, playground, laundry, gym, pet areas, etc.). ◉ N/A 5.00% to 9.99% of the rent restricted units…….. 2 pt ○ Choose 10.00% or greater of the rent restricted units ……..3 pt ○ Choose	Max 3	0
5. Sponsor Experience Sponsors who have a history of satisfactory affordable housing compliance performance. *To be considered in this category, development(s) must have placed in service and have completed no less than three (3) years of compliance reviews. Development(s) will be deemed in compliance unless a review has evidenced a history of substantial noncompliance in which case the points will not be awarded. Further, the Association, at its sole discretion, may take into consideration additional criteria if requested by a sponsor to satisfy the management capacity and experience of the sponsor.* NOTE: *Substantial Noncompliance is defined as any property reviews currently at a below average or unsatisfactory rating. This rating is based on general physical condition and appearance; leasing and occupancy; and general management of operations. In addition, the owner must not have open notices of noncompliance with the respective regulatory agency or have any instances of late submission of required monitoring fees and annual reports, subject to the determination by IHFA's Compliance Department in its sole discretion.* The sponsor will provide IHFA with the authorization to contact any Allocation Agencies by signing the Sponsor's Previous Participation Certification (Sponsor Certification File) of the WH application. Sponsor in this category is defined as the owner of the development, and includes at least one individual or entity of the owner with 50% control or more. If ownership is vested without at least 50% control, then all individuals or entities must meet the requirement. In any event, determinations under this category are subject to the review and approval of the allocating agency in its sole discretion. Points may be awarded to projects in which the Sponsor does not qualify for the Experience Points but has retained the services of a property management company for the project that, at the sole discretion of the Association, does qualify for the Experience Points. Services must be retained for at least three (3) years. Awarding these points for property management experience in lieu of Sponsor Experience is at the sole discretion of the Association. In making a determination to award points, the Association will consider circumstances which are beyond the Sponsor's control, such as accidents or acts of nature, or recent acquisitions or assignments of distressed properties; Sponsors are encouraged to contact the Association prior to applying for WH funds to discuss any potential properties in these cases. ☑ Check if this applies	15	15

WH Selection Criteria Points	Points Possible	Points Earned
6. Qualified Census Tract, Dofficult-to-Develop Area, and Areas of Opportunity Developments located in a qualified census tract, difficult-to-develop area, or a census tract with a poverty rate that is equal to or less than the State of Idaho's overall average of 11.2% to receive points in this category: FFIEC Online Census Data System – for poverty rates by census tracts: https://www.ffiec.gov/census/default.aspx State: 16-Idaho (ID) Click "Retrieve by County" Select County that the development will be located in Click "Get Census Demographic Under Data Report Links - Click: "Income" Information is listed by census tract number % Below Poverty Line – must be equal or less than 11.2% to quality for points ☐ Check if this applies	2	0
7. Extra Necessity Developments located in a Primary Market Area ("PMA") with a target rental vacancy of 3.00% or less, as documented in the market study or appraisal that is submitted with the WH application. ☑ Check if this applies	6	6
8. Veterans Affairs Supportive Housing Developments which give a waitlist preference to persons with HUD Veterans Affairs Supportive Housing (VASH) vouchers To receive points in this category, a certification signed by the sponsor and the property management company must accompany the application (See Exhibit I for required format). Copy of the development's executed Management Plan that includes a Tenant Selection Policy that evidences the development's waitlist preferences will be required at the time the development places in service. ☑ Check if this applies	2	2
9. Federal Funding Sources Developments that include no other non-ARPA federal funding in the financing sources. *Non-ARPA Federal Funding includes any competitive or non-competitive funds originating from federal government entities (e.g. LIHTC, HOME, HTF, tax-exempt bonds, etc.) and does not include any awards from a local governmental entity's ARPA-SLFRF allocations. ☑ Check if this applies	5	5

WH Preference Points

Points Possible	Points Earned

The Act also requires that, during the selection process, preference is granted to developments that receive local governmental matching assistance/commitment to the creation of WH. The Act also encourages long-term solutions to the affordable housing crisis affecting the general workforce. Accordingly, the Association will grant preference points to eligible developments as follows:

1. Local Government Support

Developments that receive local government assistance in any financial form, including local ARPA-SLFRF funds.

☑ Check if this applies

5 | 5

2. Matching Support

Developments that receive matching assistance in a cumulative amount within one of the following percent ranges of Total Development Cost will be awarded the corresponding additional points:

Max 10 | 1

% of Total Development	Points	
0.01% to 3.99%	1	◉ Choose
4.00% to 5.99%	3	○ Choose
6.00% to 7.99%	5	○ Choose
8.00% to 9.99%	7	○ Choose
10.00% or Greater	10	○ Choose
		○ N/A

Total Development Cost in this category does not include Developer/Consultant Fees or Development Reserves and will be

NOTE: Non-monetary assistance must be supported by a third–party documentation that values the assistance at the time of application. Any proposed assistance, at the Association's sole discretion, can be included for this calculation. Examples include, but are not limited to, city-allocated HOME funds, Tax Increment Financing, in kind contributions, donations, or permit or impact fee reductions.

Documentation regarding proposed conditions and terms of the assistance must also accompany the Application. Percentage calculation will be based on cumulative sources that are eligible in the category.

Land contributions, including favorable term land leases, will only be considered in this category if the donor of the land is an unrelated party to the Developer and Sponsor. Documentation (real estate purchase and sale agreement, appraisal, etc.) must make reference to the value of the donation as an established purchase price.

An eligible 'unrelated party' is any vested owner of the land who does NOT have an identity of interest and is not a related party with respect to the development.

'Identity of interest' or 'related party' means ownership of 50% or more of a separate entity of the development team (Related Entity) by the sponsor or developer, alone or as part of a group of other persons or entities, or ownership of 50% or more of the respective sponsor or developer by the Related Entity. In this definition, an identity of interest is present even if the sponsor or developer has no voting rights in the Related Entity, or if the Related Entity has no voting rights in the respective sponsor or developer. Registered agents, executive directors, officers, employees, or family members of such sponsor, developer or Related Entity may be considered as a 'related party'.

WH Preference Points	Points Possible	Points Earned
3. Extended Use Developments that are obligated to provide affordable WH use for at least 20 years beyond the initial required 20-year period of affordability. NOTE: This obligation will be set forth in the Workforce Housing Regulatory Agreement. ☑ Check if this applies	10	10
4. Cost Containment Projects efficiently utilizing WH funds will be awarded the following points	Max 8	0

For Urban or MF projects with ≥20 units

WH Dollars per WH Unit	Points (select)
≤ $50,000	8 ○ Choose
$50,001 - $74,999	6 ○ Choose
$75,000 - $99,999	4 ○ Choose
$100,000 - $124,999	2 ○ Choose
≥ $125,000	0 ◉ Choose

For Rural or MF projects with <20 units

WH Dollars per WH Unit	Points (select)
≤ $100,000	8 ○ Choose
$100,001 - $124,999	6 ○ Choose
$125,000 - $149,999	4 ○ Choose
$150,000 - $174,999	2 ○ Choose
≥ $200,000	0 ○ Choose

WH Selection Criteria Points

		Points Available	Self Score
1	Goods and Services	Max 5	5
2	Public Housing Authority Wait List	1	1
3	Handicap Wait List	1	1
4	Larger Units	Max 3	0
5	Sponsor Experience	15	15
6	Qualified Census Tract, Dofficult-to-Develop Area, and Areas of Opportunity	2	0
7	Extra Necessity	6	6
8	Veterans Affairs Supportive Housing	2	2
9	Federal Funding Sources	5	5

WH Preference Points

1	Local Government Support	5	5
2	Matching Support	Max 10	1
3	Extended Use	10	10
4	Cost Containment	Max 8	0

TOTAL SELF SCORE **51**

12th & Hoopes
Idaho Falls, Idaho



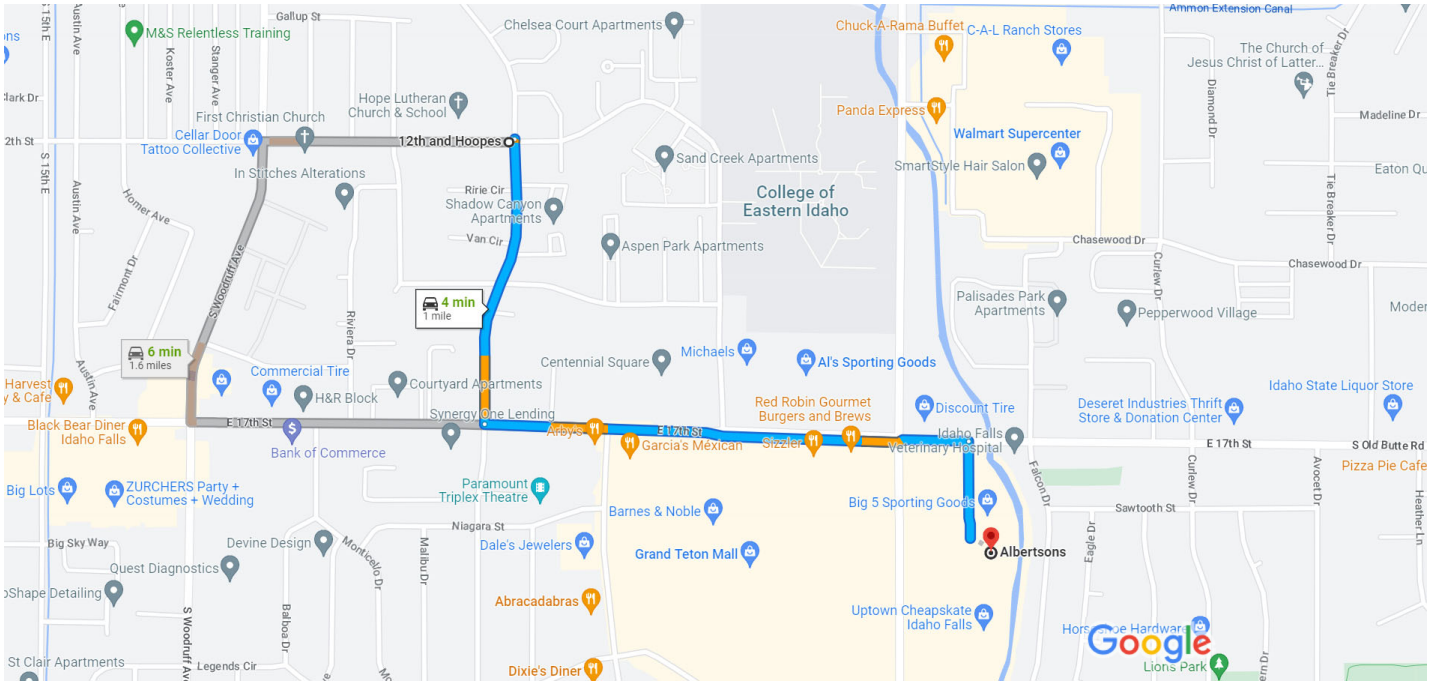
FULL SERVICE GROCERY STORE

1. Albertsons 1.0 miles
2. Winco Foods 1.1 miles
3. Natural Grocers 1.0 miles
4. Walmart Super Center 1.3 miles
5. Sam's Club 1.9 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Albertsons, 1901 S 25th E, Ammon, ID 83406

Drive 1.0 mile, 4 min



Map data ©2023 500 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 4 min, 1.0 mile

Fastest route now due to traffic conditions

via E 17th St/S Old Butte Rd — 6 min, 1.6 miles

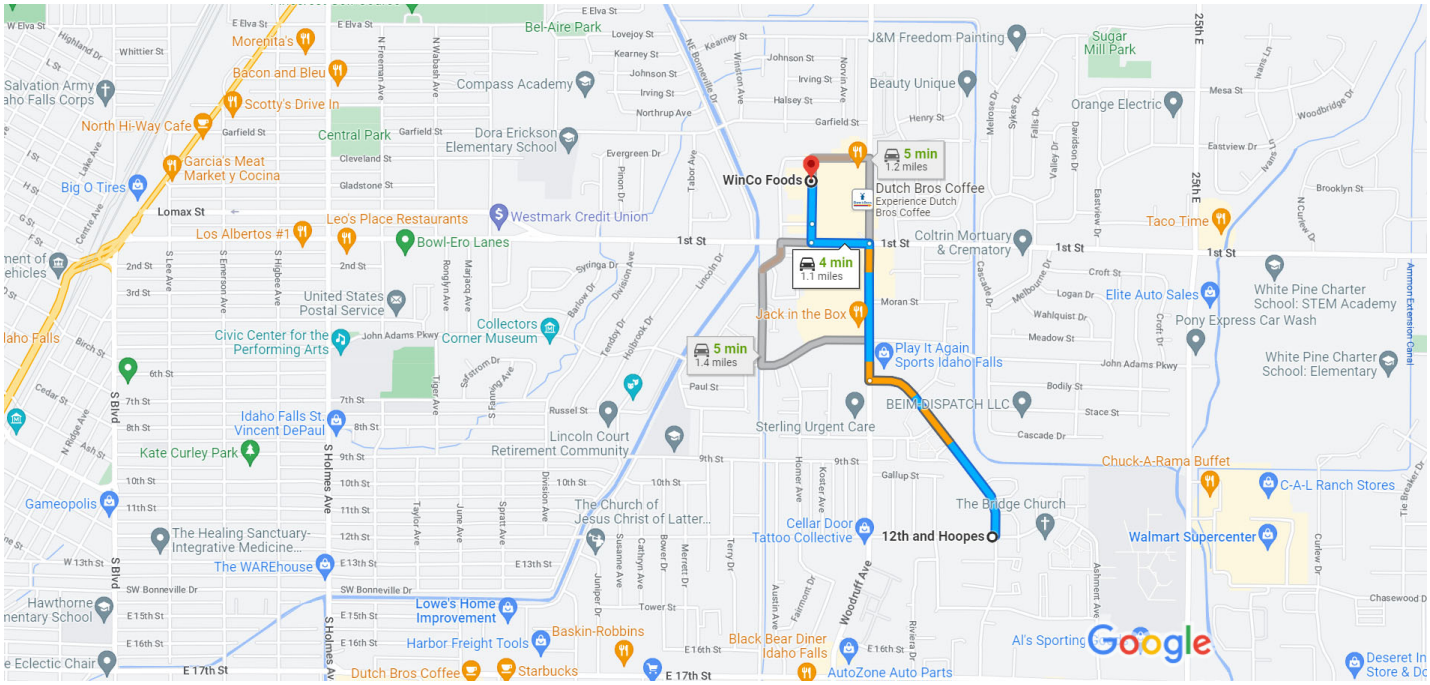
Explore Albertsons

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to WinCo Foods, 333 N Woodruff Ave, Idaho Falls, ID 83401

Drive 1.1 miles, 4 min



Map data ©2023 1000 ft

via Hoopes Ave and S Woodruff Ave — 4 min, 1.1 miles

Fastest route now due to traffic conditions

via Hoopes Ave, S Woodruff Ave and Caribou St/Easy St — 5 min, 1.2 miles

via Hoopes Ave — 5 min, 1.4 miles

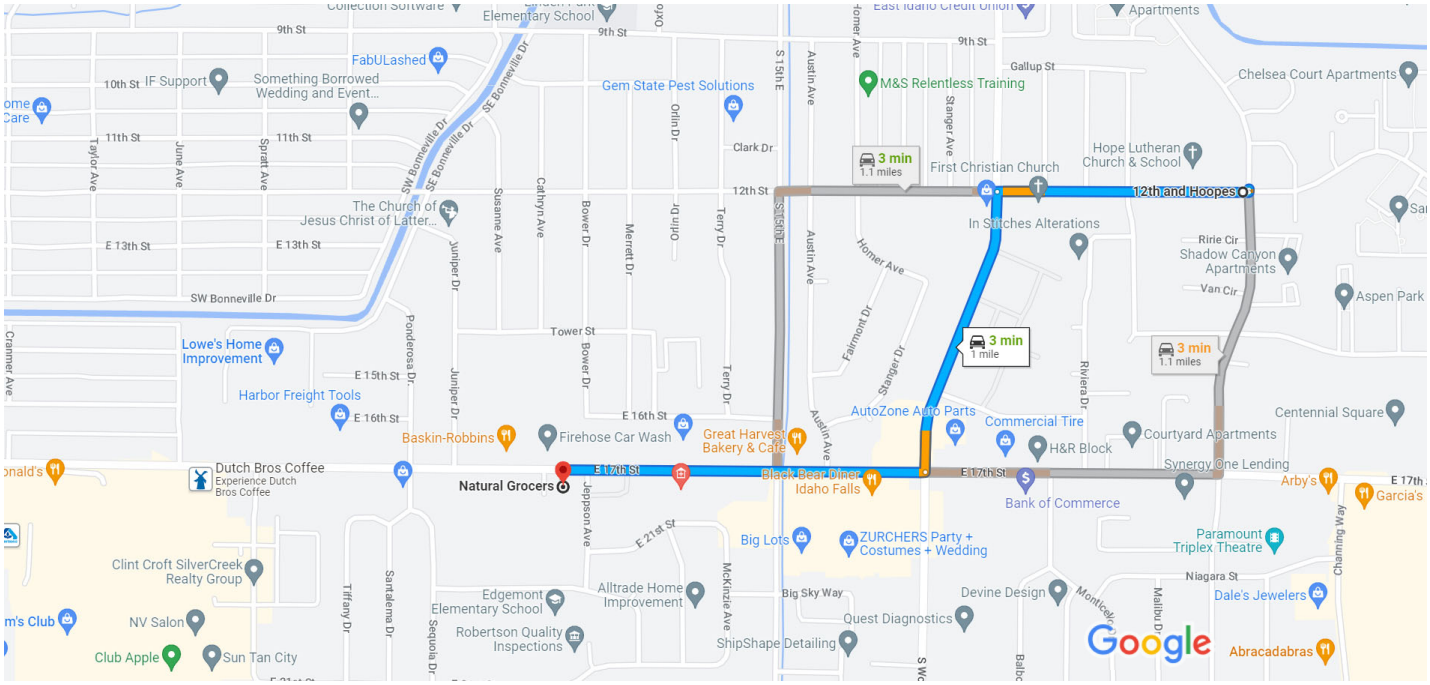
Explore WinCo Foods

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Natural Grocers, 1270 E 17th St, Idaho Falls, ID 83404

Drive 1.0 mile, 3 min



Map data ©2023 500 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 3 min, 1.1 miles

Best route now due to traffic conditions

via 12th St, S Woodruff Ave and E 17th St/S Old Butte Rd — 3 min, 1.0 mile

via 12th St and S 15th E/St Clair Rd — 3 min, 1.1 miles

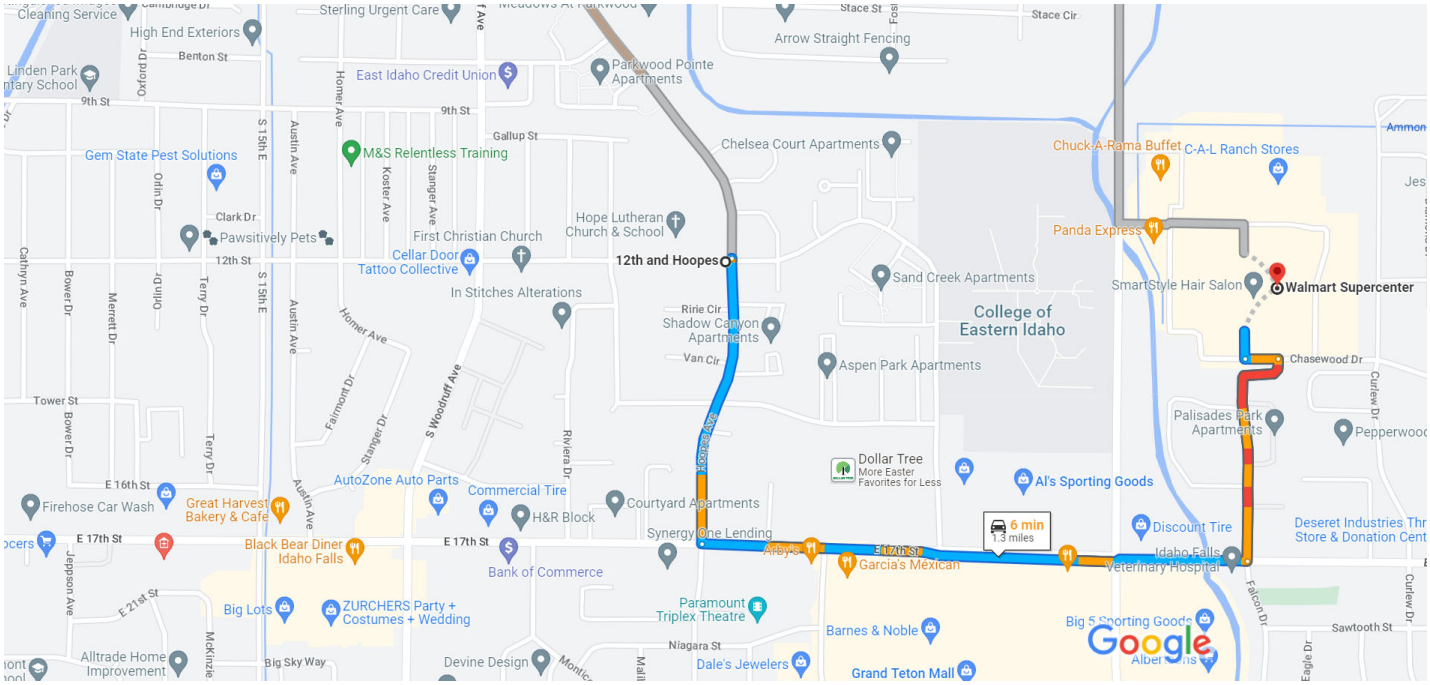
Explore Natural Grocers

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Walmart Supercenter, 1201 S 25th E, Ammon, ID 83406

Drive 1.3 miles, 6 min



Map data ©2023 500 ft

via E 5th St/John Adams Pkwy — 5 min

Fastest route now due to traffic conditions — 1.6 miles

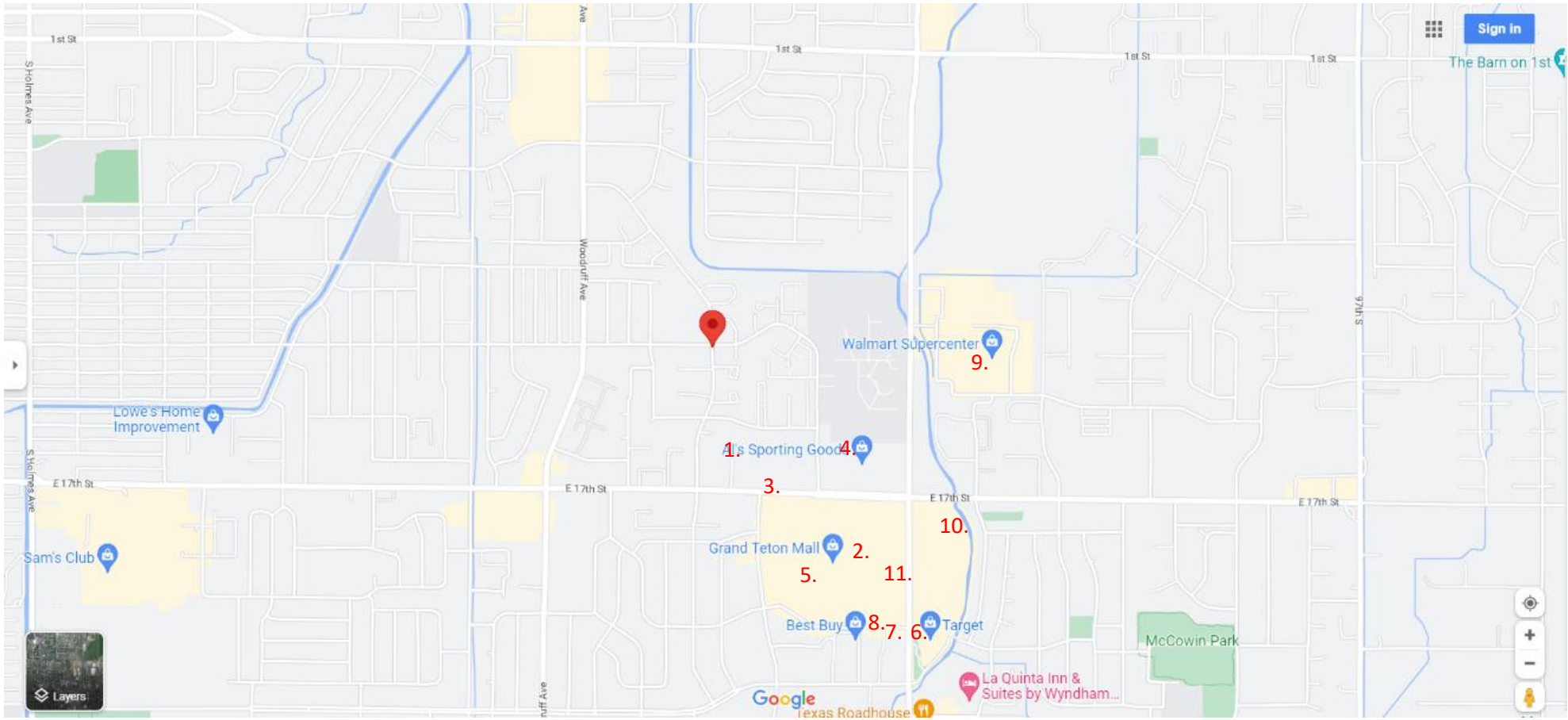
via Hoopes Ave and E 17th St/S Old Butte Rd — 6 min

Some traffic, as usual — 1.3 miles

Explore Walmart Supercenter

Restaurants | Hotels | Gas stations | Parking Lots | More

12th & Hoopes
Idaho Falls, Idaho



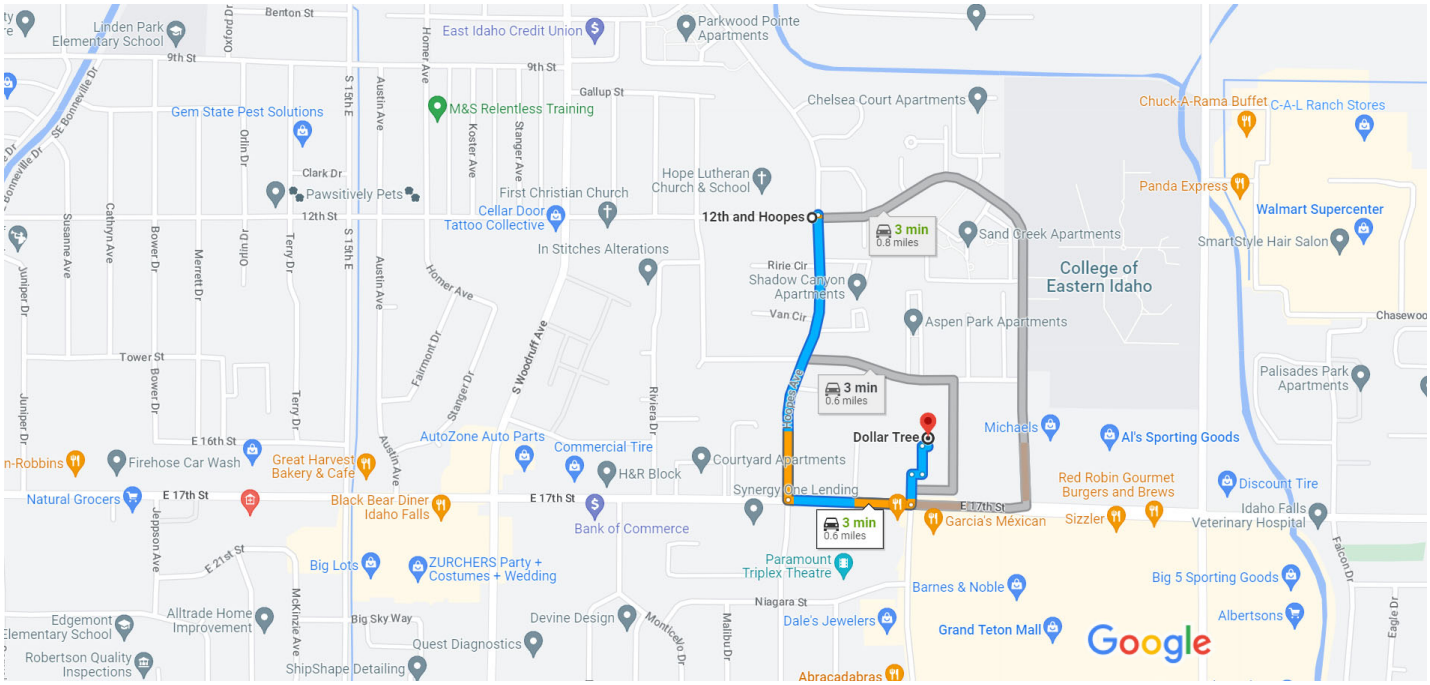
RETAIL SHOPPING

1. Grand Teton Mall 0.5 miles
2. Teton Village Shopping Mall 0.5 miles
3. Dollar Tree 0.6 miles
4. Michael's 0.6 miles
5. Barnes & Noble 0.8 miles
6. Target 1.2 miles
7. Ross Dress for Less 1.1 miles
8. Best Buy 1.0 miles
9. Walmart Super Center 1.3 miles
10. Big 5 Sporting Goods 1.0 miles
11. Lens Crafters 0.8 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Dollar Tree, 2145 E 17th St, Idaho Falls, ID 83404

Drive 0.6 mile, 3 min



Map data ©2023 500 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 3 min, 0.6 mile

Fastest route now due to traffic conditions

via Hoopes Ave and Alan St/Nixon Ave — 3 min, 0.6 mile

via Ashment Ave — 3 min, 0.8 mile

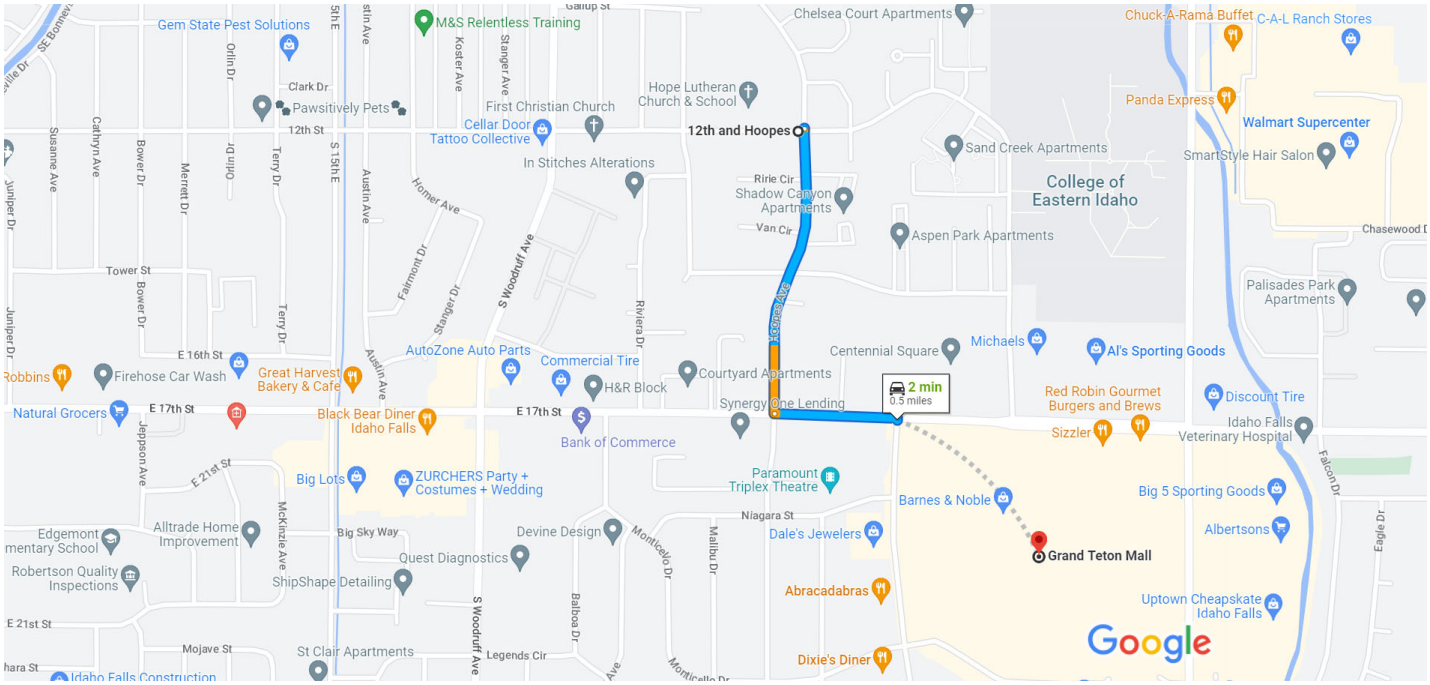
Explore Dollar Tree

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Grand Teton Mall, 2300 E 17th St, Idaho Falls, ID 83404

Drive 0.5 mile, 2 min



Map data ©2023 500 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 2 min, 0.5 mile

Fastest route now due to traffic conditions

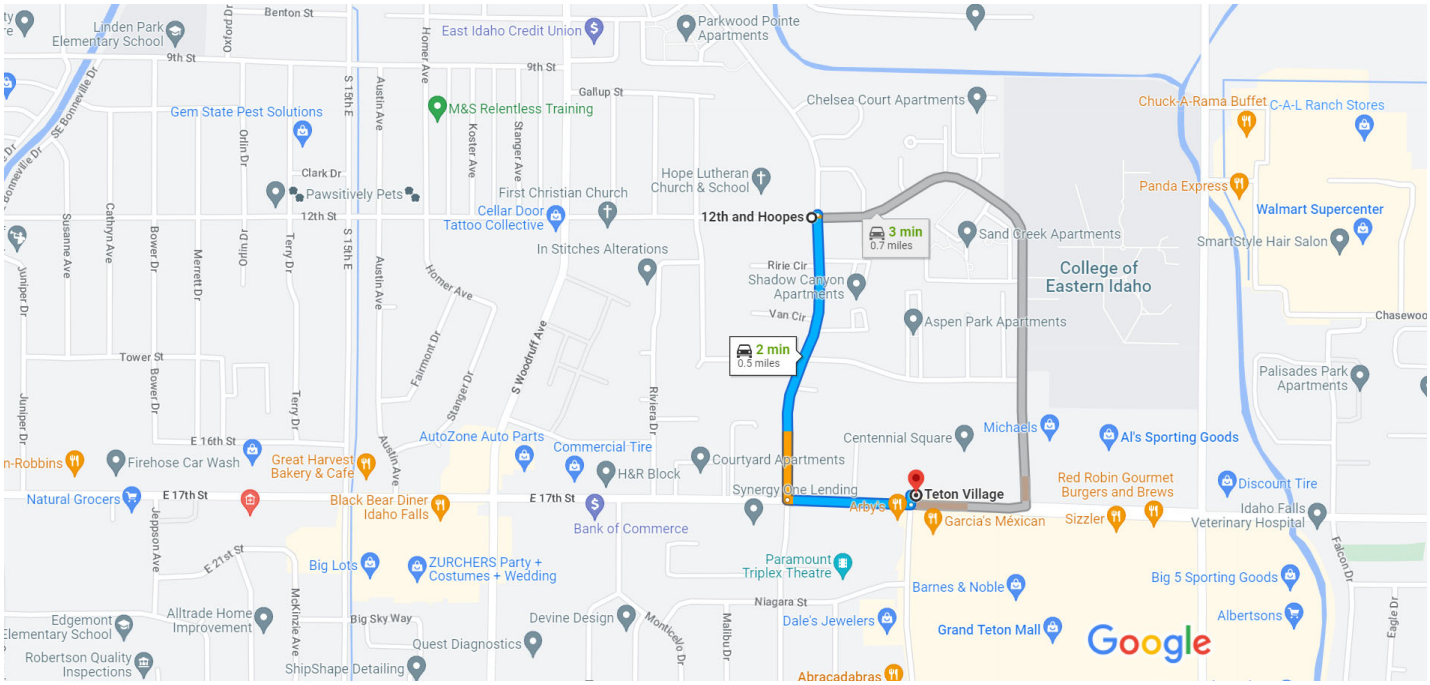
Explore Grand Teton Mall

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Teton Village, 2139 E 17th St, Idaho Falls, ID 83404

Drive 0.5 mile, 2 min



Map data ©2023 500 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 2 min — 0.5 mile

Fastest route now due to traffic conditions

via Ashment Ave — 3 min — 0.7 mile

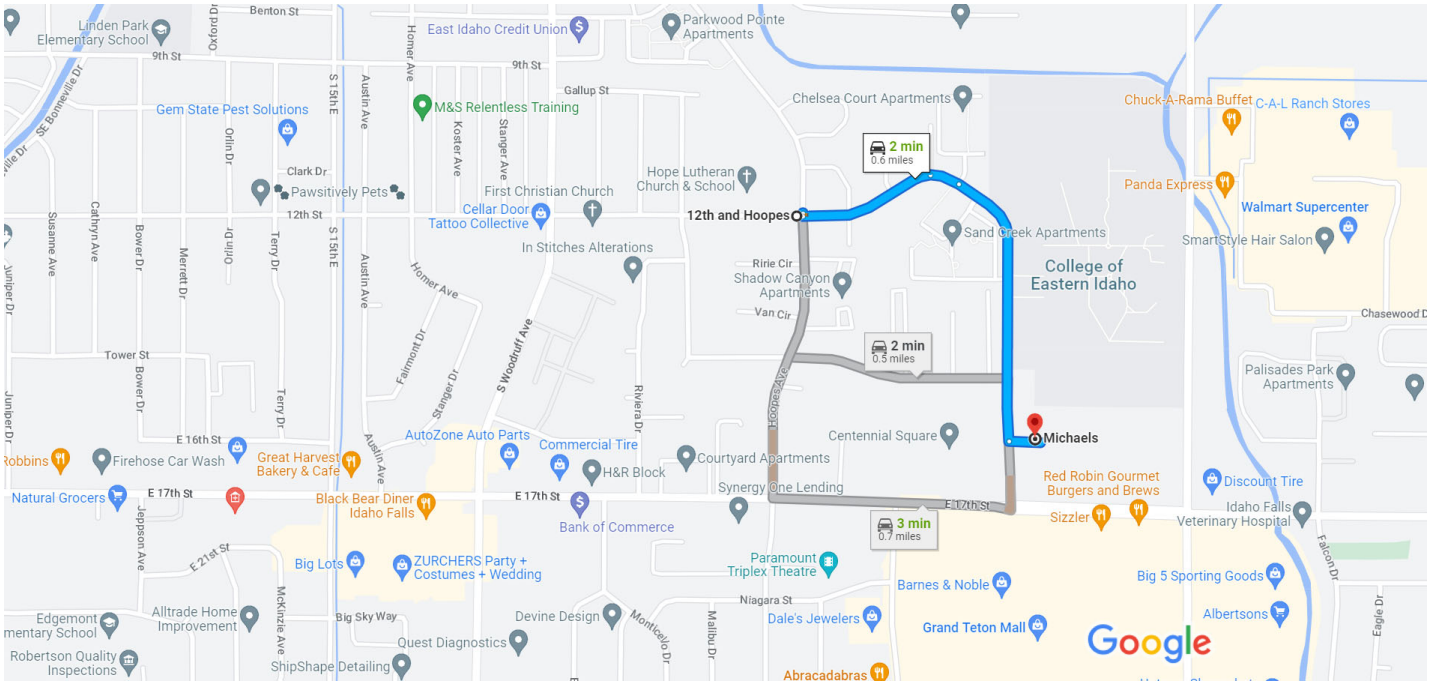
Explore Teton Village

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Michaels, 2345 E 17th St B, Idaho Falls, ID 83404

Drive 0.6 mile, 2 min



Map data ©2023 500 ft

via 12th St and Ashment Ave — 2 min
Fastest route now due to traffic conditions — 0.6 mile

via Hoopes Ave and Alan St/Nixon Ave — 2 min
0.5 mile

via Hoopes Ave and E 17th St/S Old Butte Rd — 3 min
0.7 mile

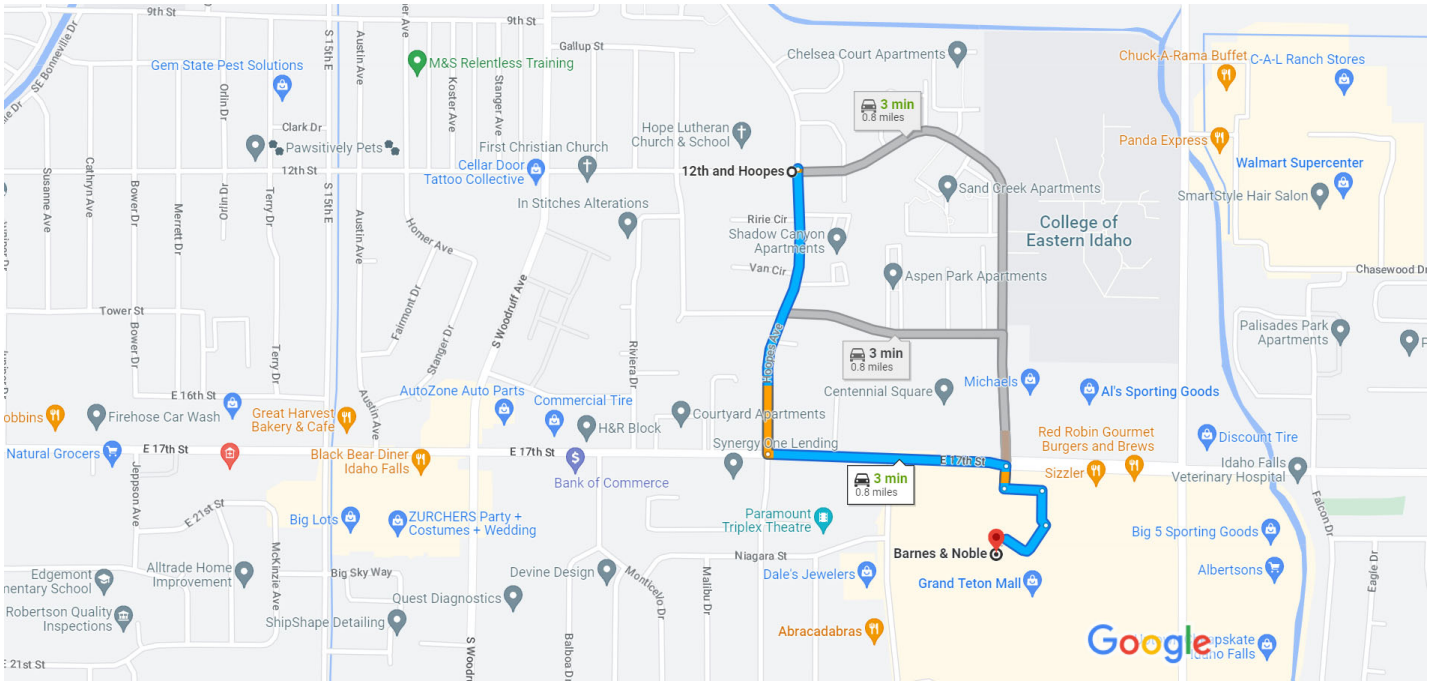
Explore Michaels

Restaurants | Hotels | Gas stations | Parking Lots | More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Barnes & Noble, 2300 E 17th St Suite #1101, Idaho Falls, ID 83404

Drive 0.8 mile, 3 min



Map data ©2023 500 ft

via Ashment Ave — 3 min
Fastest route now due to traffic conditions — 0.8 mile

via Hoopes Ave and E 17th St/S Old Butte Rd — 3 min
0.8 mile

via Alan St/Nixon Ave — 3 min
0.8 mile

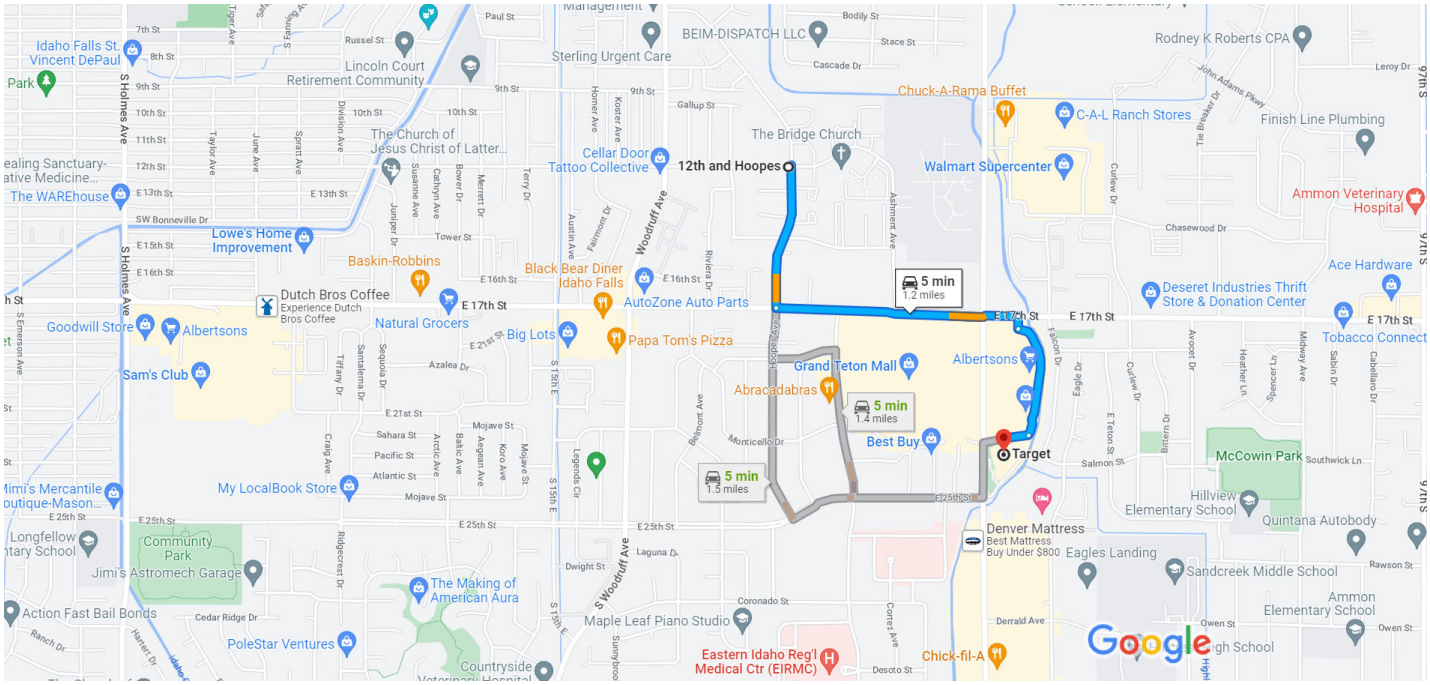
Explore Barnes & Noble

Restaurants | Hotels | Gas stations | Parking Lots | More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Target, 2171 S 25th E, Idaho Falls, ID 83406

Drive 1.2 miles, 5 min



Map data ©2023 1000 ft

via Hoopes Ave and E 25th St — 5 min
Best route now due to traffic conditions — 1.5 miles

via Hoopes Ave and E 17th St/S Old Butte Rd — 5 min
1.2 miles

via Hoopes Ave, Channing Way and E 25th St — 5 min
1.4 miles

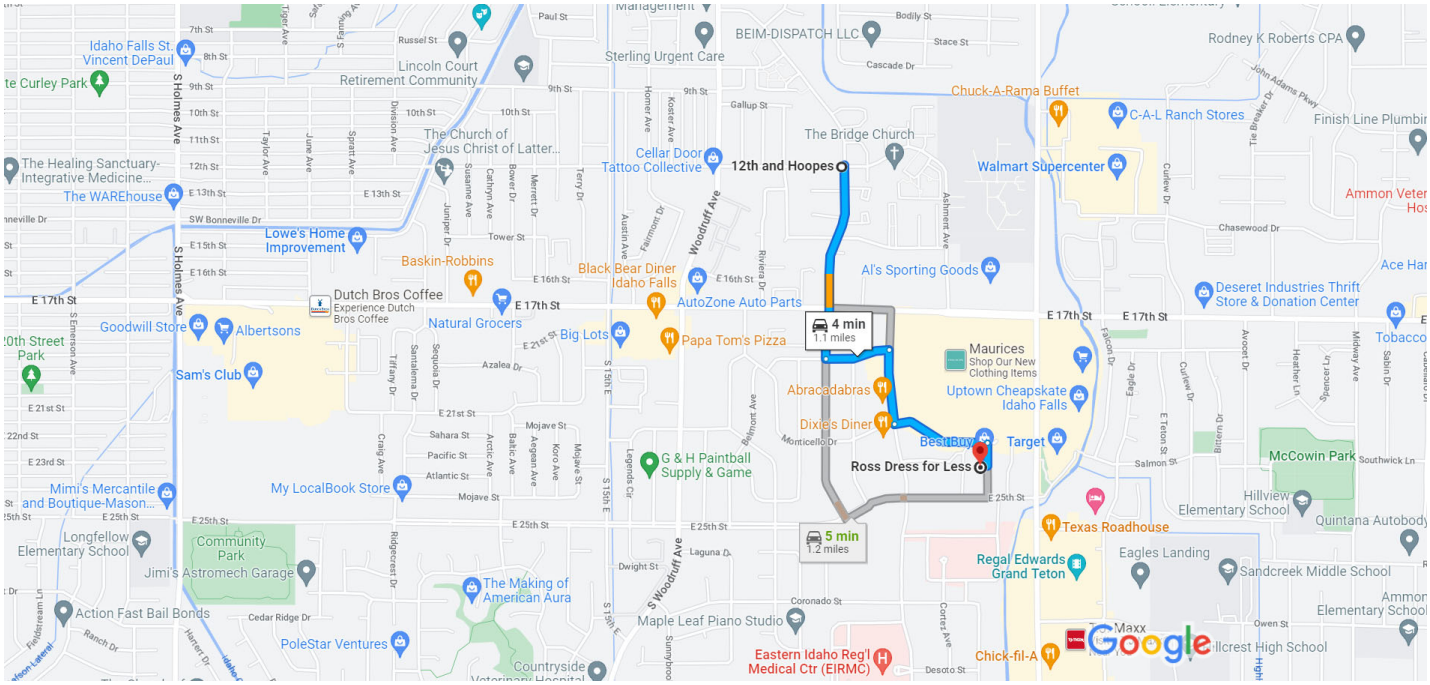
Explore Target

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Ross Dress for Less, 2406 S 25th E, Idaho Falls, ID 83404

Drive 1.1 miles, 4 min



Map data ©2023 1000 ft

via Hoopes Ave — **4 min**
Best route now due to traffic conditions — 1.1 miles

via Hoopes Ave and Channing Way — **4 min**
1.0 mile

via Hoopes Ave and E 25th St — **5 min**
1.2 miles

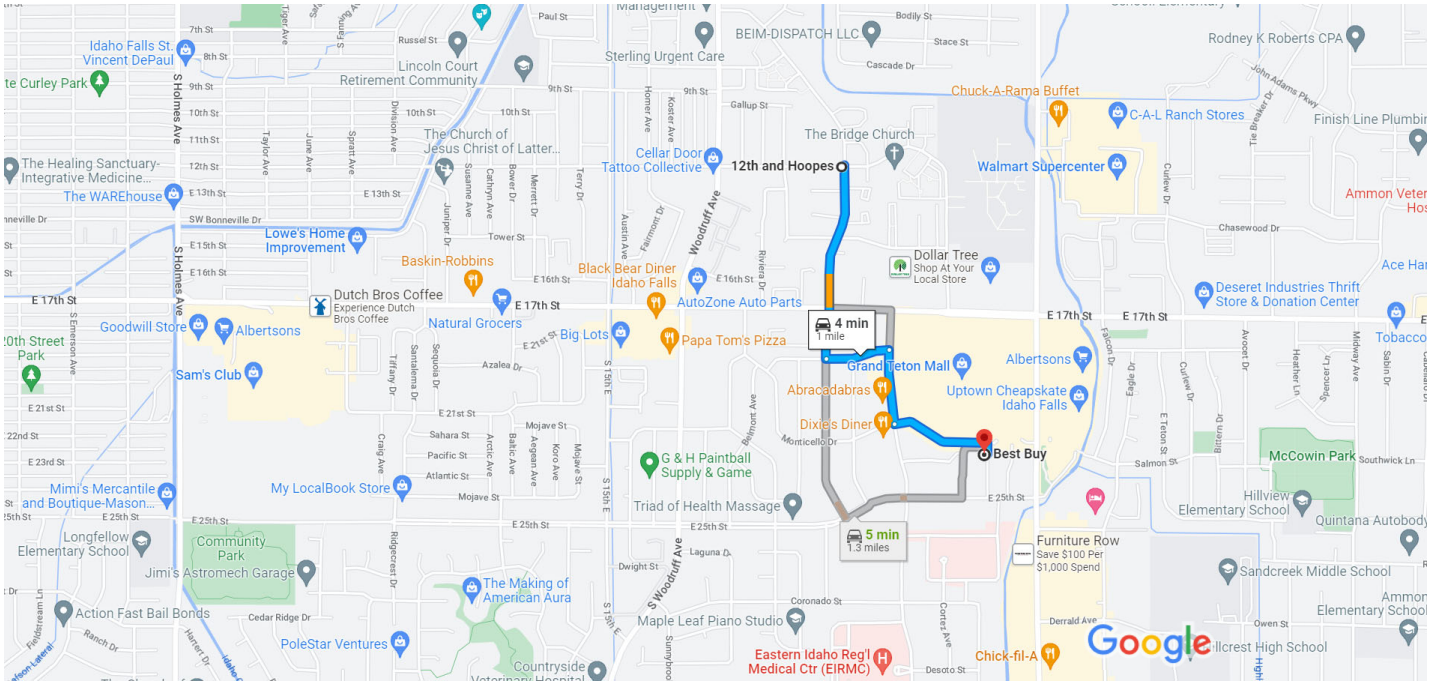
Explore Ross Dress for Less

Restaurants | Hotels | Gas stations | Parking Lots | More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Best Buy, 2404 S 25th E, Idaho Falls, ID 83404

Drive 1.0 mile, 4 min



Map data ©2023 1000 ft

via Hoopes Ave — 4 min
Best route now due to traffic conditions — 1.0 mile

via Hoopes Ave and Channing Way — 4 min
1.0 mile

via Hoopes Ave and E 25th St — 5 min
1.3 miles

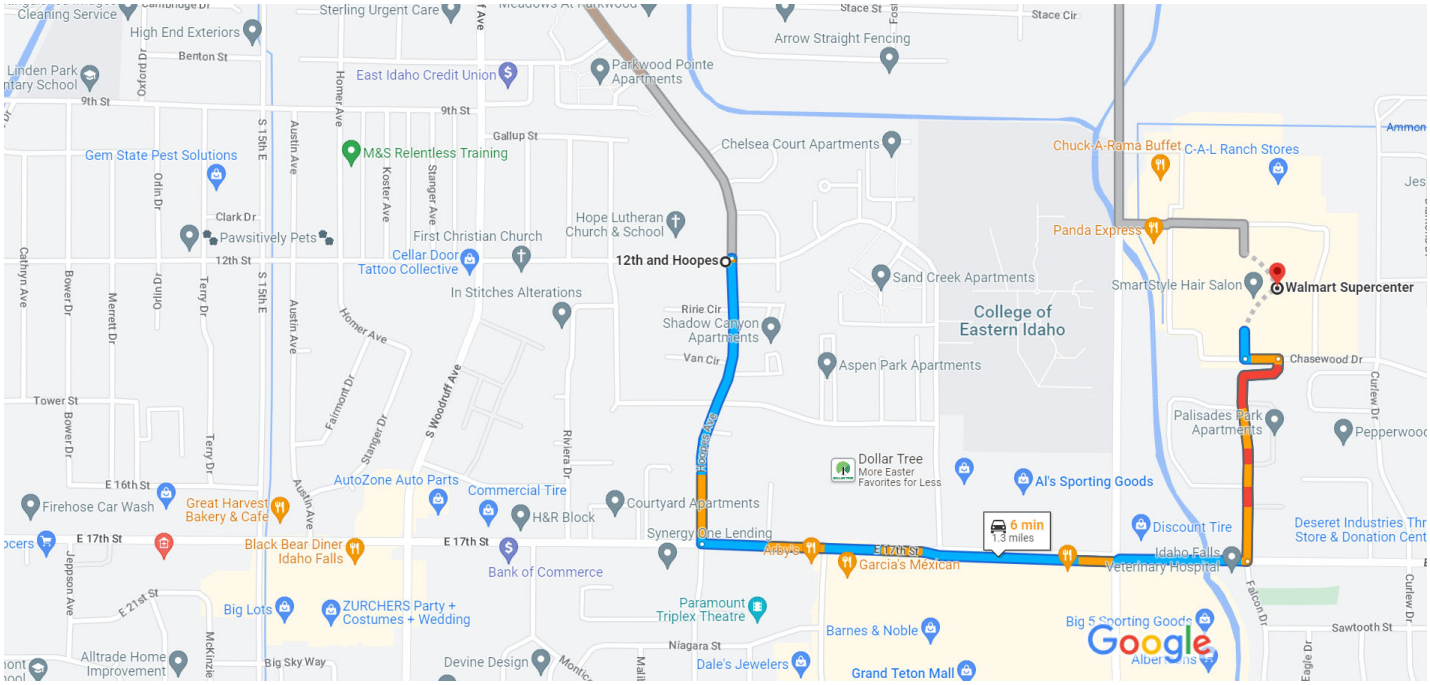
Explore Best Buy

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Walmart Supercenter, 1201 S 25th E, Ammon, ID 83406

Drive 1.3 miles, 6 min



Map data ©2023 500 ft

via E 5th St/John Adams Pkwy — 5 min

Fastest route now due to traffic conditions — 1.6 miles

via Hoopes Ave and E 17th St/S Old Butte Rd — 6 min

Some traffic, as usual — 1.3 miles

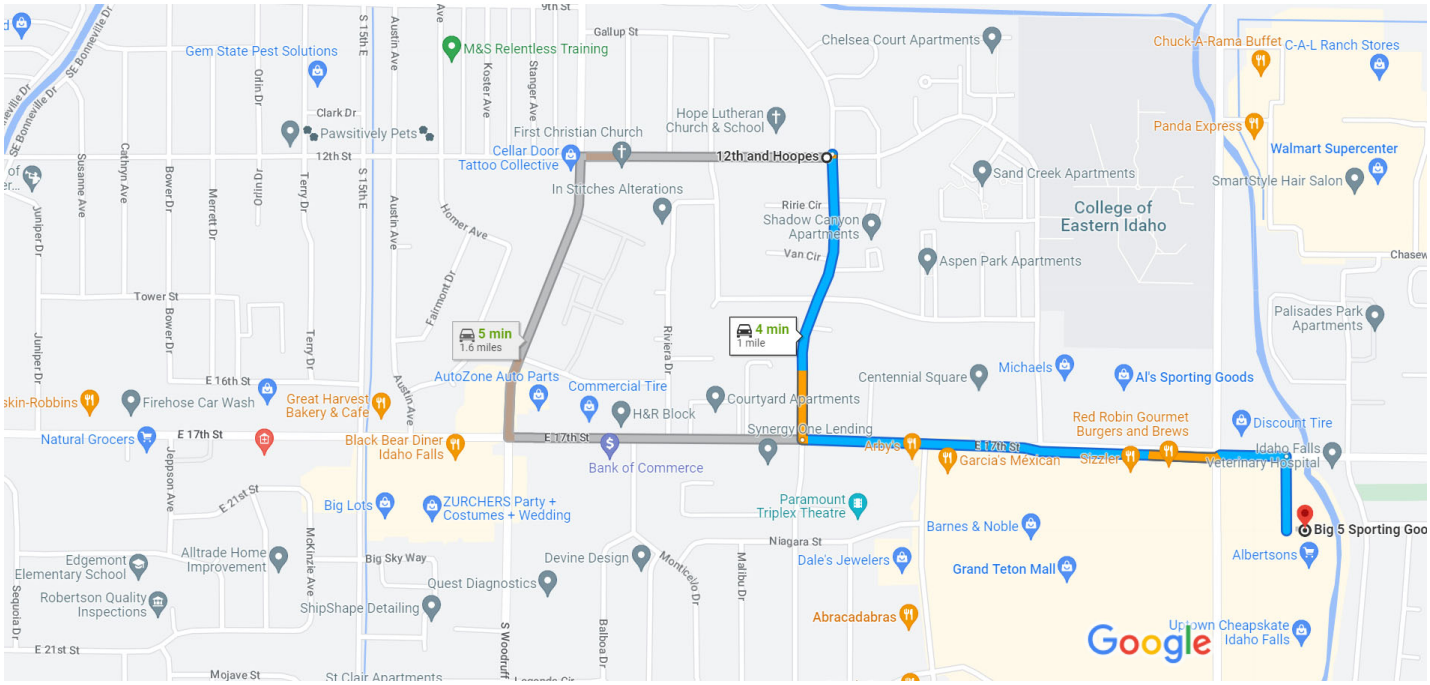
Explore Walmart Supercenter

Restaurants | Hotels | Gas stations | Parking Lots | More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Big 5 Sporting Goods, 1851 S 25th E, Ammon, ID 83406

Drive 1.0 mile, 4 min



Map data ©2023 500 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 4 min, 1.0 mile

Fastest route now due to traffic conditions

via E 17th St/S Old Butte Rd — 5 min, 1.6 miles

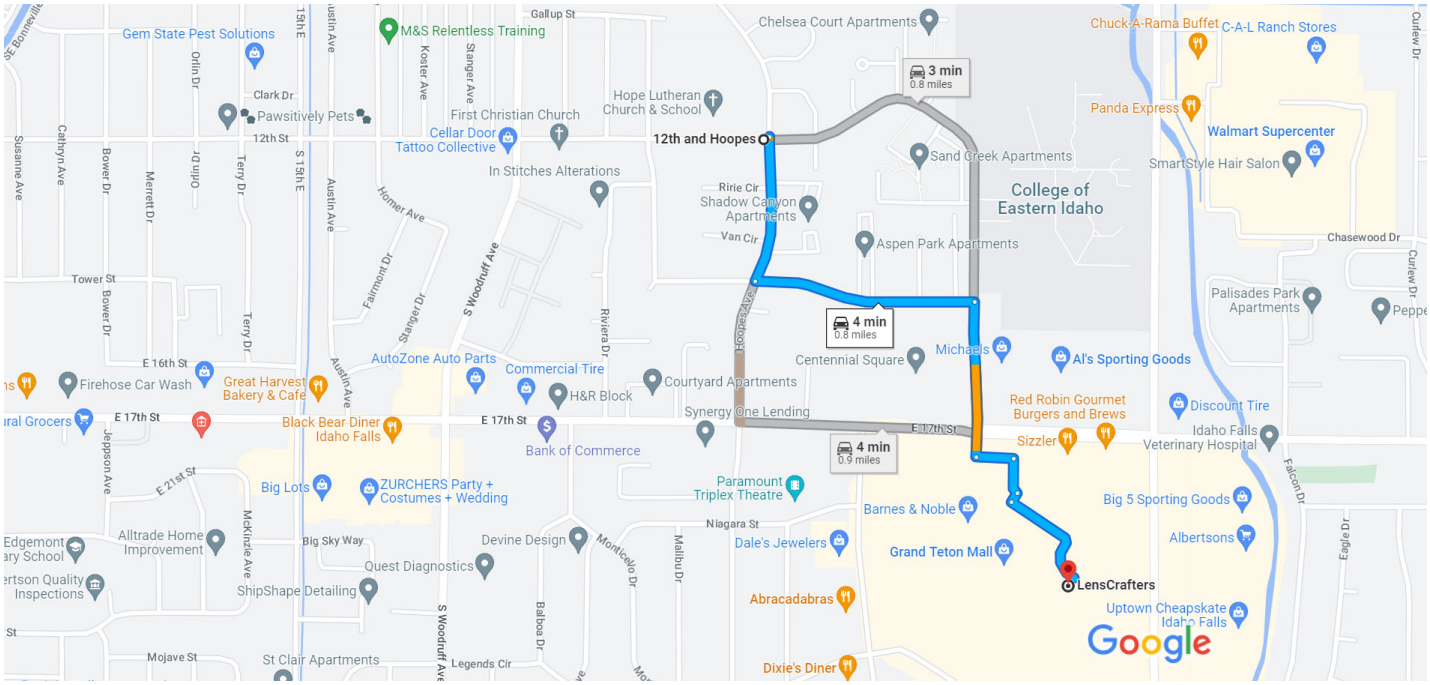
Explore Big 5 Sporting Goods

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to LensCrafters, 2300 E 17th St Spc 1268, Idaho Falls, ID 83404

Drive 0.8 mile, 4 min



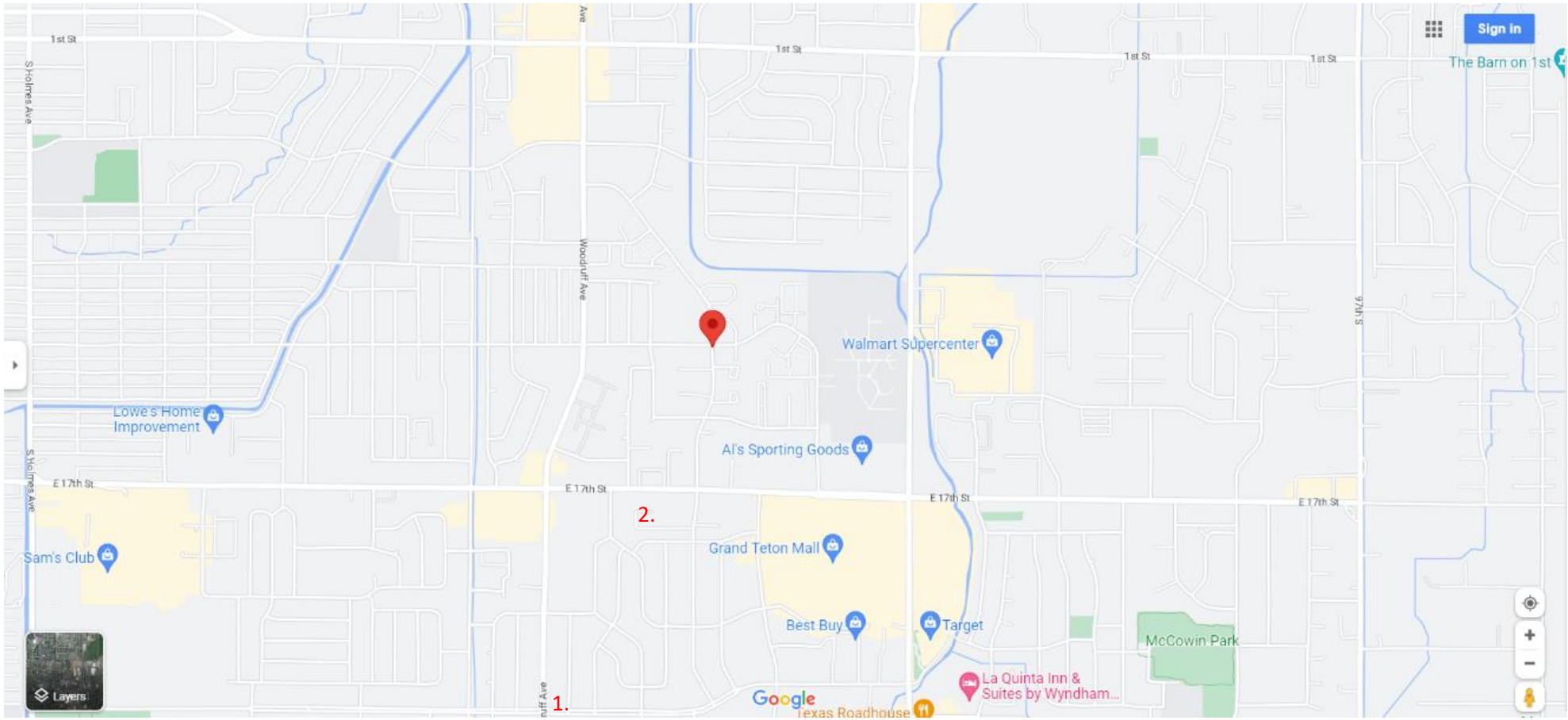
Map data ©2023 500 ft

via Ashment Ave Fastest route now due to traffic conditions	3 min 0.8 mile
via Hoopes Ave and E 17th St/S Old Butte Rd	4 min 0.9 mile
via Alan St/Nixon Ave	4 min 0.8 mile

Explore LensCrafters

Restaurants Hotels Gas stations Parking Lots More

12th & Hoopes
Idaho Falls, Idaho



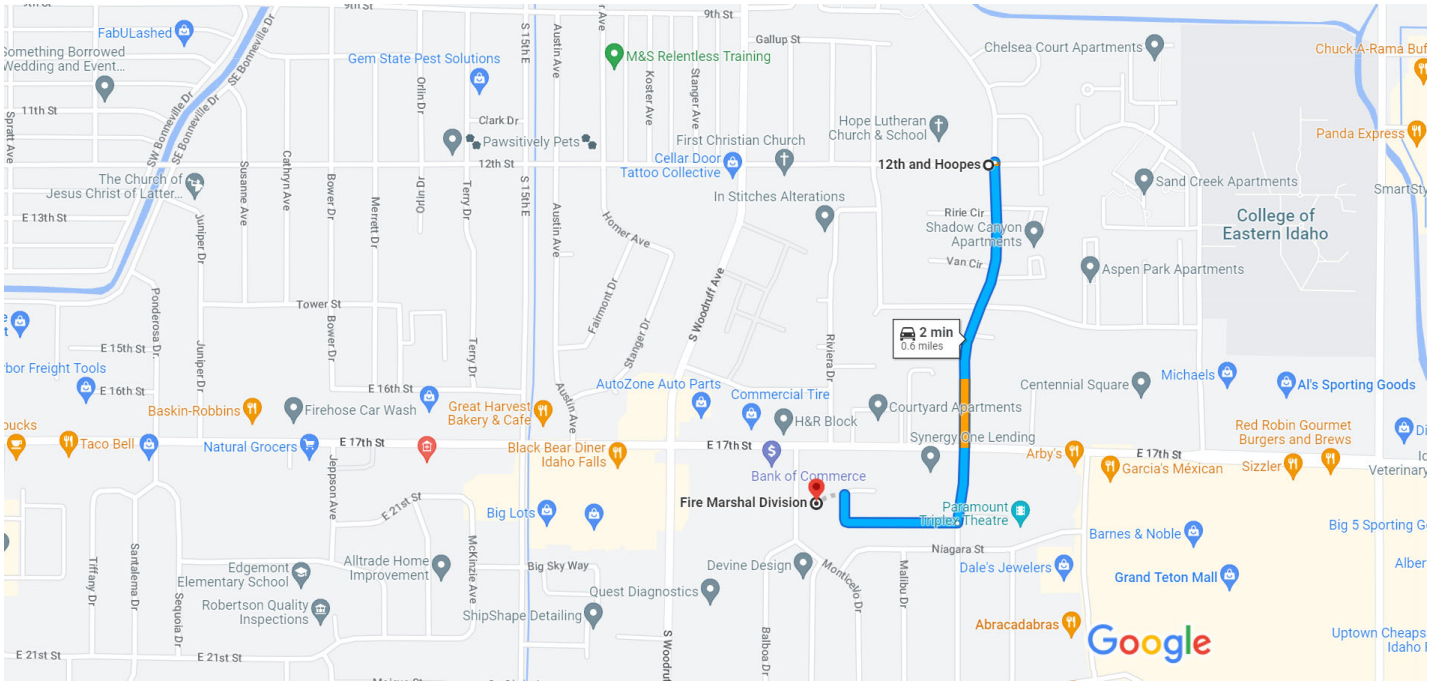
POLICE OR FIRE STATION

1. Fire Marshall Division 0.6 miles
2. Fire Station #4 1.6 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Fire Marshal Division, 1820 E 17th St # 220, Idaho Falls, ID 83404

Drive 0.6 mile, 2 min



Map data ©2023 500 ft

via Hoopes Ave — 2 min

Fastest route now due to traffic conditions — 0.6 mile

Explore Fire Marshal Division

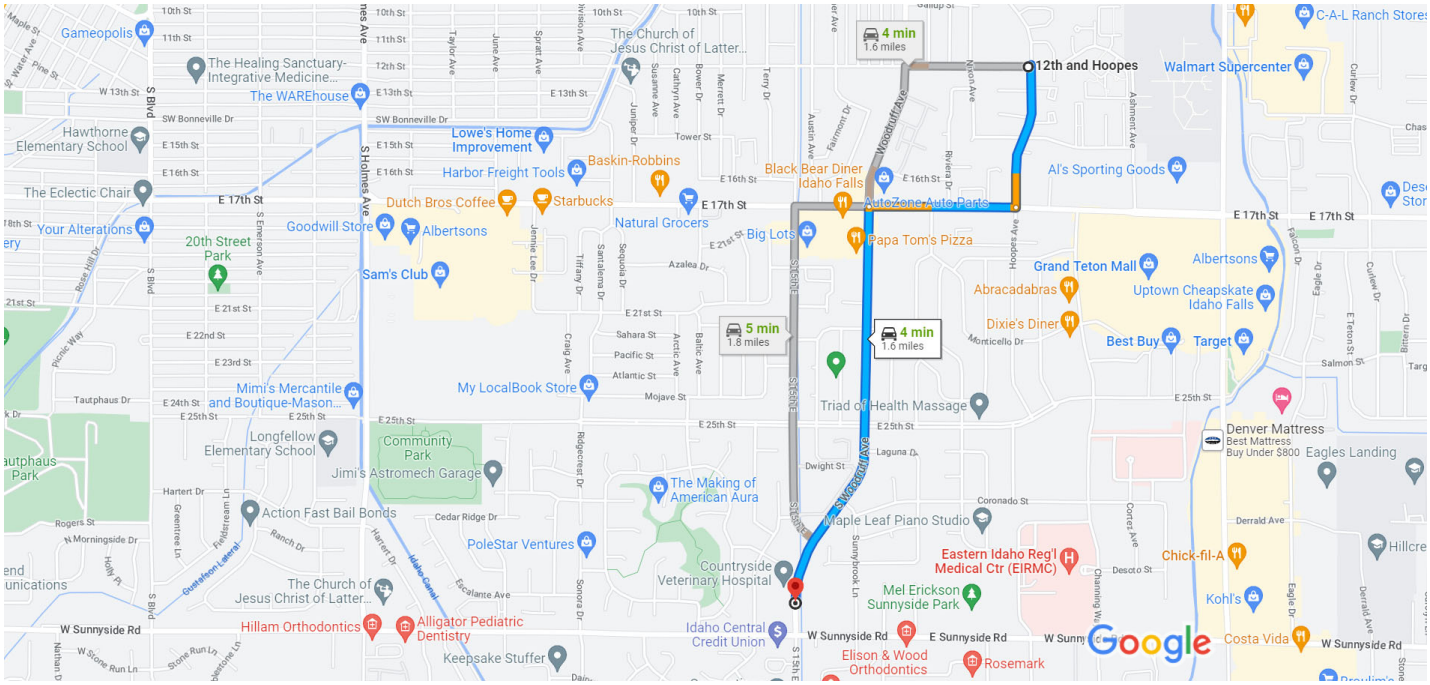
Restaurants | Hotels | Gas stations | Parking Lots | More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Bonneville County, Idaho

Drive 1.6 miles, 4 min

Idaho Falls Fire Station #4



Map data ©2023 1000 ft

via S Woodruff Ave — 4 min
Best route now due to traffic conditions — 1.6 miles

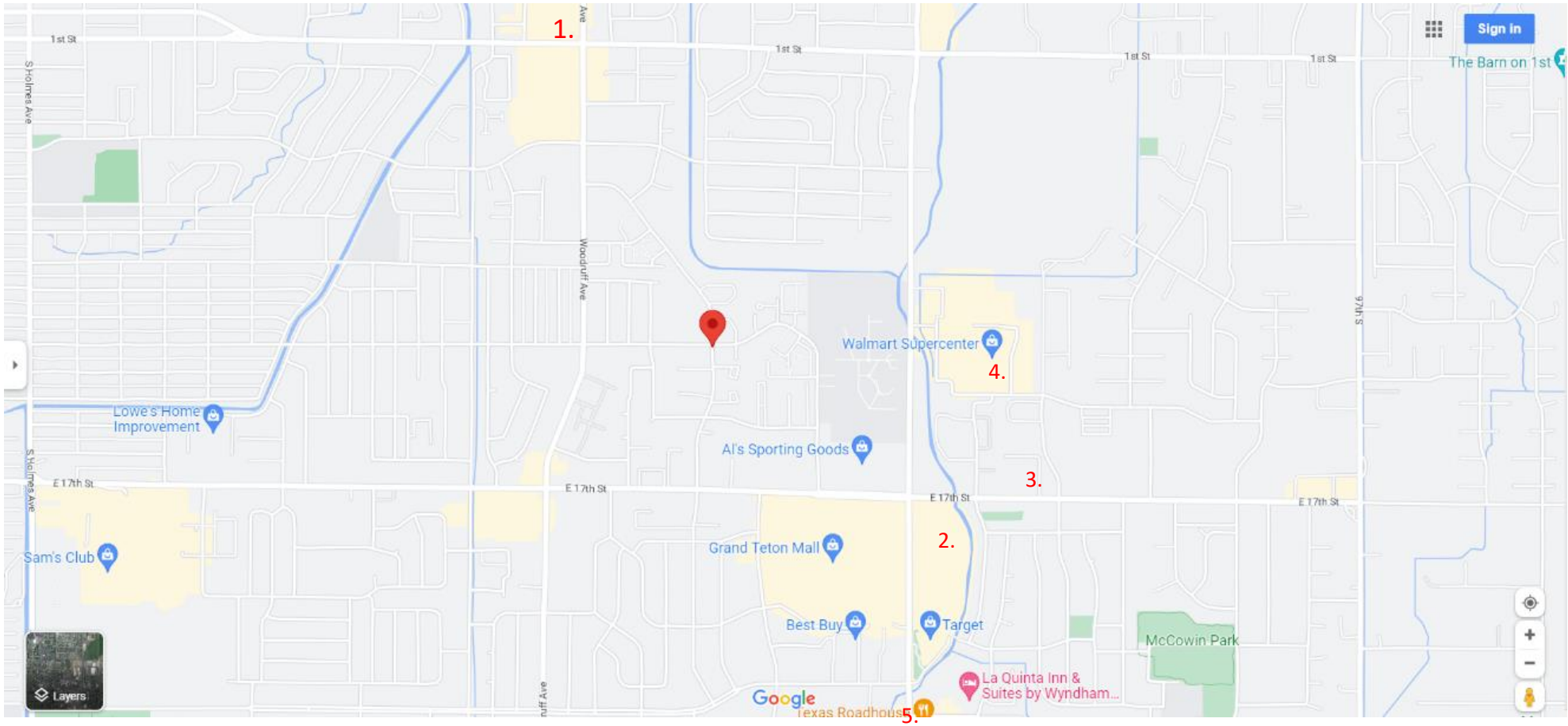
via 12th St and S Woodruff Ave — 4 min
1.6 miles

via E 17th St/S Old Butte Rd and S 15th E/St Clair Rd — 5 min
1.8 miles

Explore Bonneville County

Restaurants Hotels Gas stations Parking Lots More

12th & Hoopes
Idaho Falls, Idaho



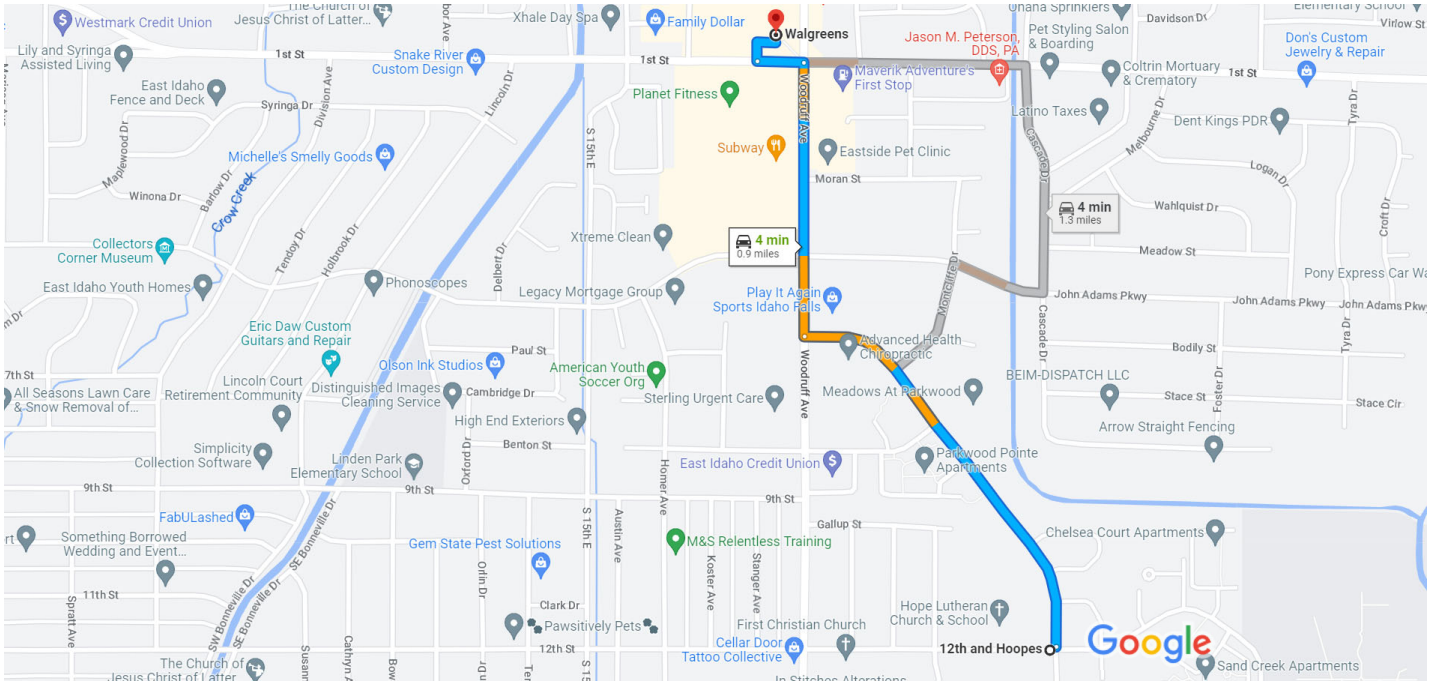
PHARMACY

1. Walgreens 0.9 miles
2. Albertsons 1.0 miles
3. Genoa Healthcare 1.1 miles
4. Walmart Super Center 1.3 miles
5. Eastern Idaho Regional Medical Center 1.4 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Walgreens, 1725 1st St, Idaho Falls, ID 83401

Drive 0.9 mile, 4 min



Map data ©2023 500 ft

via Hoopes Ave and S Woodruff Ave — 4 min — 0.9 mile

Fastest route now due to traffic conditions

via Hoopes Ave — 4 min — 1.3 miles

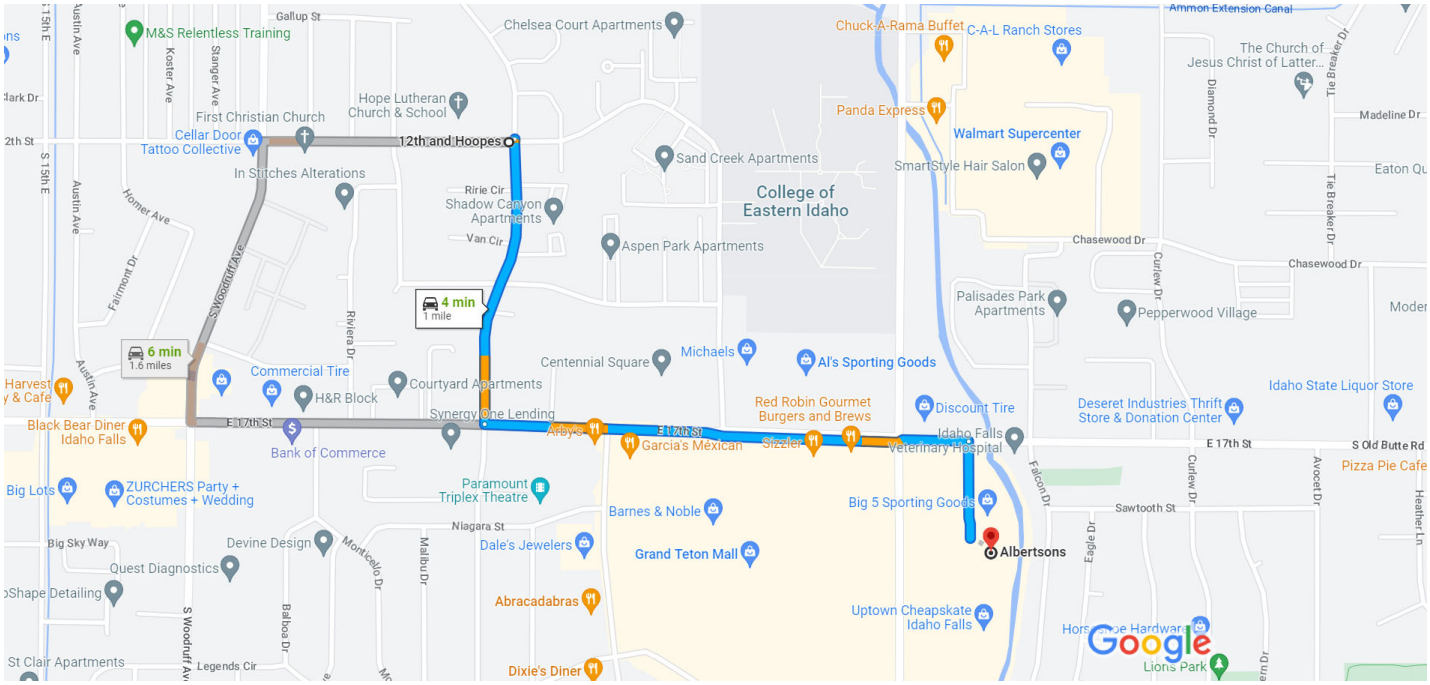
Explore Walgreens

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Albertsons, 1901 S 25th E, Ammon, ID 83406

Drive 1.0 mile, 4 min



Map data ©2023 500 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 4 min, 1.0 mile

Fastest route now due to traffic conditions

via E 17th St/S Old Butte Rd — 6 min, 1.6 miles

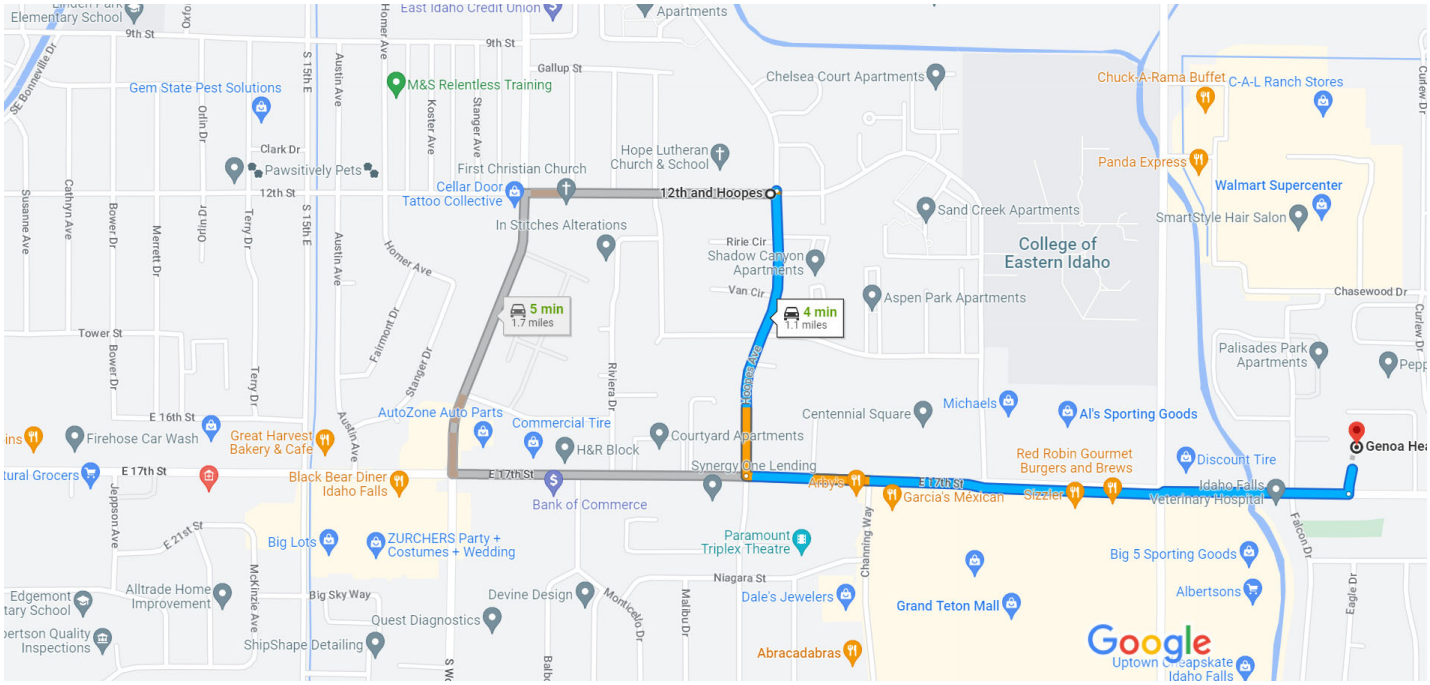
Explore Albertsons

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Genoa Healthcare, 2705 E 17th St s5, Ammon, ID 83406

Drive 1.1 miles, 4 min



Map data ©2023 500 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 4 min, 1.1 miles

Fastest route now due to traffic conditions

via E 17th St/S Old Butte Rd — 5 min, 1.7 miles

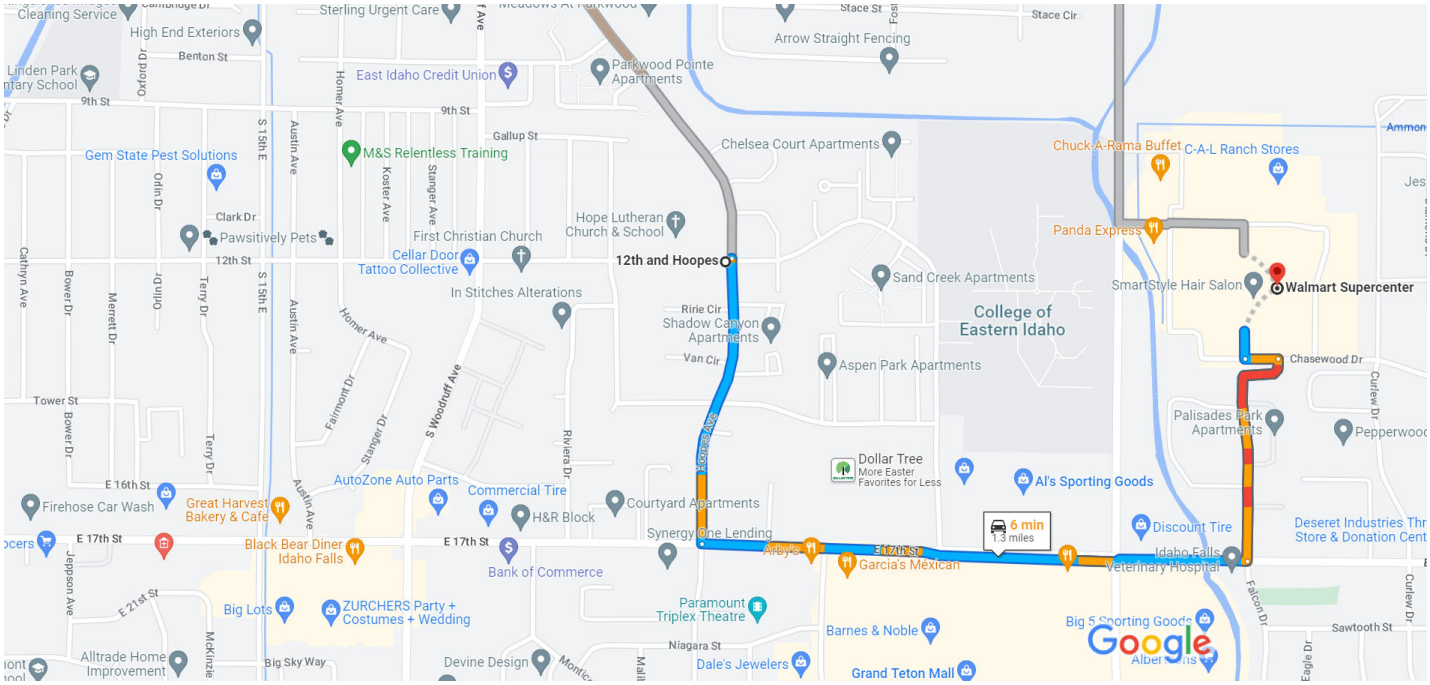
Explore Genoa Healthcare

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Walmart Supercenter, 1201 S 25th E, Ammon, ID 83406

Drive 1.3 miles, 6 min



Map data ©2023 500 ft

via E 5th St/John Adams Pkwy — 5 min

Fastest route now due to traffic conditions — 1.6 miles

via Hoopes Ave and E 17th St/S Old Butte Rd — 6 min

Some traffic, as usual — 1.3 miles

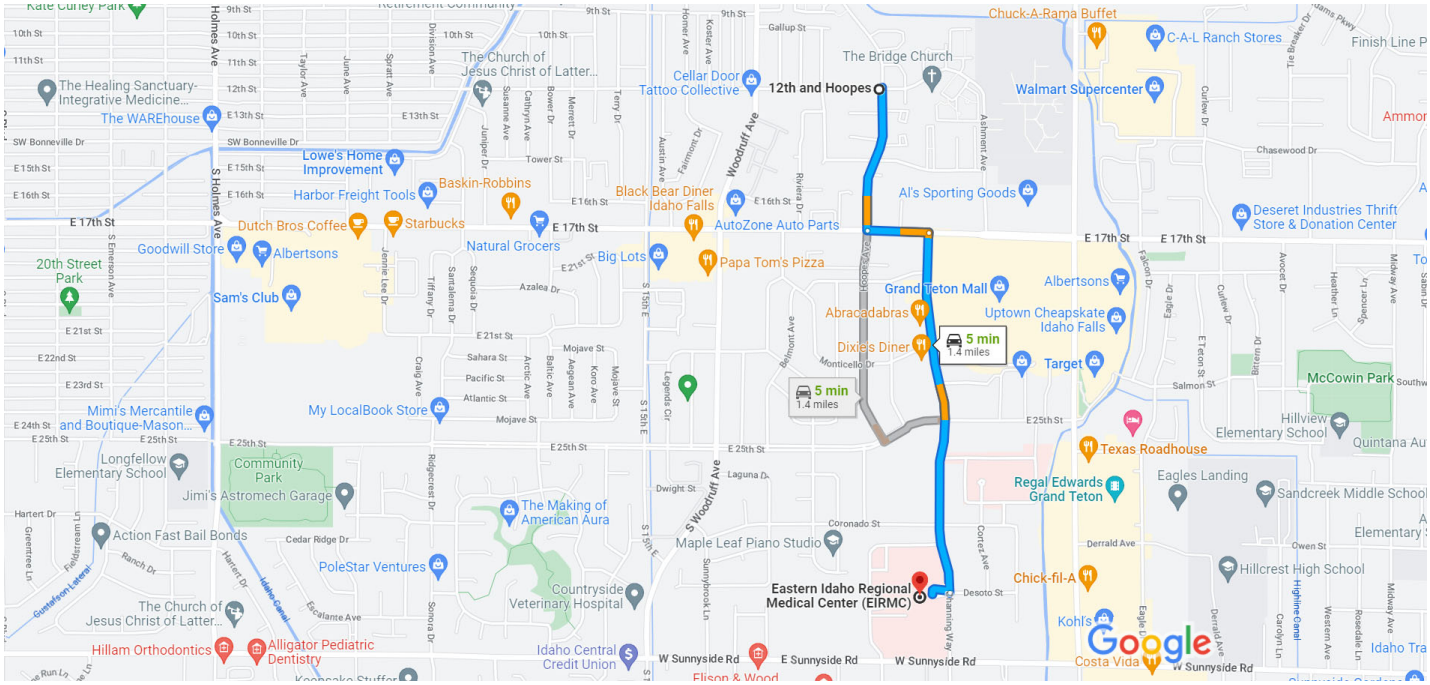
Explore Walmart Supercenter

Restaurants | Hotels | Gas stations | Parking Lots | More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Eastern Idaho Reg'l Medical Ctr (EIRMC), 3100 Channing Way, Idaho Falls, ID 83404

Drive 1.4 miles, 5 min



Map data ©2023 1000 ft

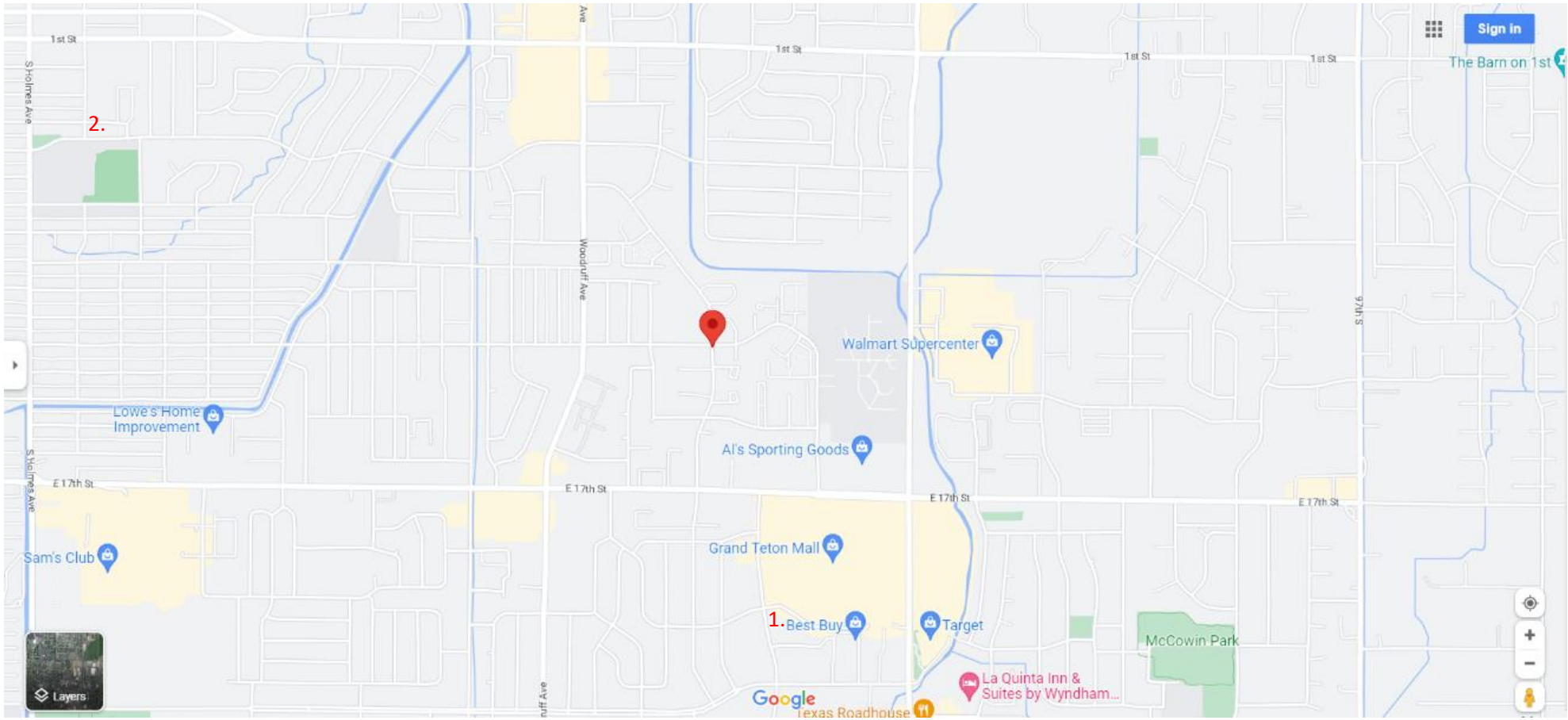
via Channing Way — 5 min
Fastest route now due to traffic conditions — 1.4 miles

via Hoopes Ave and Channing Way — 5 min
1.4 miles

Explore Eastern Idaho Reg'l Medical Ctr (EIRMC)

Restaurants Hotels Gas stations Parking Lots More

12th & Hoopes
Idaho Falls, Idaho



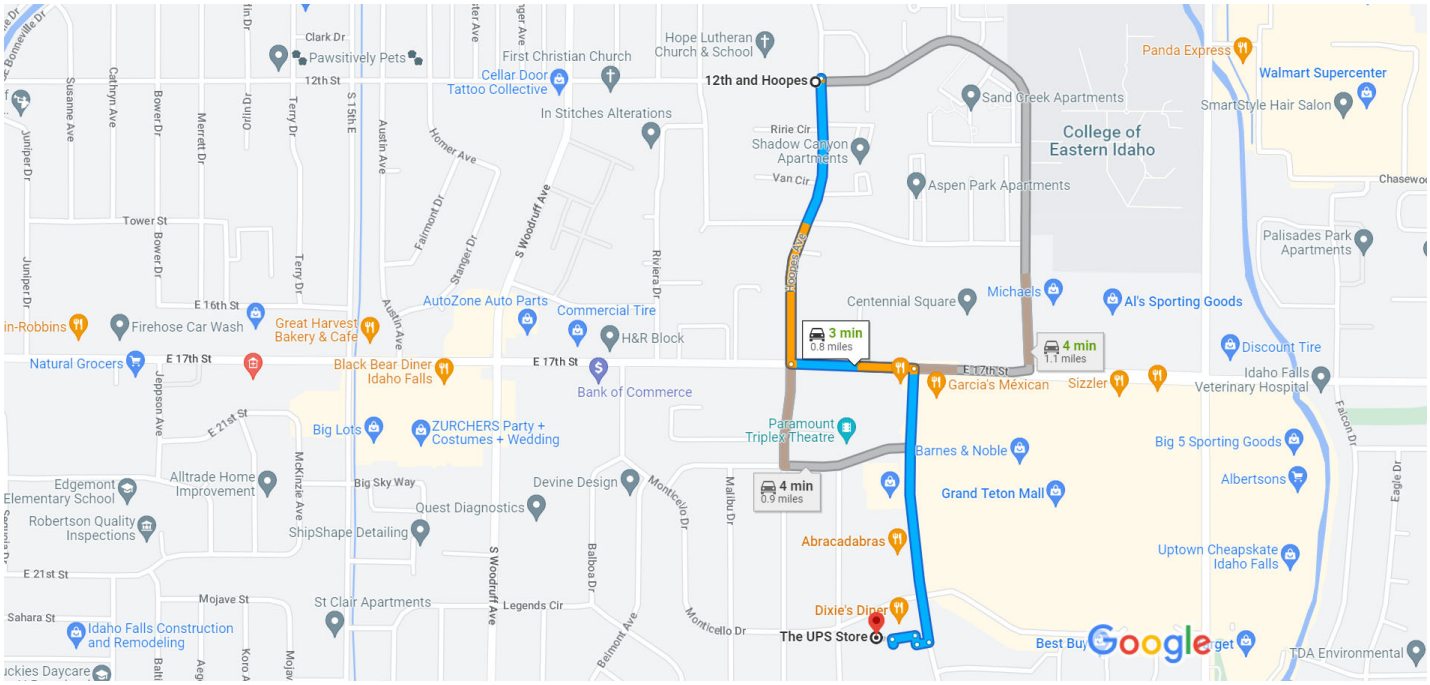
POST OFFICE

1. The UPS Store 0.9 miles
2. United States Post Office 1.8 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to The UPS Store, 2184 Channing Way, Idaho Falls, ID 83404

Drive 0.8 mile, 3 min



Map data ©2023 500 ft

via Hoopes Ave and Channing Way — 4 min — 0.9 mile

Best route now due to traffic conditions

via Hoopes Ave, E 17th St/S Old Butte Rd and Channing Way — 3 min — 0.8 mile

via Ashment Ave and Channing Way — 4 min — 1.1 miles

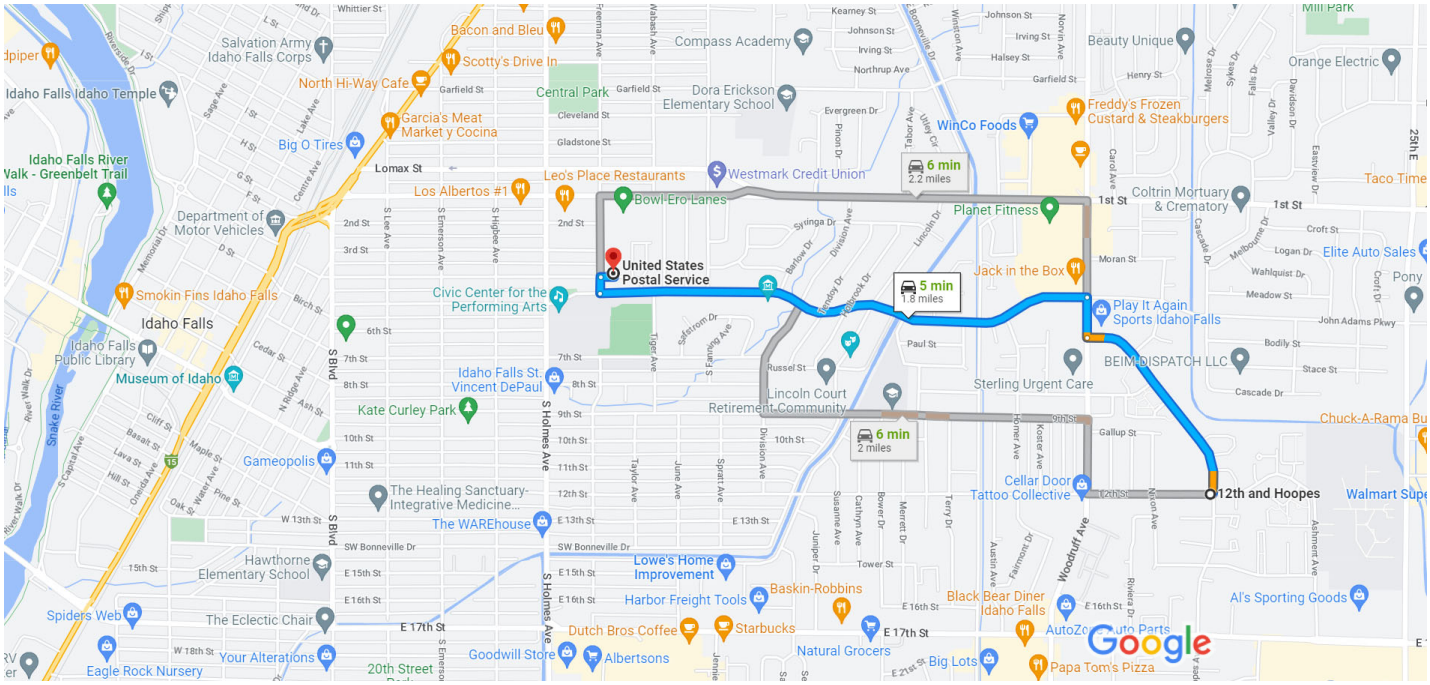
Explore The UPS Store

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to United States Postal Service, 605 4th St, Idaho Falls, ID 83401

Drive 1.8 miles, 5 min



Map data ©2023 1000 ft

via Hoopes Ave and E 5th St/John Adams Pkwy — 5 min, 1.8 miles

Fastest route now due to traffic conditions

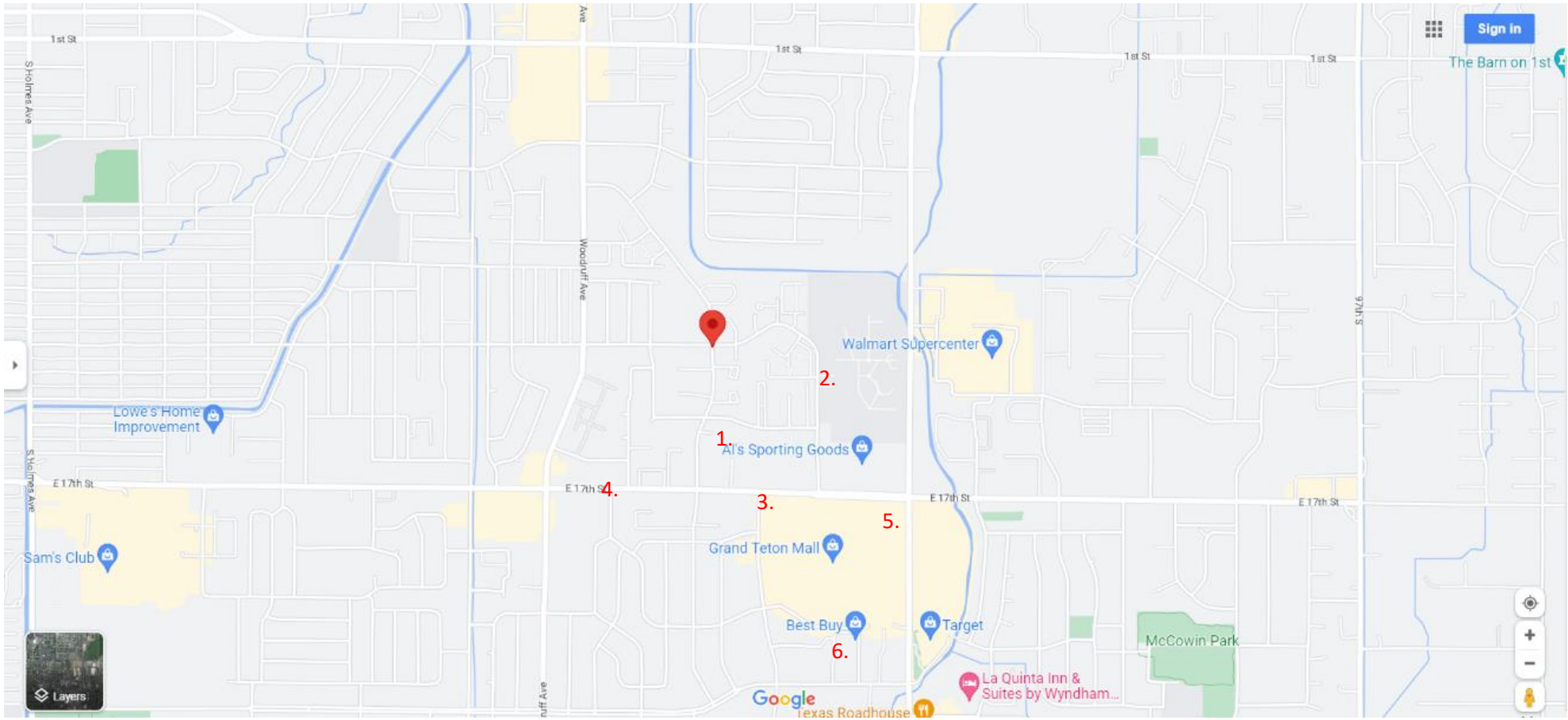
via 1st St — 6 min, 2.2 miles

via 9th St — 6 min, 2.0 miles

Explore United States Postal Service

Restaurants Hotels Gas stations Parking Lots More

12th & Hoopes
Idaho Falls, Idaho



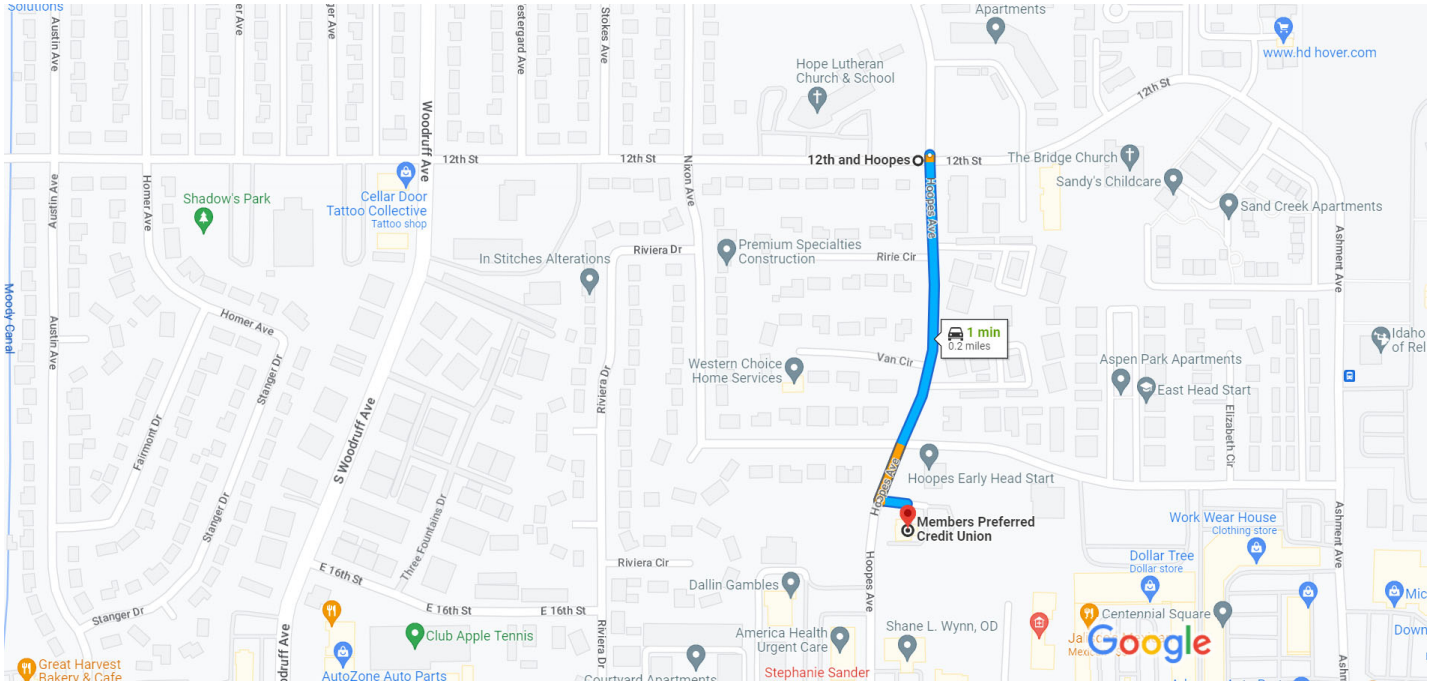
BANK/CREDIT UNION

1. Members Preferred Credit Union 0.2 miles
2. Eastern Idaho Credit Union 0.4 miles
3. Bank of Idaho 0.5 miles
4. Bank of Commerce 0.5 miles
5. Wells Fargo Bank 0.8 miles
6. Connections Credit Union 1.0 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Members Preferred Credit Union, 1515 Hoopes Ave, Idaho Falls, ID 83404

Drive 0.2 mile, 1 min



Map data ©2023 Google 200 ft

via Hoopes Ave — 1 min

Fastest route now due to traffic conditions — 0.2 mile

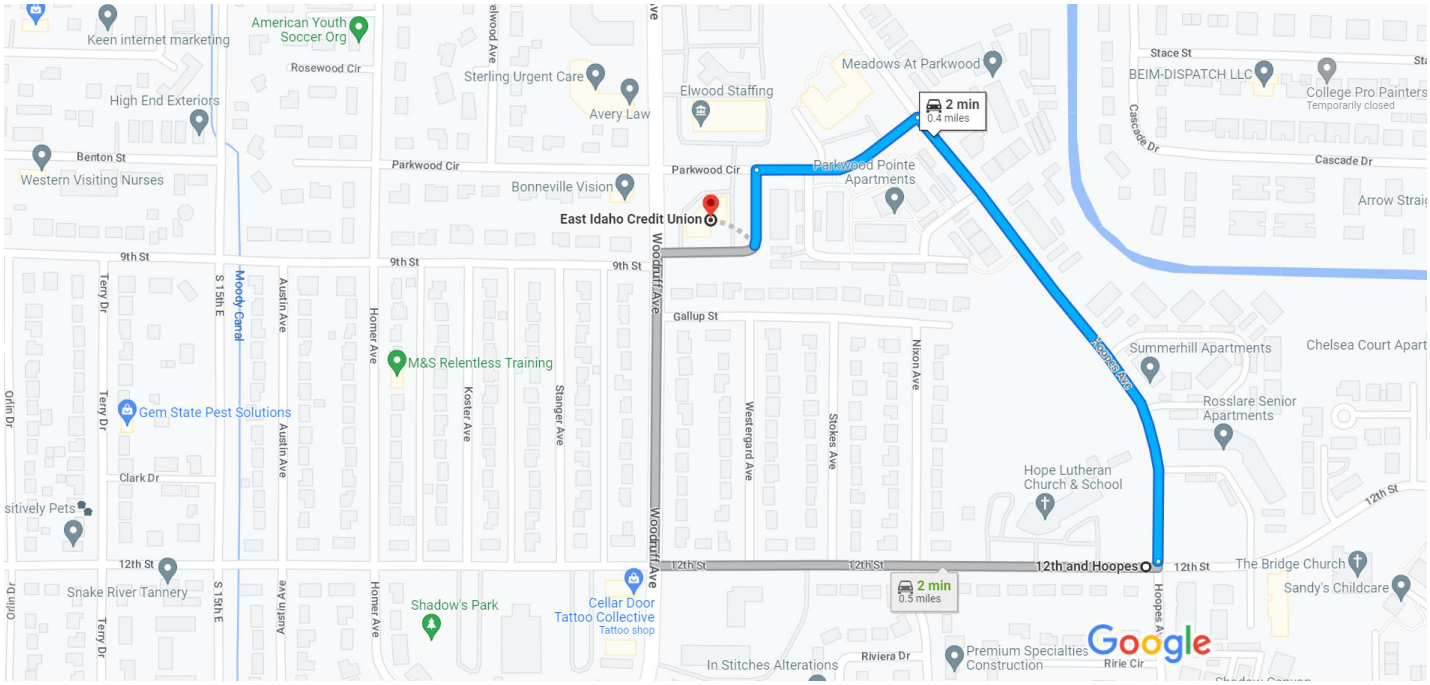
Explore Members Preferred Credit Union

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to East Idaho Credit Union, 865 S Woodruff Ave, Idaho Falls, ID 83401

Drive 0.4 mile, 2 min



Map data ©2023 200 ft

via Hoopes Ave Best route now due to traffic conditions	2 min 0.4 mile
via 12th St and S Woodruff Ave	2 min 0.5 mile

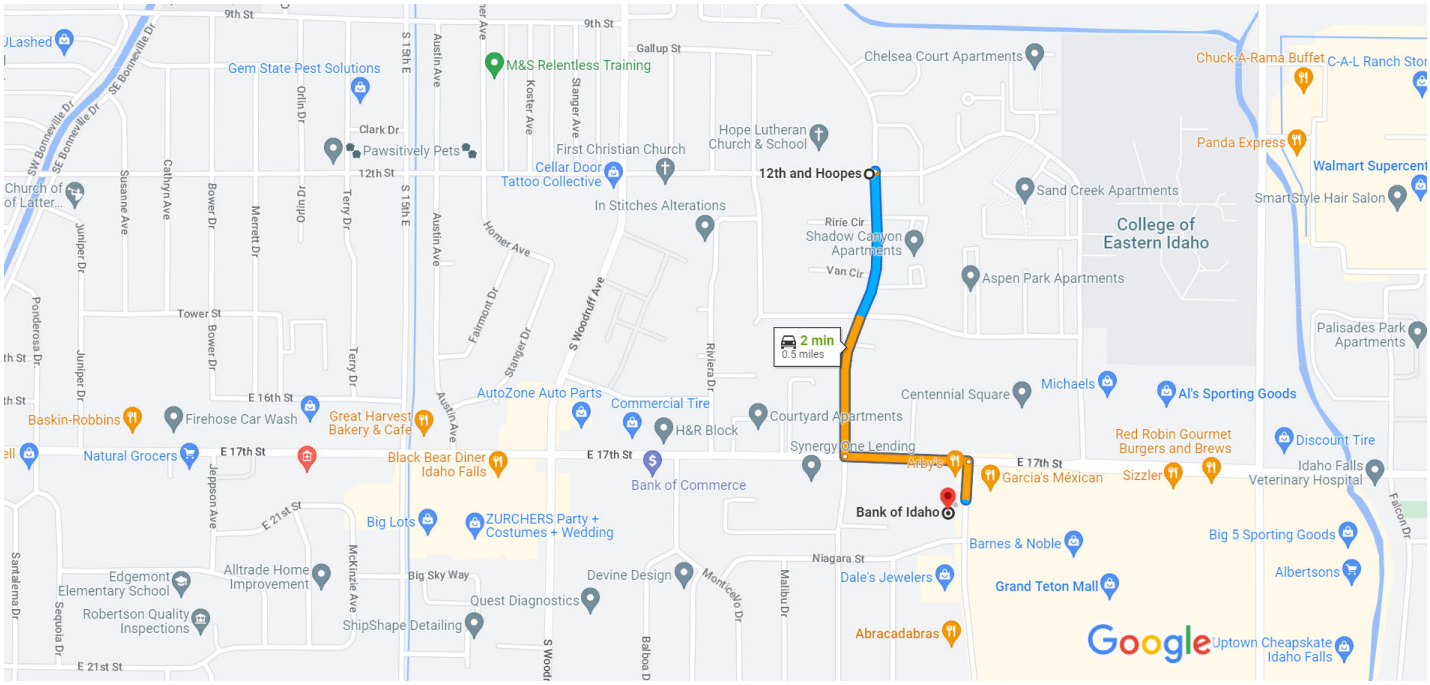
Explore East Idaho Credit Union

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Bank of Idaho, 1800 Channing Way, Idaho Falls, ID 83404

Drive 0.5 mile, 2 min



Map data ©2023 500 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 2 min, 0.5 mile

Fastest route now due to traffic conditions

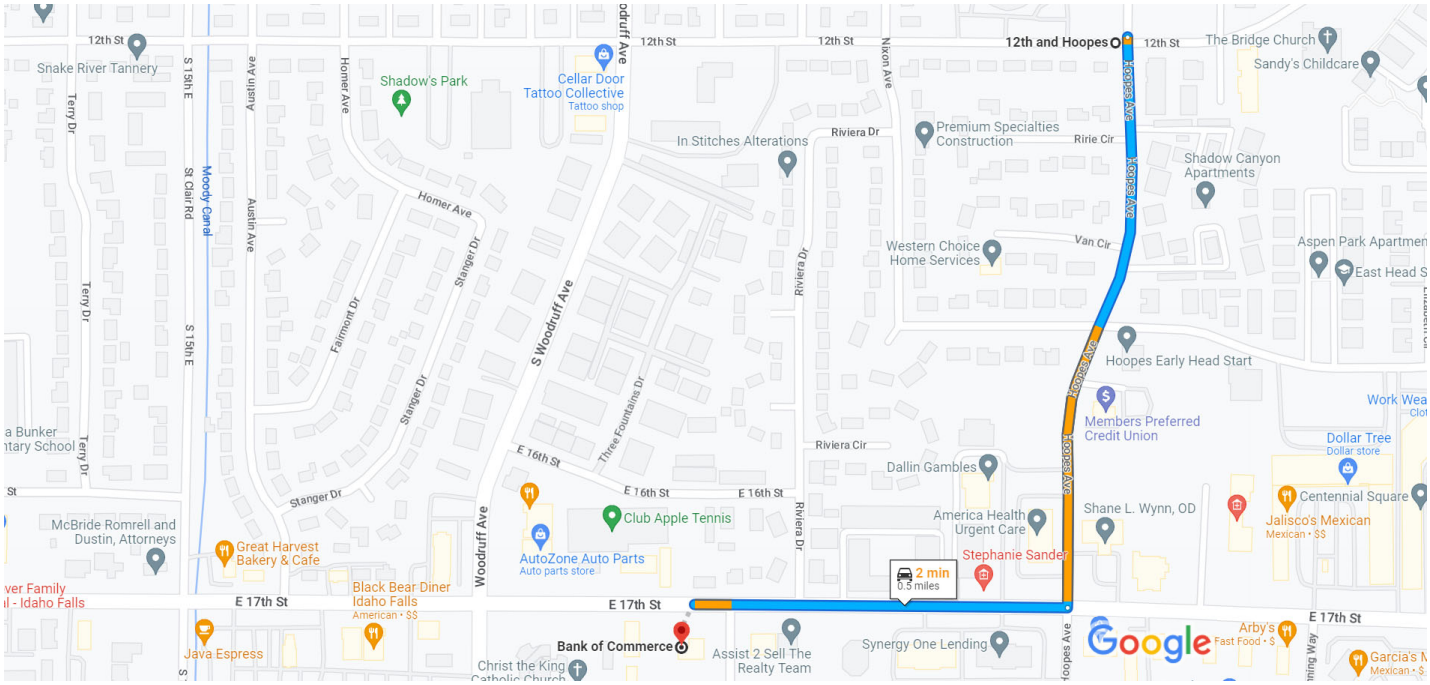
Explore Bank of Idaho

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Bank of Commerce, 1770 E 17th St, Idaho Falls, ID 83404

Drive 0.5 mile, 2 min



Map data ©2023 Google 200 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 2 min, 0.5 mile

Fastest route now due to traffic conditions

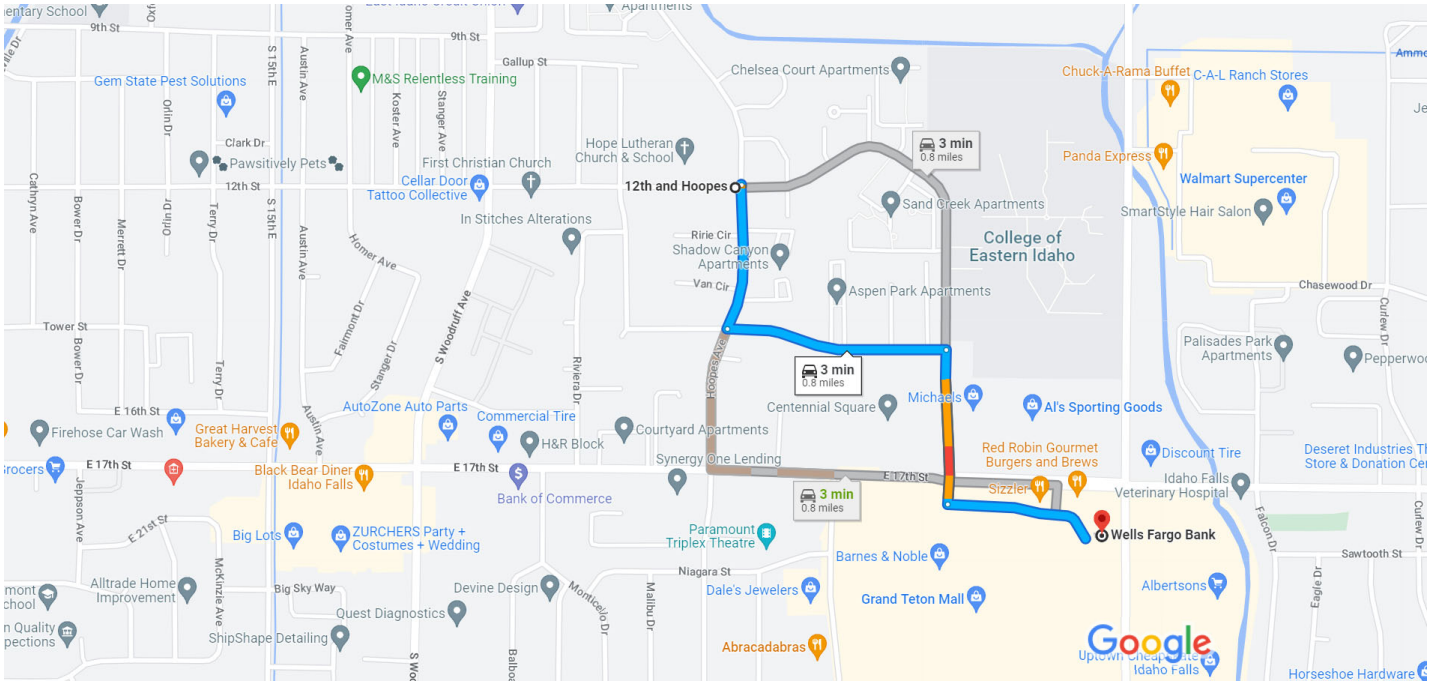
Explore Bank of Commerce

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Wells Fargo Bank, 1798 S 25th E, Idaho Falls, ID 83404

Drive 0.8 mile, 3 min



Map data ©2023 500 ft

via Ashment Ave — 3 min
Fastest route now due to traffic conditions — 0.8 mile

via Hoopes Ave and E 17th St/S Old Butte Rd — 3 min
0.8 mile

via Alan St/Nixon Ave — 3 min
0.8 mile

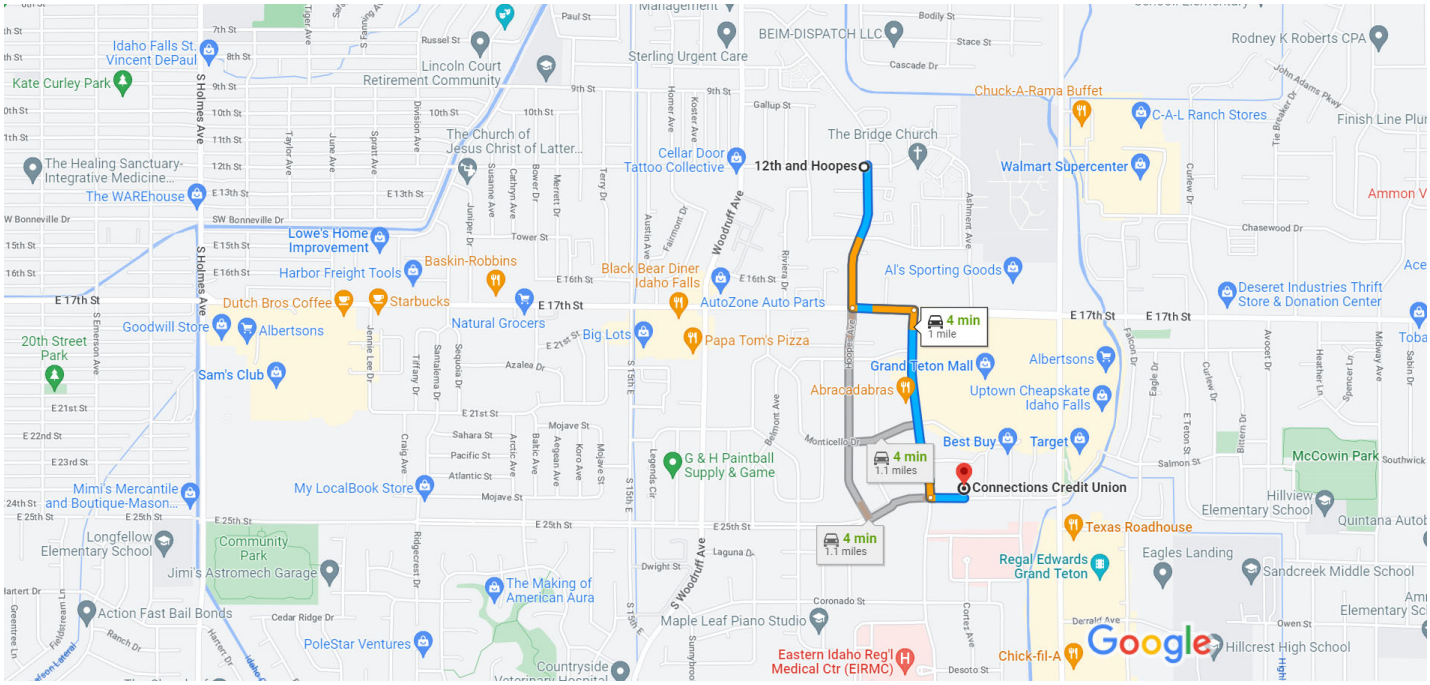
Explore Wells Fargo Bank

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Connections Credit Union, 2265 E 25th St, Idaho Falls, ID 83404

Drive 1.0 mile, 4 min



Map data ©2023 1000 ft

via Hoopes Ave — 4 min
Best route now due to traffic conditions — 1.1 miles

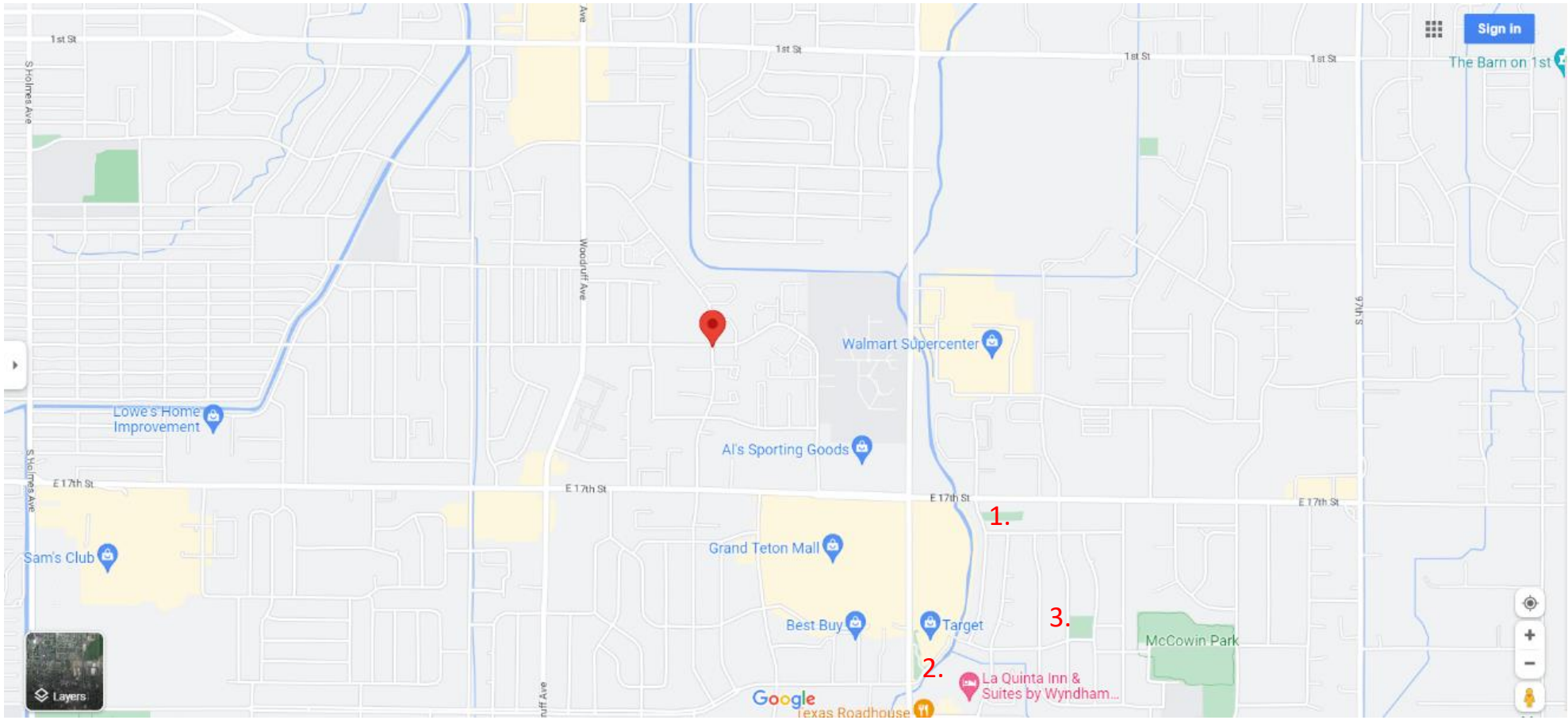
via Hoopes Ave and Channing Way — 4 min
1.0 mile

via Hoopes Ave, Monticello Dr and Channing Way — 4 min
1.1 miles

Explore Connections Credit Union

Restaurants | Hotels | Gas stations | Parking Lots | More

12th & Hoopes
Idaho Falls, Idaho



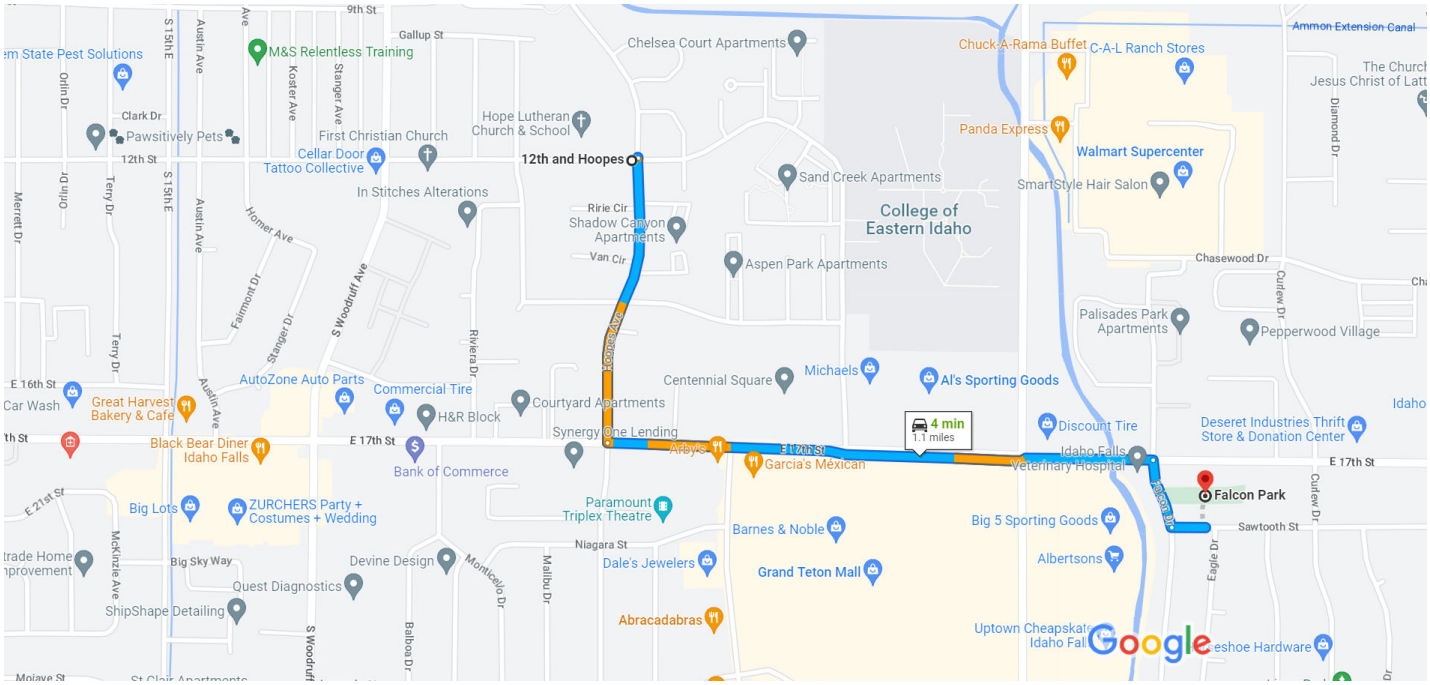
PUBLIC PARK

1. Falcon Park 1.1 miles
2. Target Park 1.3 miles
3. Lions Park 1.4 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Falcon Park, Ammon, ID 83406

Drive 1.1 miles, 4 min



Map data ©2023 500 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 4 min, 1.1 miles

Fastest route now due to traffic conditions

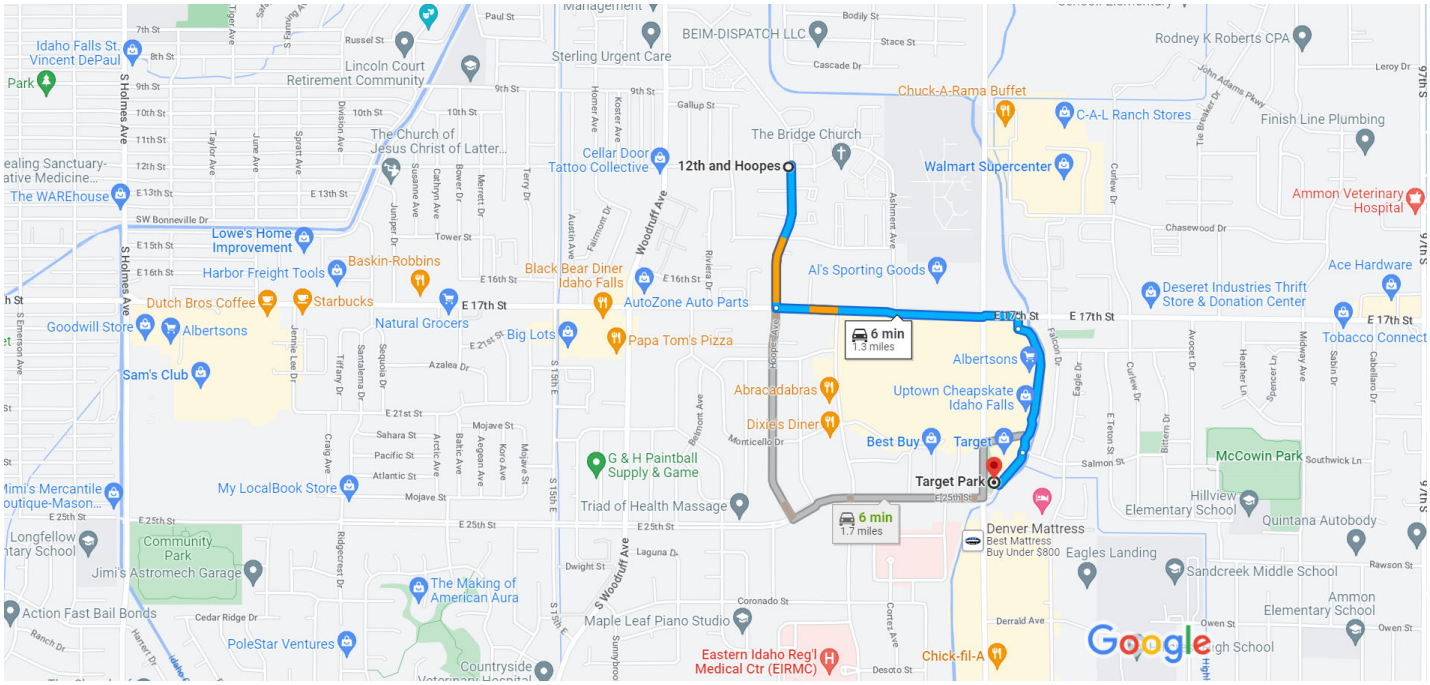
Explore Falcon Park

Restaurants | Hotels | Gas stations | Parking Lots | More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Target Park, Ammon, ID 83406

Drive 1.3 miles, 6 min



Map data ©2023 1000 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 6 min, 1.3 miles

Fastest route now due to traffic conditions

via Hoopes Ave and E 25th St — 6 min, 1.7 miles

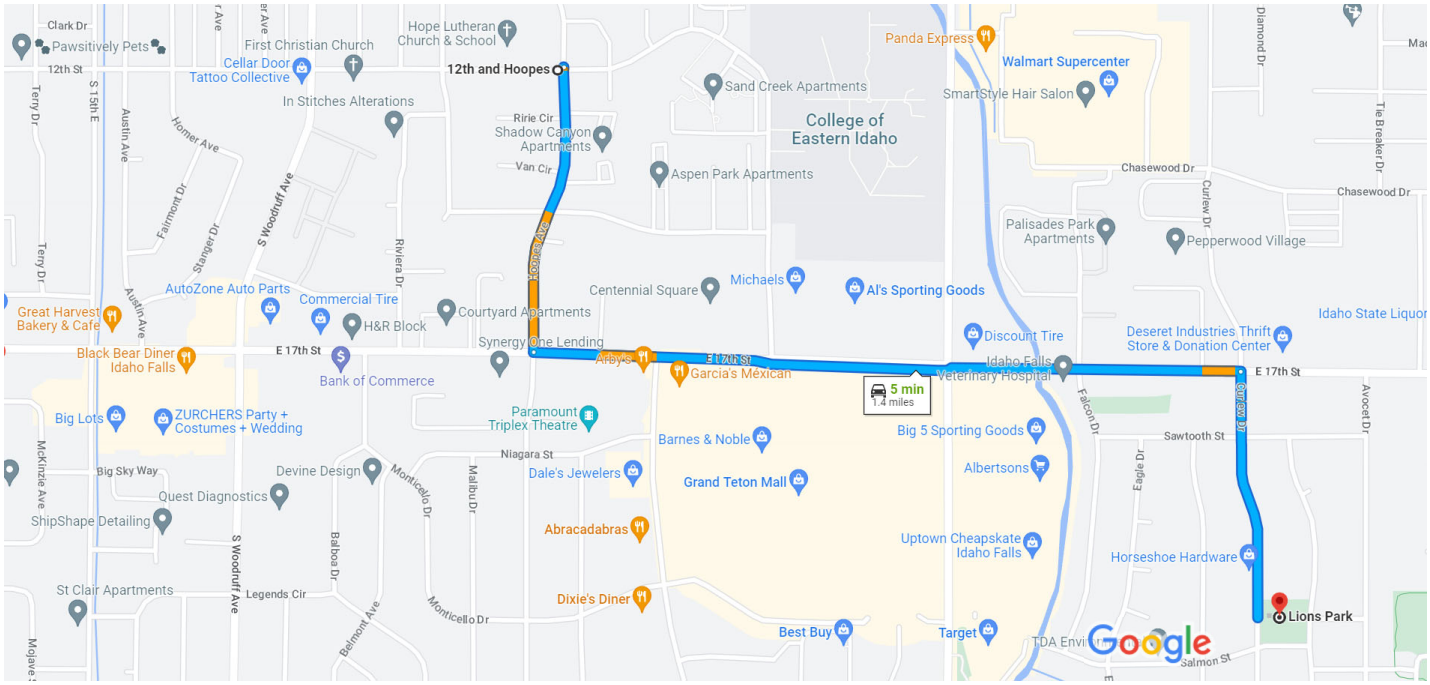
Explore Target Park

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Lions Park, Ammon, ID 83406

Drive 1.4 miles, 5 min



Map data ©2023 500 ft

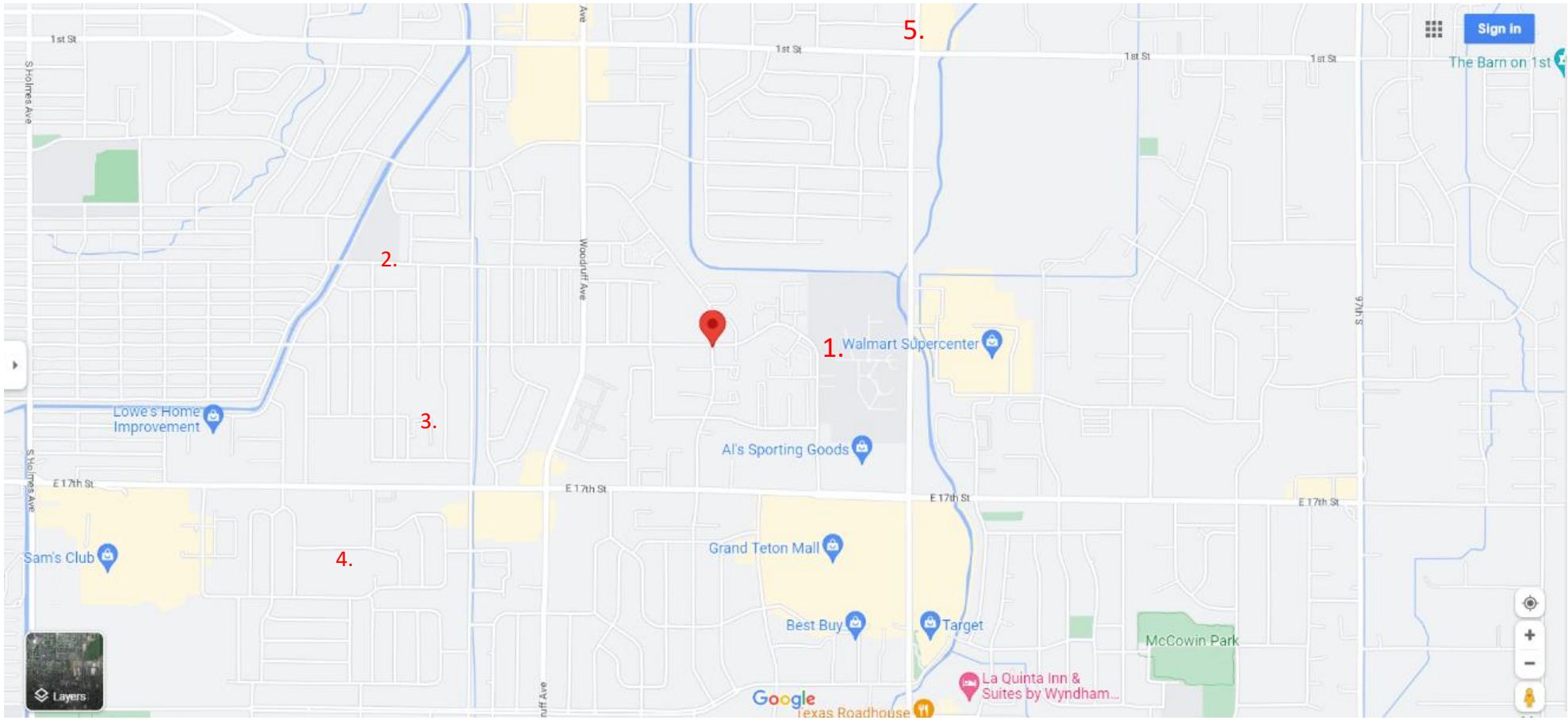
via E 17th St/S Old Butte Rd — 5 min

Fastest route now due to traffic conditions — 1.4 miles

Explore Lions Park

Restaurants | Hotels | Gas stations | Parking Lots | More

12th & Hoopes
Idaho Falls, Idaho



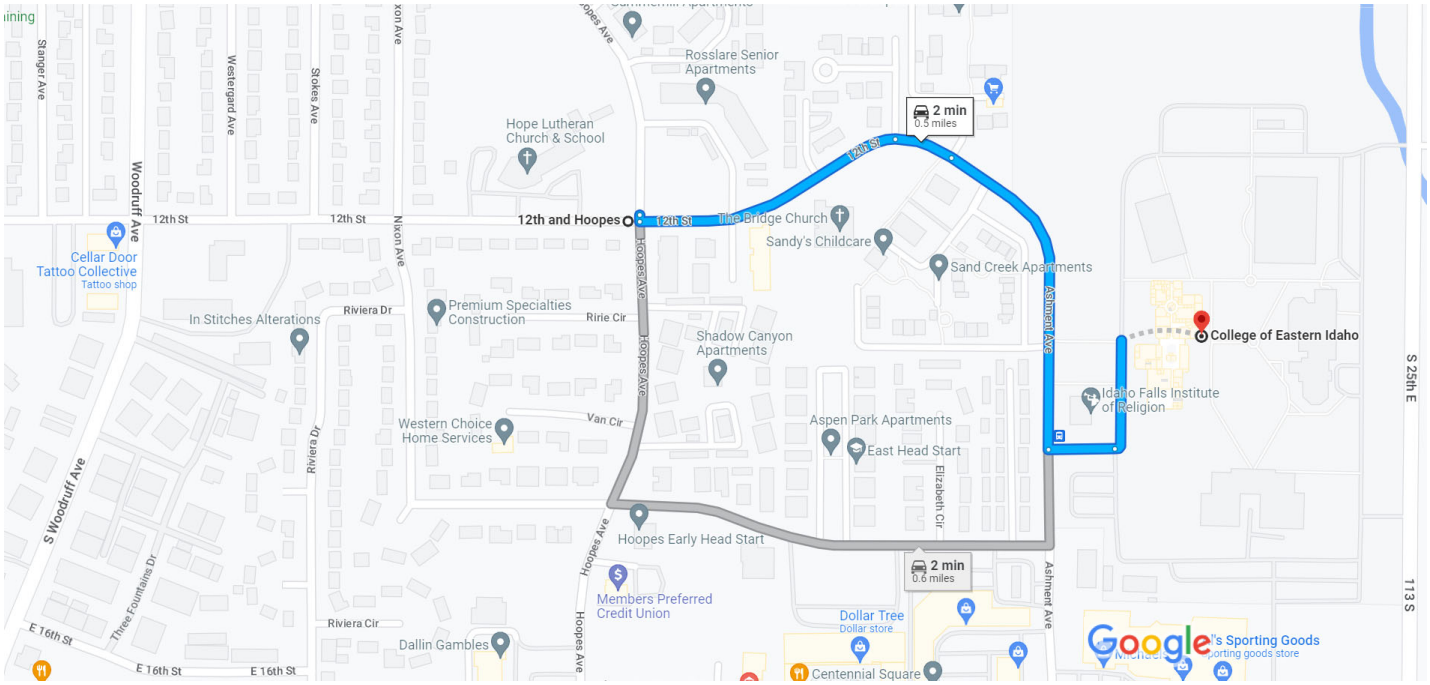
EDUCATION FACILITY

1. College of Eastern Idaho 0.5 miles
2. Linden Park Elementary School 0.9 miles
3. Theresa Bunker Elementary School 1.0 miles
4. Edgemont Elementary School 1.2 miles
5. Falls Valley Elementary School 1.5 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to College of Eastern Idaho, 1600 S 25th E, Idaho Falls, ID 83404

Drive 0.5 mile, 2 min



Map data ©2023 Google 200 ft

via 12th St and Ashment Ave — 2 min
Fastest route now due to traffic conditions — 0.5 mile

via Hoopes Ave and Alan St/Nixon Ave — 2 min
0.6 mile

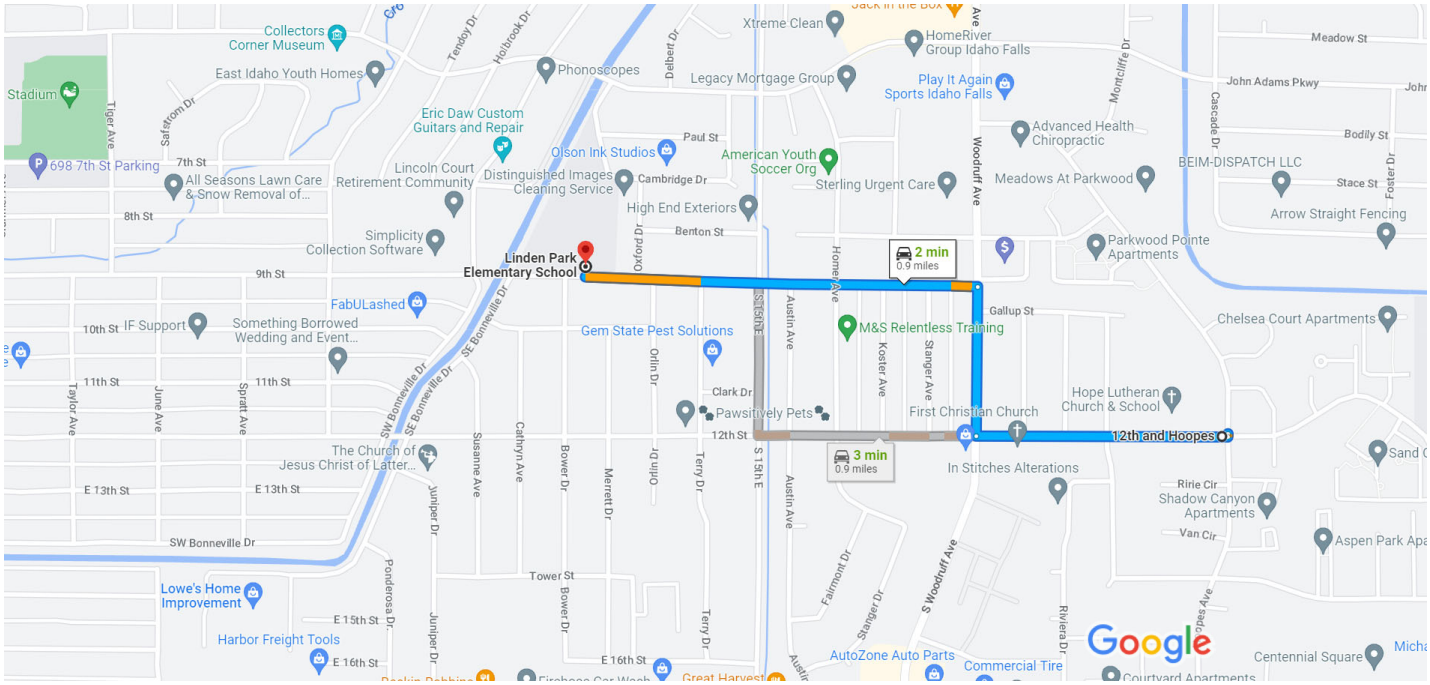
Explore College of Eastern Idaho

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Linden Park Elementary School, 1305 9th St, Idaho Falls, ID 83404

Drive 0.9 mile, 2 min



Map data ©2023 500 ft

via 12th St and 9th St	Fastest route now due to traffic conditions	2 min 0.9 mile
via 12th St		3 min 0.9 mile

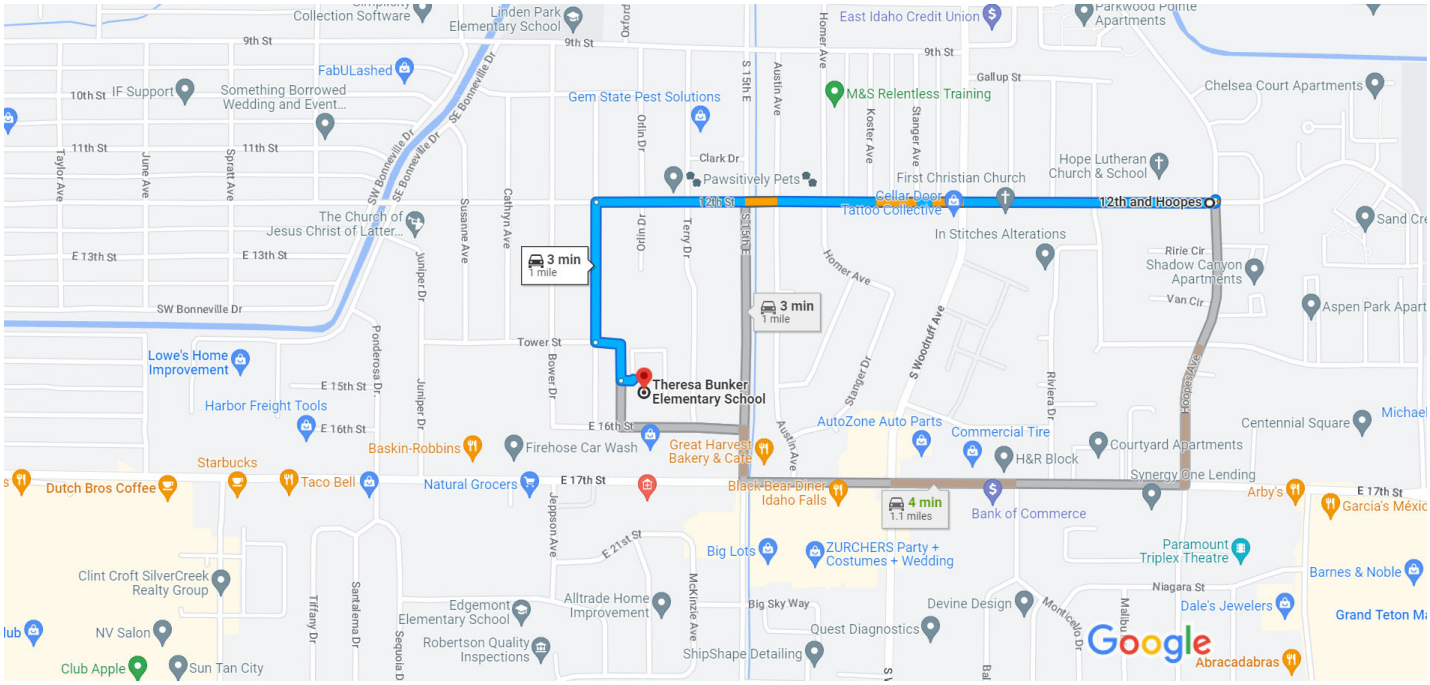
Explore Linden Park Elementary School

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Theresa Bunker Elementary School, 1385 E 16th St, Idaho Falls, ID 83404

Drive 1.0 mile, 3 min



Map data ©2023 500 ft

via 12th St — 3 min
Fastest route now due to traffic conditions — 1.0 mile

via 12th St and S 15th E/St Clair Rd — 3 min
1.0 mile

via Hoopes Ave and E 17th St/S Old Butte Rd — 4 min
1.1 miles

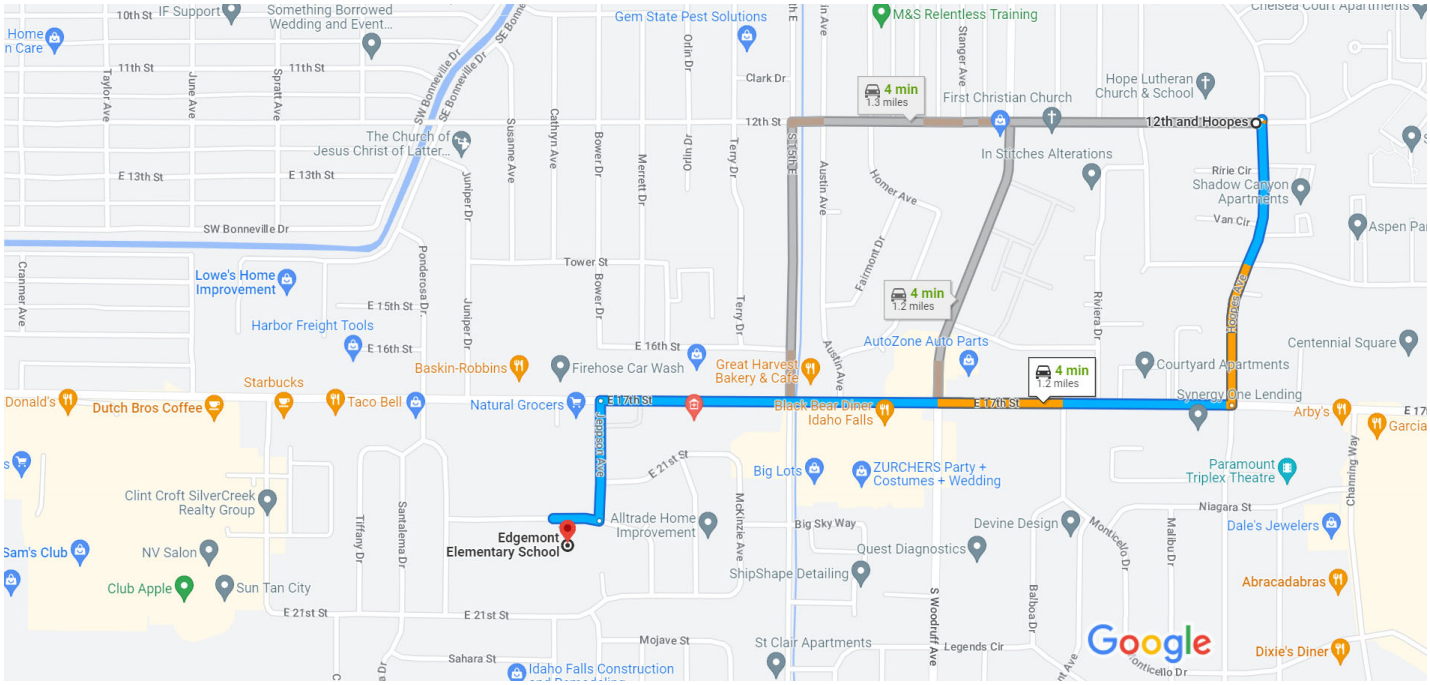
Explore Theresa Bunker Elementary School

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Edgemont Elementary School, 1240 Azalea Dr, Idaho Falls, ID 83404

Drive 1.2 miles, 4 min



Map data ©2023 500 ft

via Hoopes Ave and E 17th St/S Old Butte Rd — 4 min, 1.2 miles

Best route now due to traffic conditions

via S Woodruff Ave and E 17th St/S Old Butte Rd — 4 min, 1.2 miles

via 12th St and S 15th E/St Clair Rd — 4 min, 1.3 miles

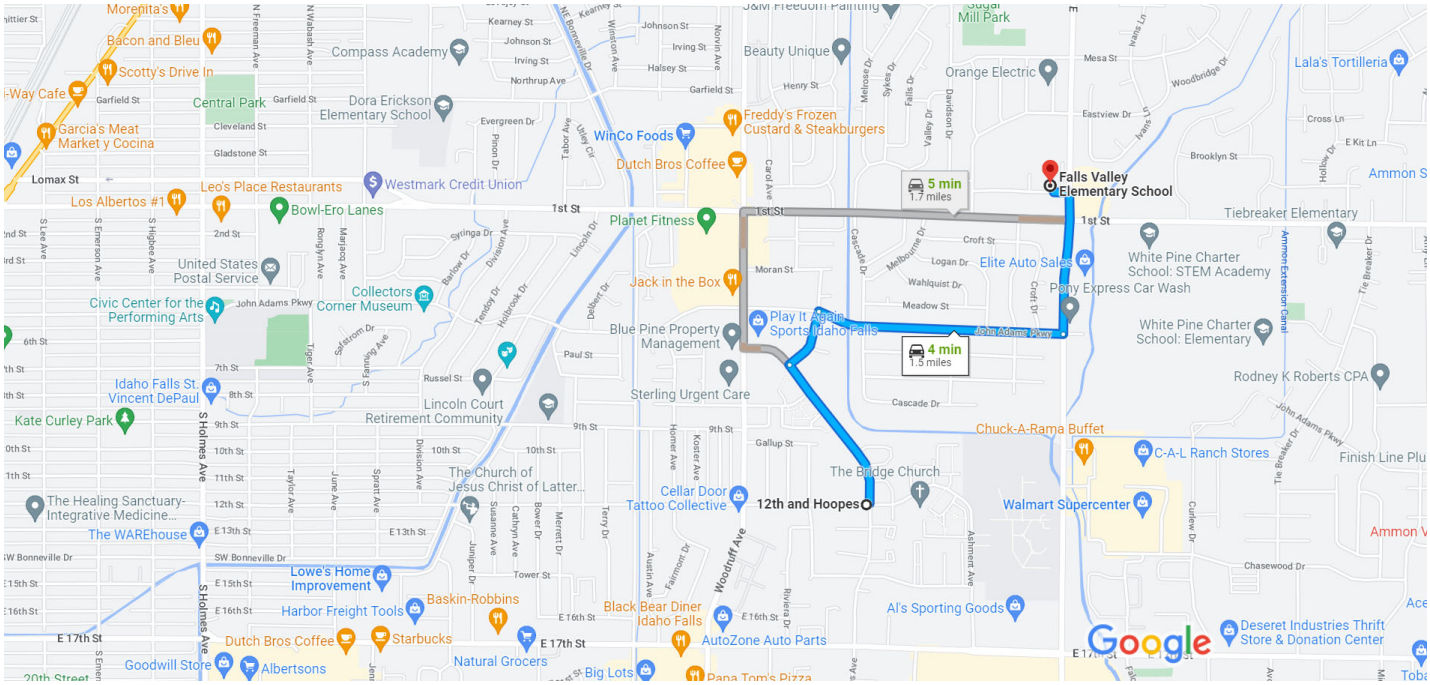
Explore Edgemont Elementary School

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Falls Valley Elementary School, 2455 Virlow St, Idaho Falls, ID 83401

Drive 1.5 miles, 4 min



Map data ©2023 1000 ft

via Hoopes Ave and E 5th St/John Adams Pkwy — 4 min — 1.5 miles

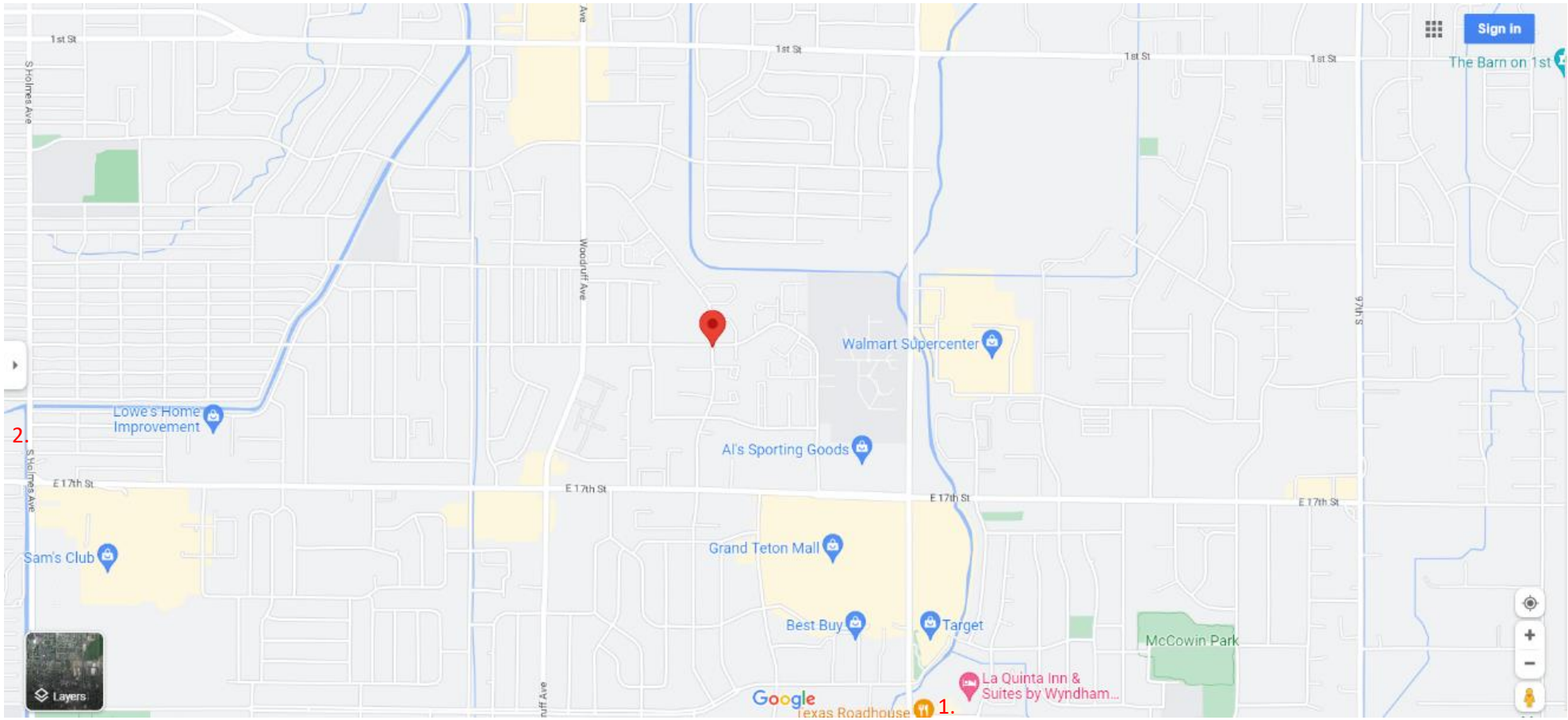
Fastest route now due to traffic conditions

via Hoopes Ave and 1st St — 5 min — 1.7 miles

Explore Falls Valley Elementary School

Restaurants Hotels Gas stations Parking Lots More

12th & Hoopes
Idaho Falls, Idaho



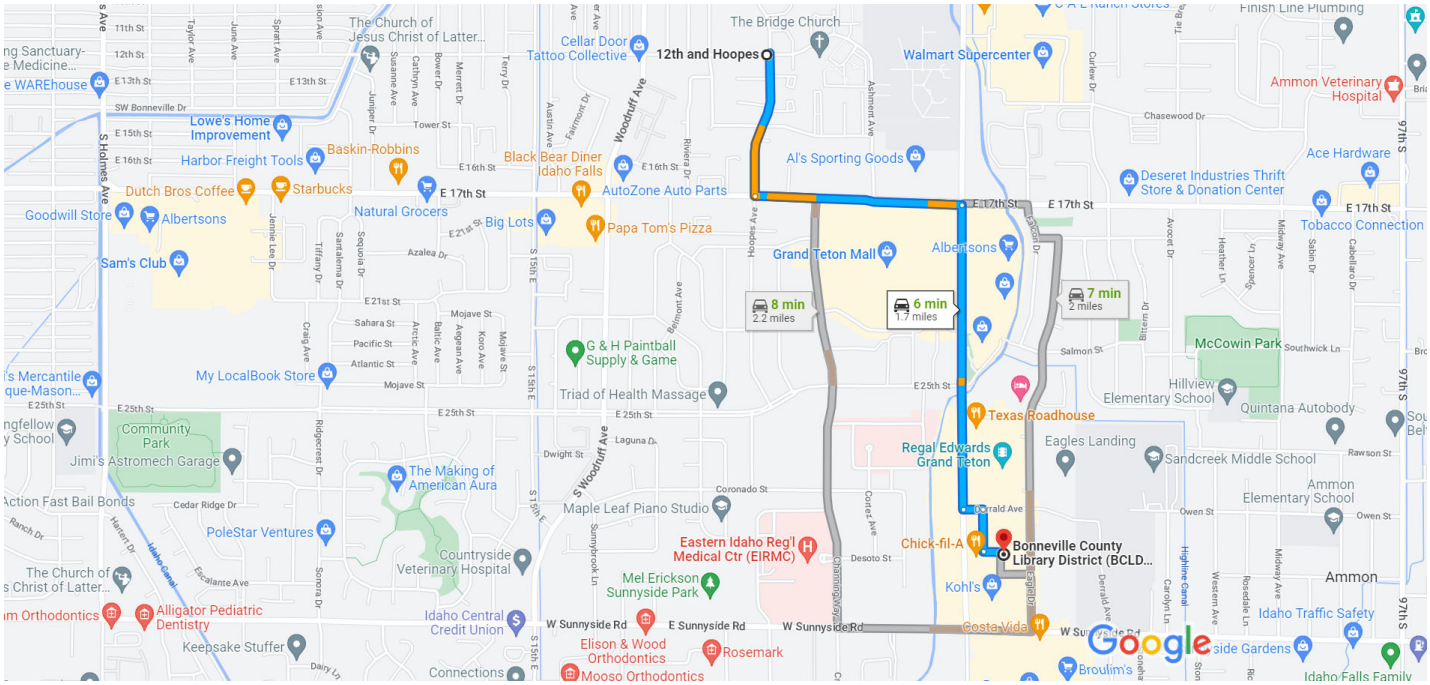
PUBLIC LIBRARY

1. Bonneville County Library District 1.7 miles
2. Idaho Falls Public Library 2.6 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Bonneville County Library District (BCLD) Ammon Branch, 3015 S 25th E, Ammon, ID 83406

Drive 1.7 miles, 6 min



Map data ©2023 1000 ft

via E 17th St/S Old Butte Rd and 113 S/S 25th E/S Hitt Rd — 6 min, 1.7 miles

Fastest route now due to traffic conditions

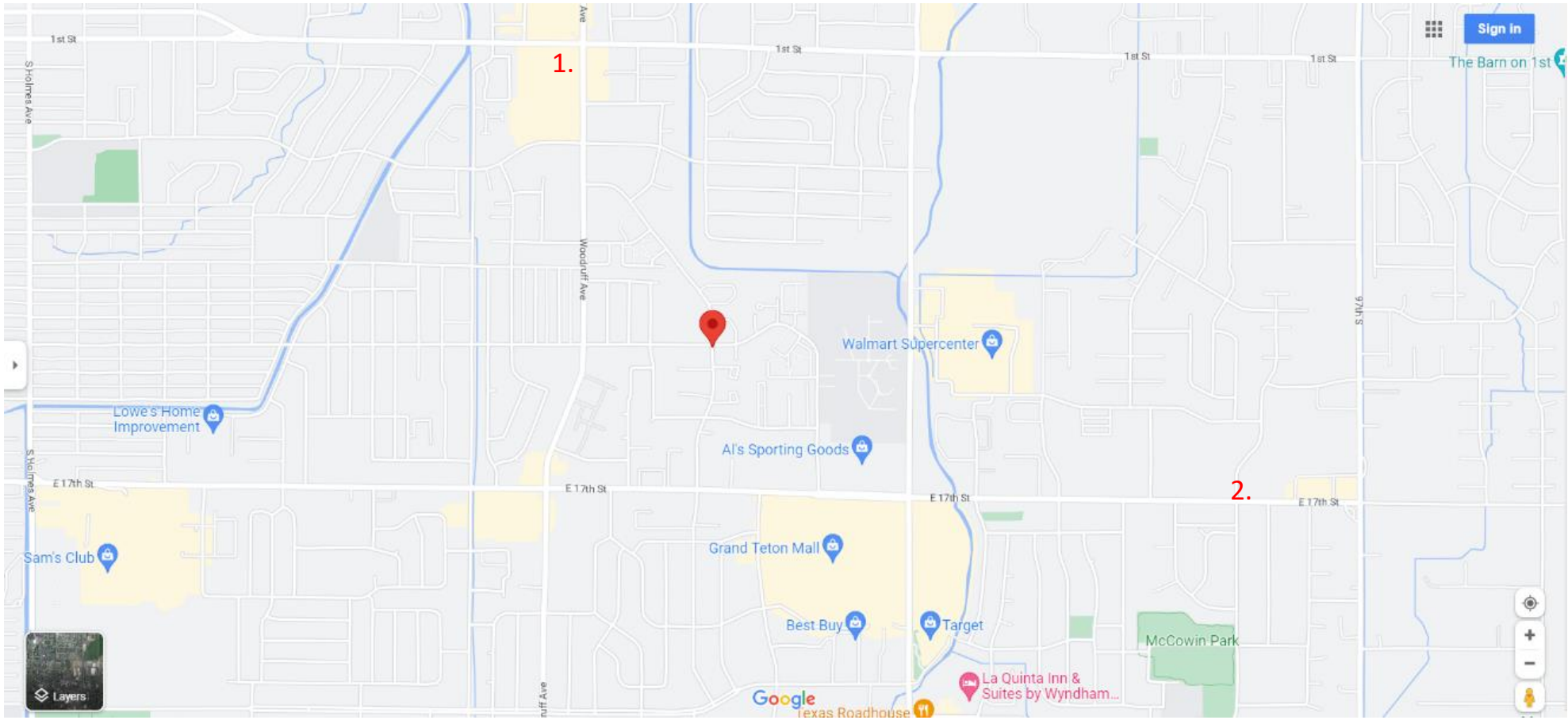
via E 17th St/S Old Butte Rd and Eagle Dr — 7 min, 2.0 miles

via Channing Way — 8 min, 2.2 miles

Explore Bonneville County Library District (BCLD) Ammon Branch

Restaurants Hotels Gas stations Parking Lots More

12th & Hoopes
Idaho Falls, Idaho

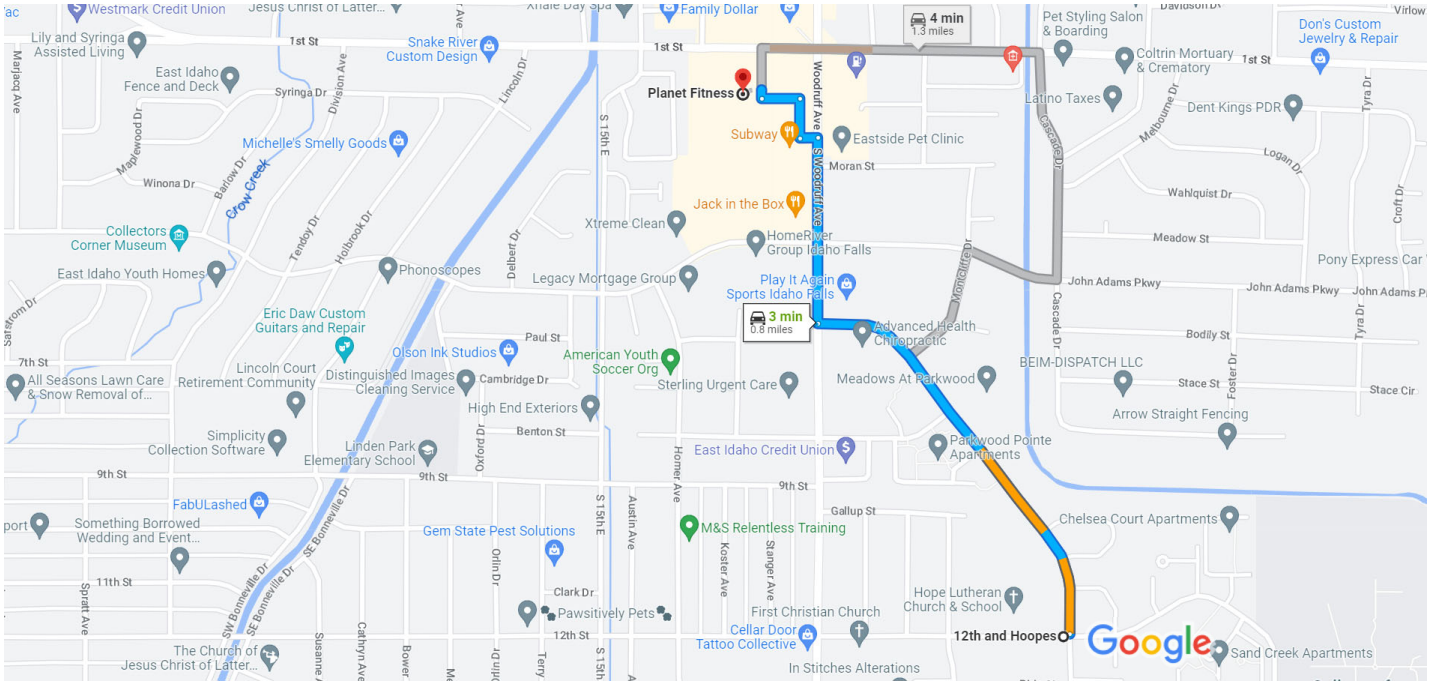


HEALTH CLUB OR RECREATIONAL CENTER

1. Planet Fitness 0.8 miles
2. Anytime Fitness 1.5 miles

12th and Hoopes, Idaho Falls, ID 83404 to Planet Fitness, 200 S Woodruff Ave Ste A, Idaho Falls, ID 83401

Drive 0.8 mile, 3 min



Map data ©2023 500 ft

via Hoopes Ave and S Woodruff Ave — 3 min — 0.8 mile

Fastest route now due to traffic conditions

via Hoopes Ave and 1st St — 4 min — 1.3 miles

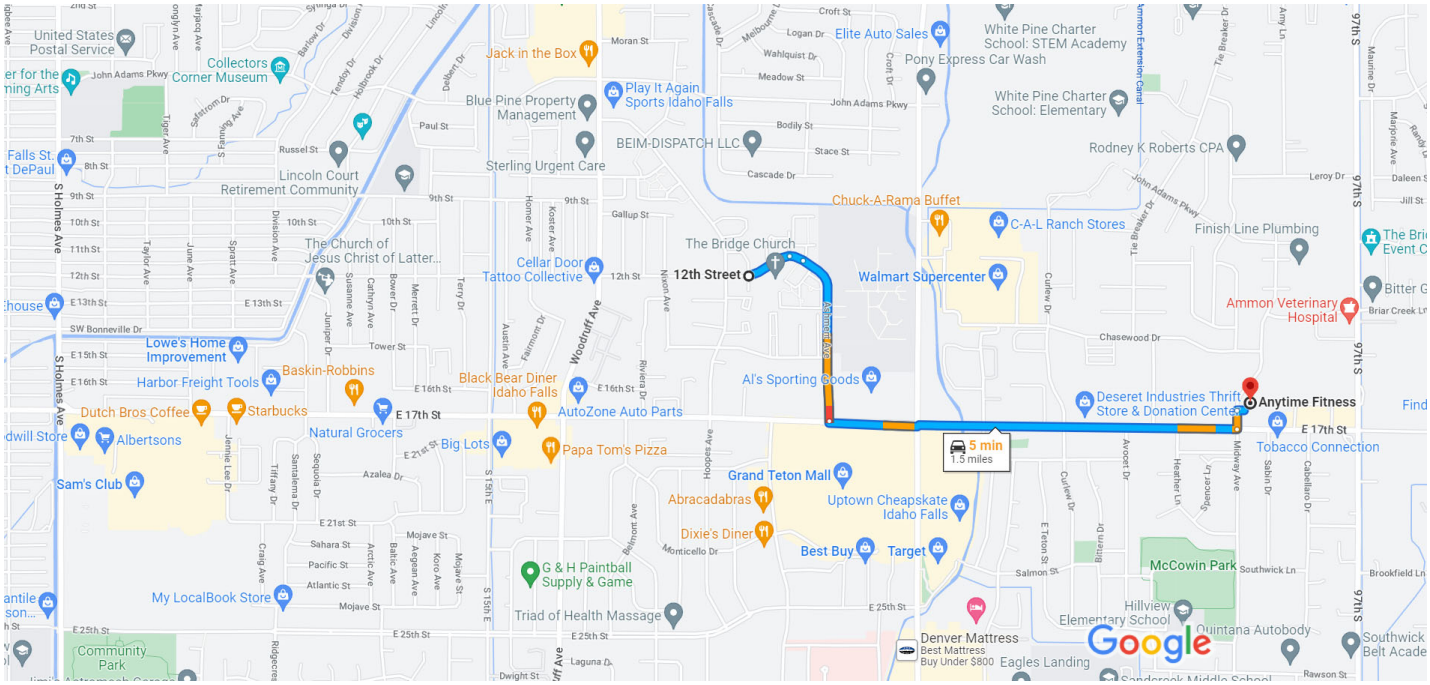
Explore Planet Fitness

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th St, Idaho Falls, ID 83404 to Anytime Fitness, 1615 Midway Dr, Ammon, ID 83406

Drive 1.5 miles, 5 min



Map data ©2023 1000 ft

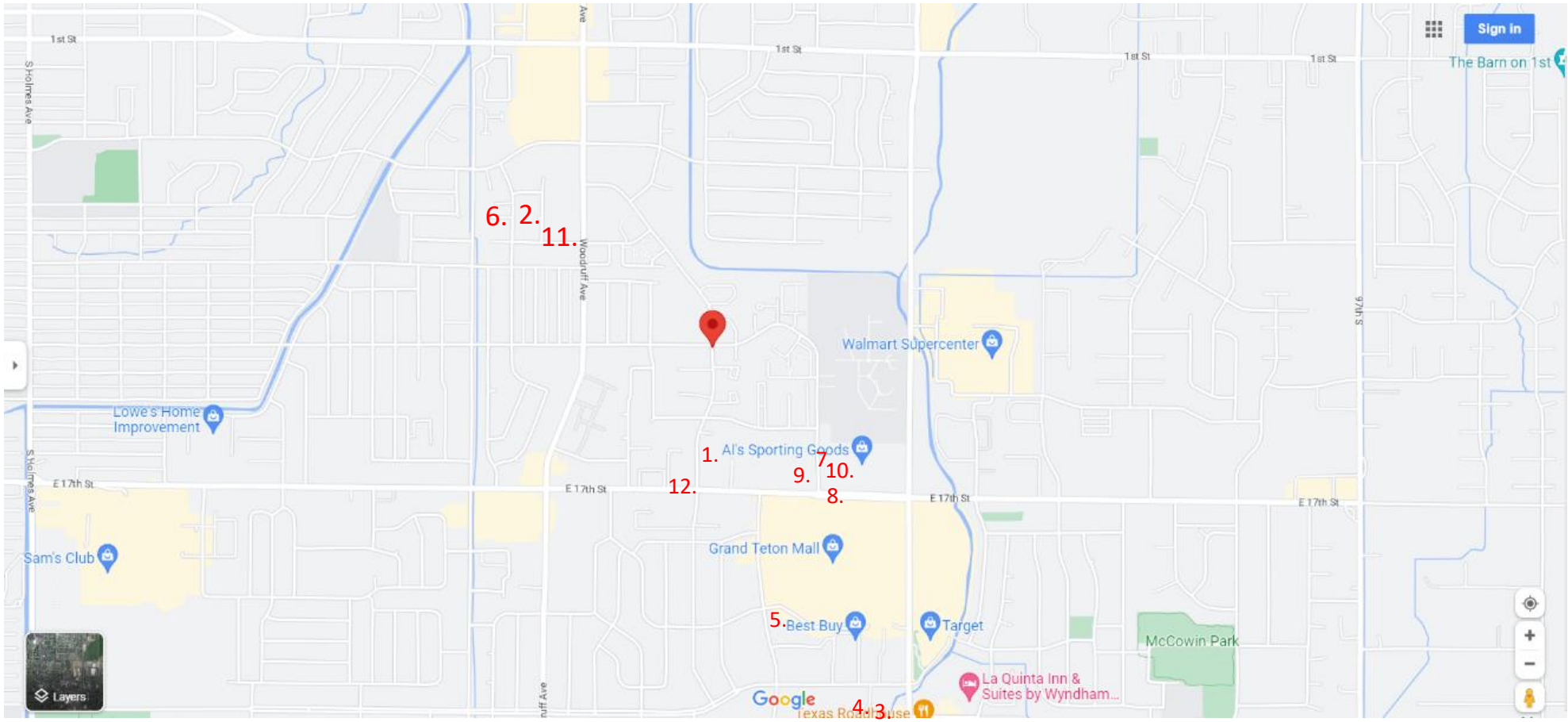
via Ashment Ave and E 17th St/S Old Butte Rd — 5 min, 1.5 miles

Fastest route now due to traffic conditions

Explore Anytime Fitness

Restaurants | Hotels | Gas stations | Parking Lots | More

12th & Hoopes
Idaho Falls, Idaho



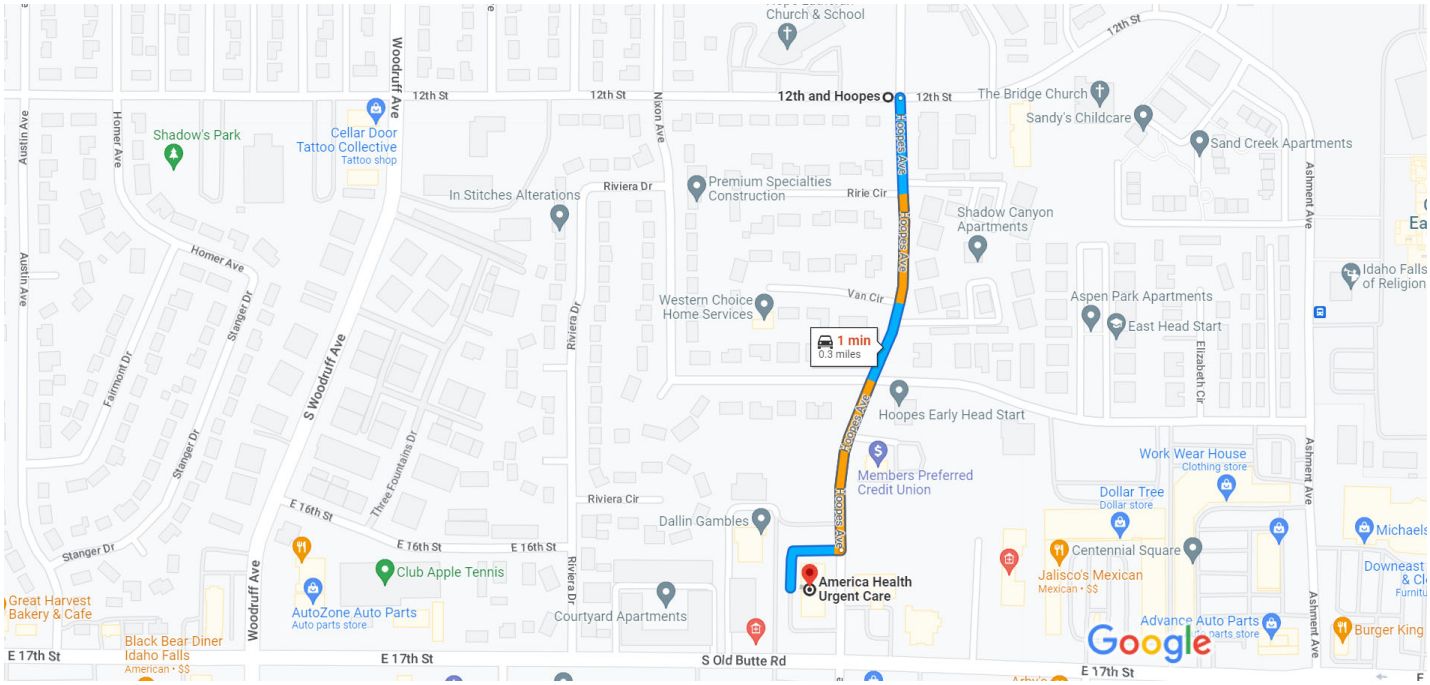
HOSPITAL OR MEDICAL CLINIC

1. America Health Urgent Care 0.3 miles
2. Sterlin Urgent Care 0.6 miles
3. Mountain View Hospital 1.3 miles
4. Eastern Idaho Regional Medical Center 1.4 miles
5. Foothills Dental & Dentures 0.8 miles
6. Oxford Dental & Dentures 1.0 miles
7. Alpine Ear Nose & Throat 0.5 miles
8. Teton Physical Therapy 0.4 miles
9. Idaho Eye Center and Laser 0.3 miles
10. Altenburg Joint Replacement Surgery 0.3 miles
11. Bonneville Vision 0.5 miles
12. Custom Hearing Services 0.5 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to America Health Urgent Care, 1995 E 17th St, Idaho Falls, ID 83404

Drive 0.3 mile, 1 min



Map data ©2023 Google 200 ft

via Hoopes Ave — 1 min

Fastest route now due to traffic conditions — 0.3 mile

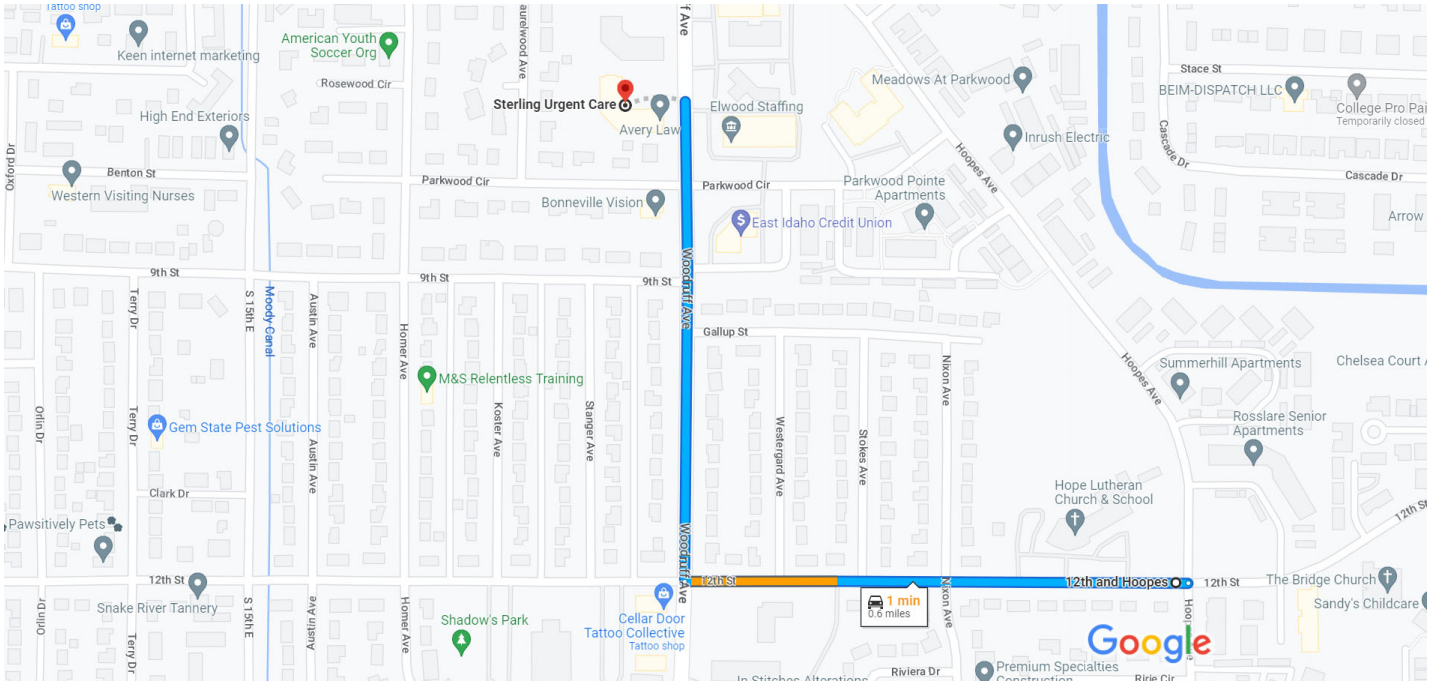
Explore America Health Urgent Care

Restaurants | Hotels | Gas stations | Parking Lots | More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Sterling Urgent Care, 740 S Woodruff Ave, Idaho Falls, ID 83401

Drive 0.6 mile, 1 min



Map data ©2023 200 ft

via 12th St and S Woodruff Ave — 1 min

Fastest route now due to traffic conditions — 0.6 mile

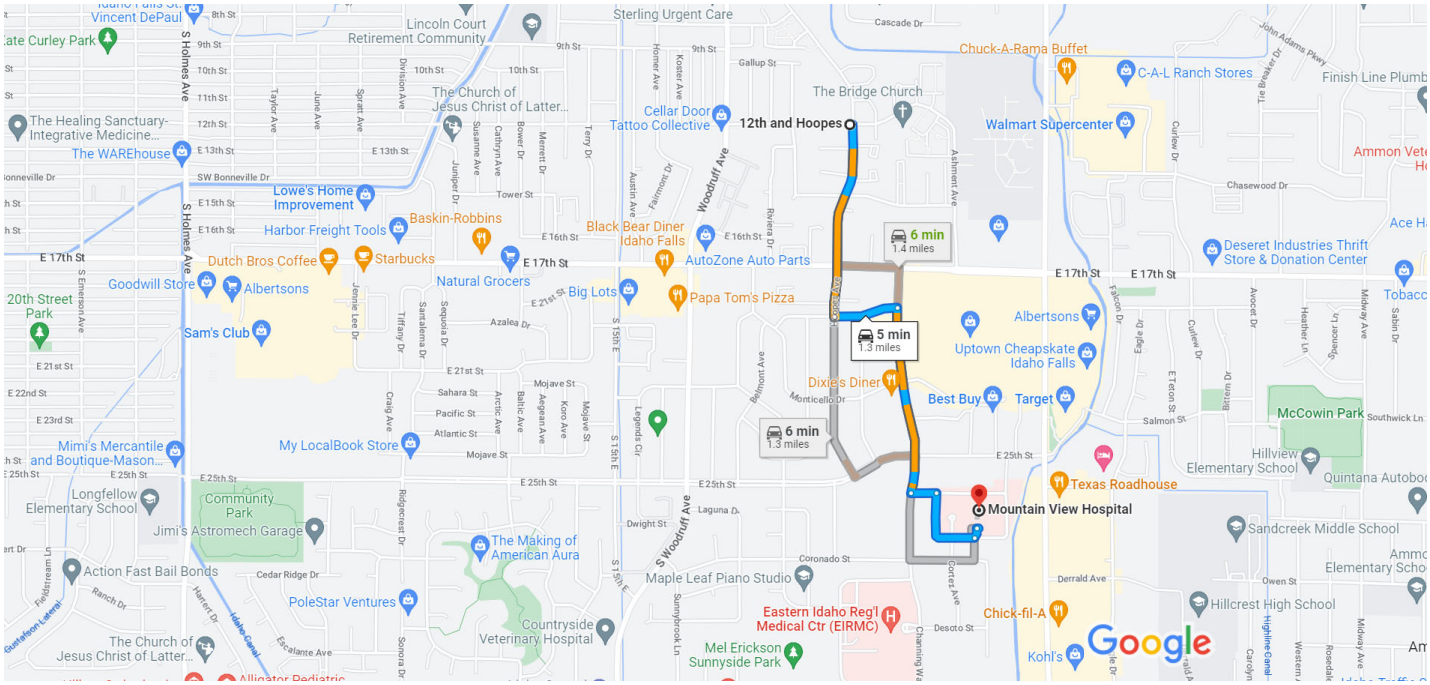
Explore Sterling Urgent Care

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Mountain View Hospital, 2325 Coronado St, Idaho Falls, ID 83404

Drive 1.3 miles, 5 min



Map data ©2023 1000 ft

via Hoopes Ave and Channing Way — 5 min, 1.3 miles
Fastest route now due to traffic conditions

via Hoopes Ave — 6 min, 1.3 miles

via Channing Way — 6 min, 1.4 miles

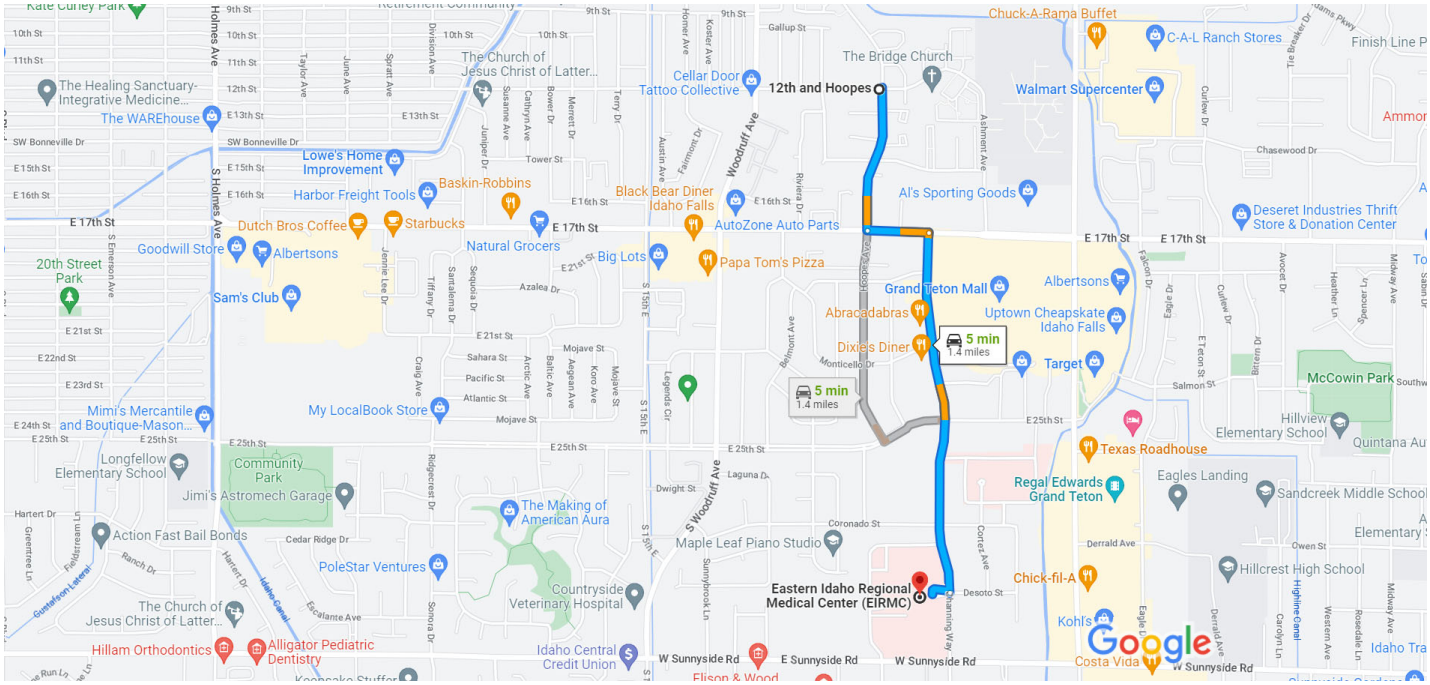
Explore Mountain View Hospital

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Eastern Idaho Reg'l Medical Ctr (EIRMC), 3100 Channing Way, Idaho Falls, ID 83404

Drive 1.4 miles, 5 min



Map data ©2023 1000 ft

via Channing Way — 5 min
Fastest route now due to traffic conditions — 1.4 miles

via Hoopes Ave and Channing Way — 5 min
1.4 miles

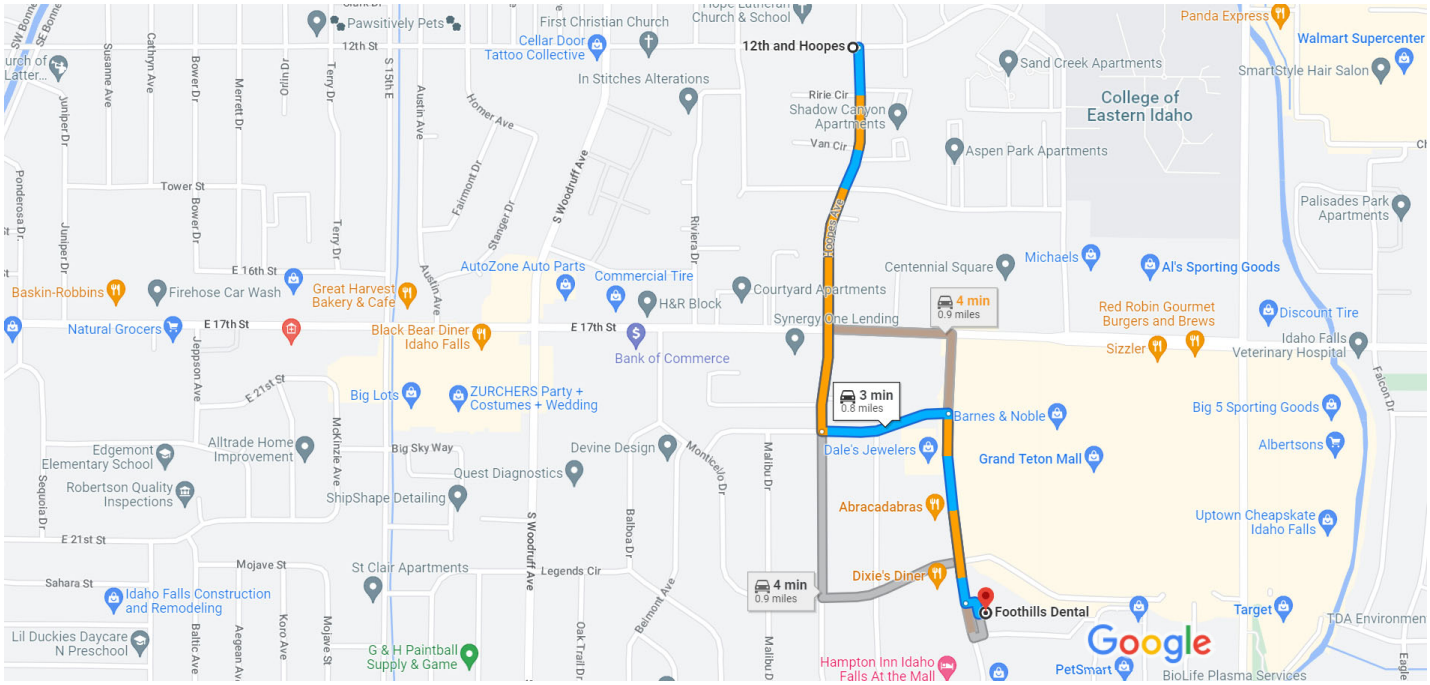
Explore Eastern Idaho Reg'l Medical Ctr (EIRMC)

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Foothills Dental, 2205 Channing Way Suite A, Idaho Falls, ID 83404

Drive 0.8 mile, 3 min



Map data ©2023 500 ft

via Hoopes Ave and Channing Way — 3 min, 0.8 mile

Fastest route now due to traffic conditions

via Hoopes Ave — 4 min, 0.9 mile

via Hoopes Ave, E 17th St/S Old Butte Rd and Channing Way — 4 min, 0.9 mile

Some traffic, as usual

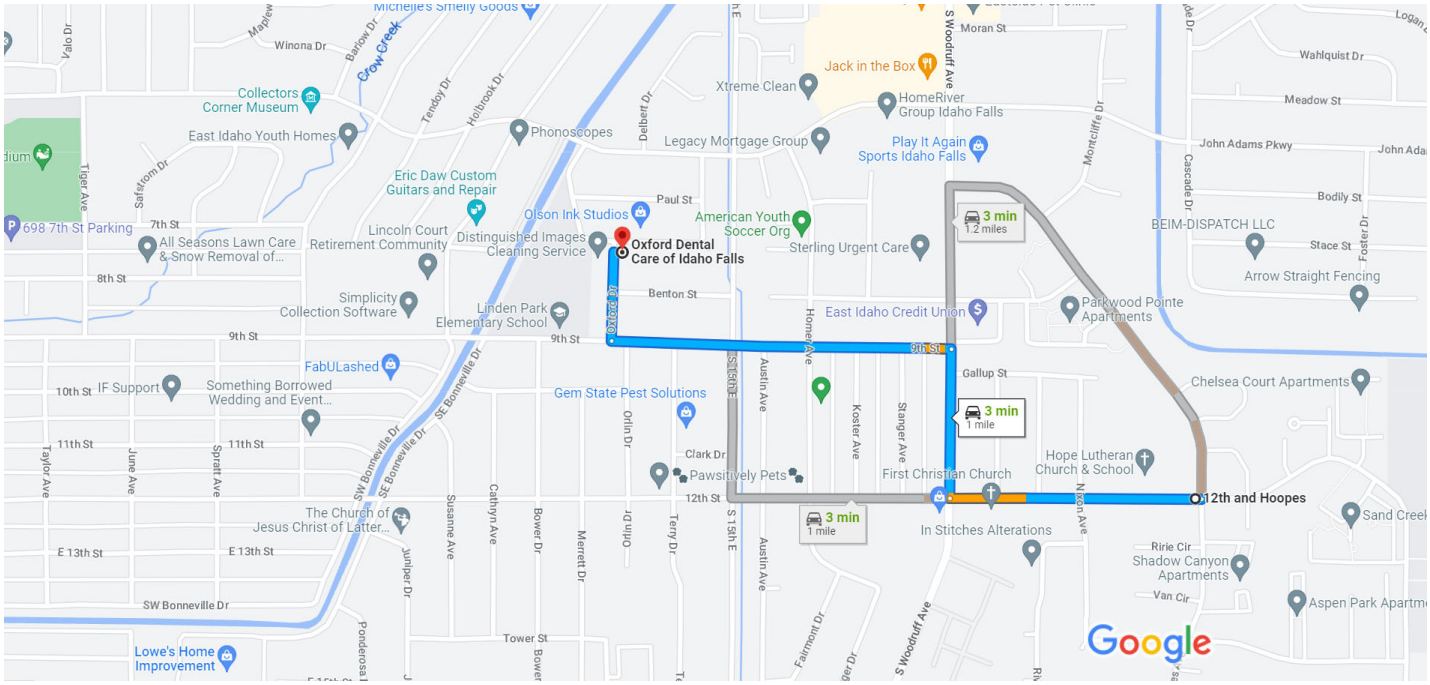
Explore Foothills Dental

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Oxford Dental Care of Idaho Falls, 749 Oxford Dr, Idaho Falls, ID 83401

Drive 1.0 mile, 3 min



Map data ©2023 500 ft

via 12th St and 9th St — 3 min
Fastest route now due to traffic conditions — 1.0 mile

via 12th St — 3 min
1.0 mile

via Hoopes Ave and 9th St — 3 min
1.2 miles

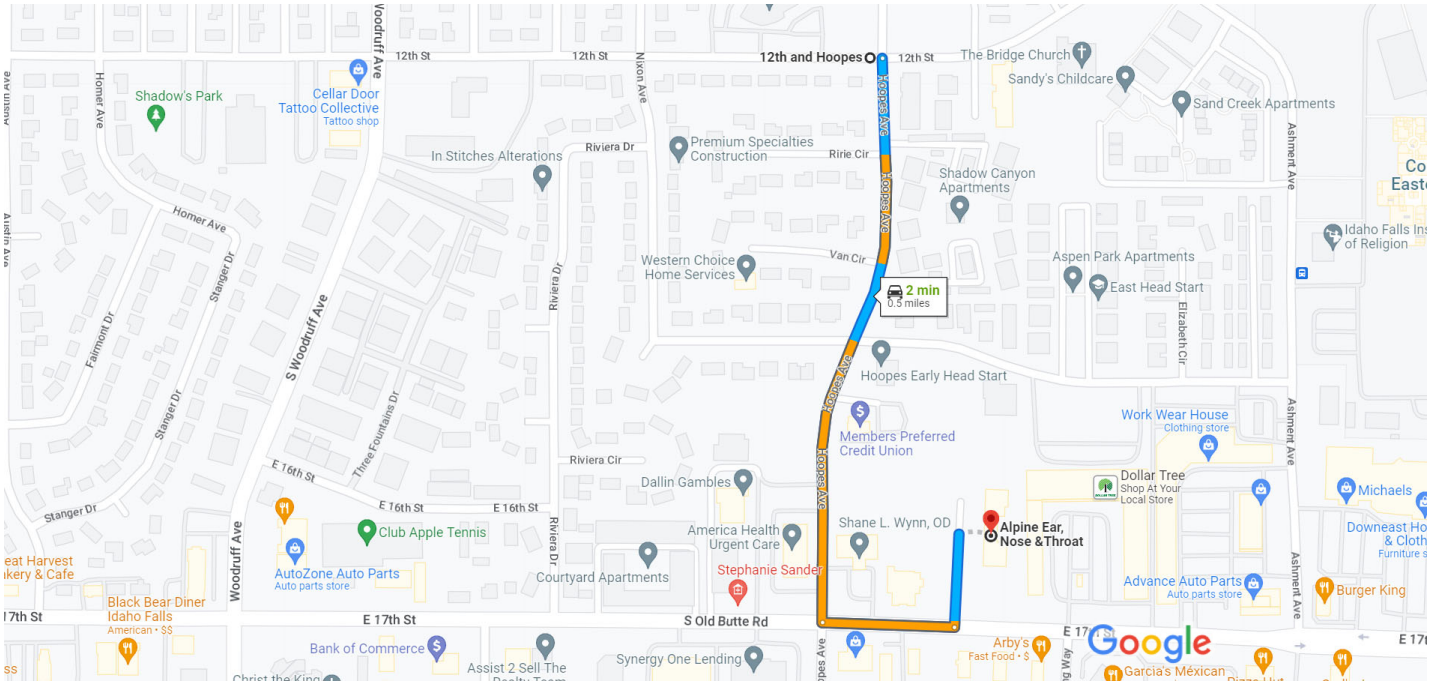
Explore Oxford Dental Care of Idaho Falls

Restaurants | Hotels | Gas stations | Parking Lots | More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Alpine Ear, Nose &Throat, 2065 E 17th St Ste B, Idaho Falls, ID 83404

Drive 0.5 mile, 2 min



Map data ©2023 Google 200 ft

via Hoopes Ave

2 min

Fastest route now due to traffic conditions

0.5 mile

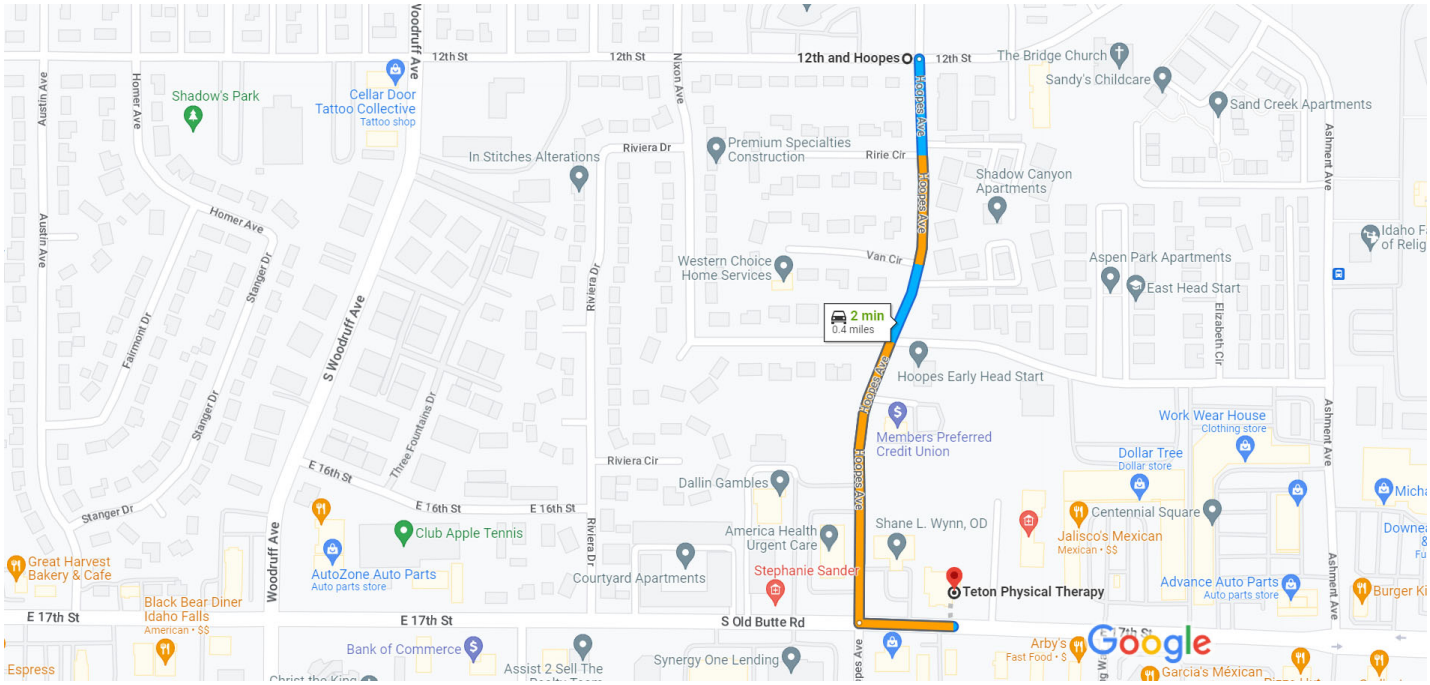
Explore Alpine Ear, Nose &Throat

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Teton Physical Therapy, 2037 E 17th St, Idaho Falls, ID 83404

Drive 0.4 mile, 2 min



Map data ©2023 Google 200 ft

via Hoopes Ave

2 min

Fastest route now due to traffic conditions

0.4 mile

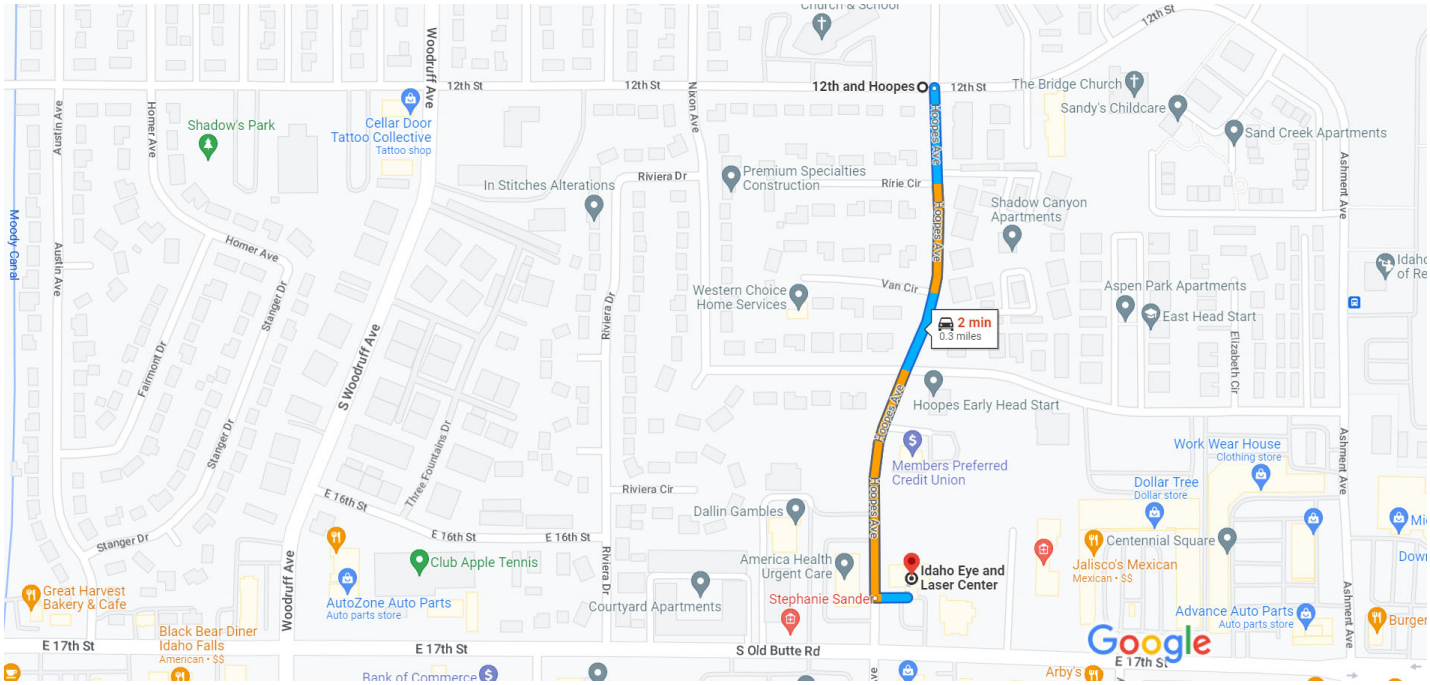
Explore Teton Physical Therapy

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Idaho Eye and Laser Center, 2025 E 17th St, Idaho Falls, ID 83404

Drive 0.3 mile, 2 min



Map data ©2023 Google 200 ft

via Hoopes Ave — 2 min

Fastest route now due to traffic conditions — 0.3 mile

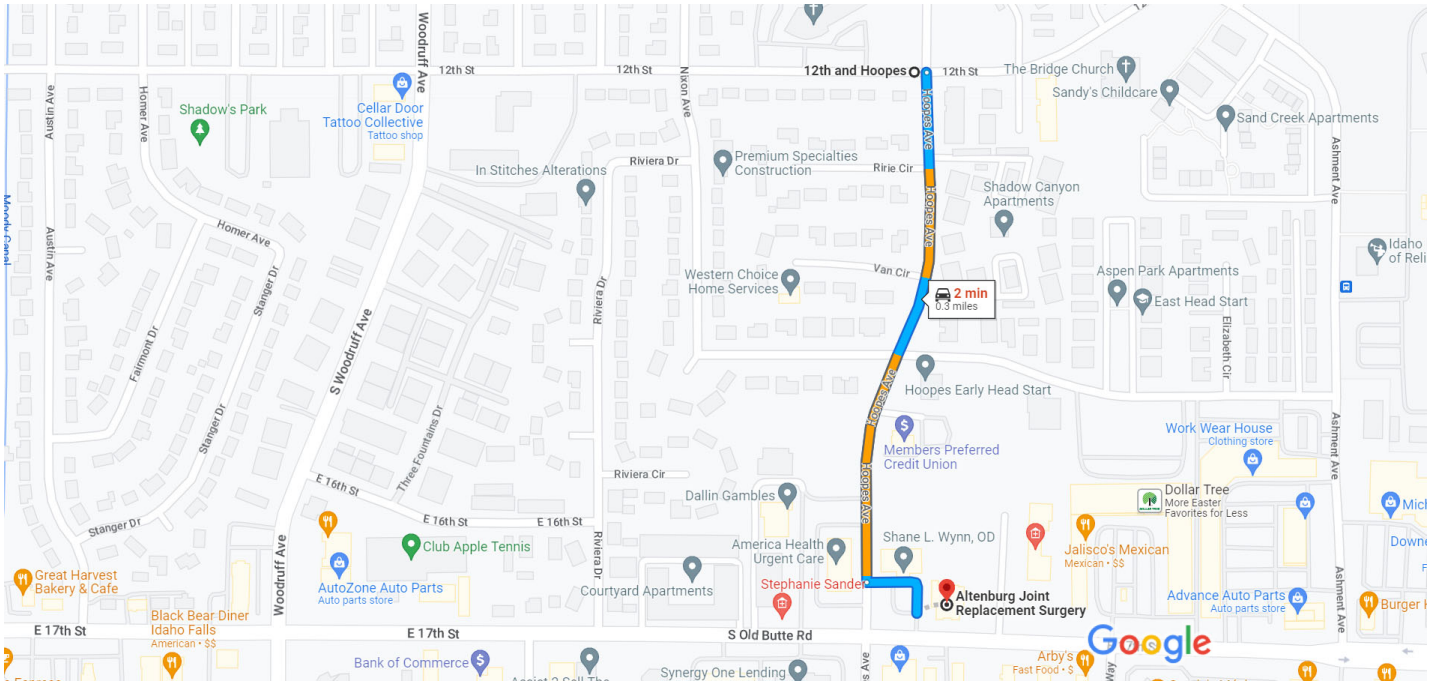
Explore Idaho Eye and Laser Center

Restaurants | Hotels | Gas stations | Parking Lots | More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Altenburg Joint Replacement Surgery, 2035 E 17th St, Idaho Falls, ID 83404

Drive 0.3 mile, 2 min



Map data ©2023 Google 200 ft

via Hoopes Ave — 2 min

Fastest route now due to traffic conditions — 0.3 mile

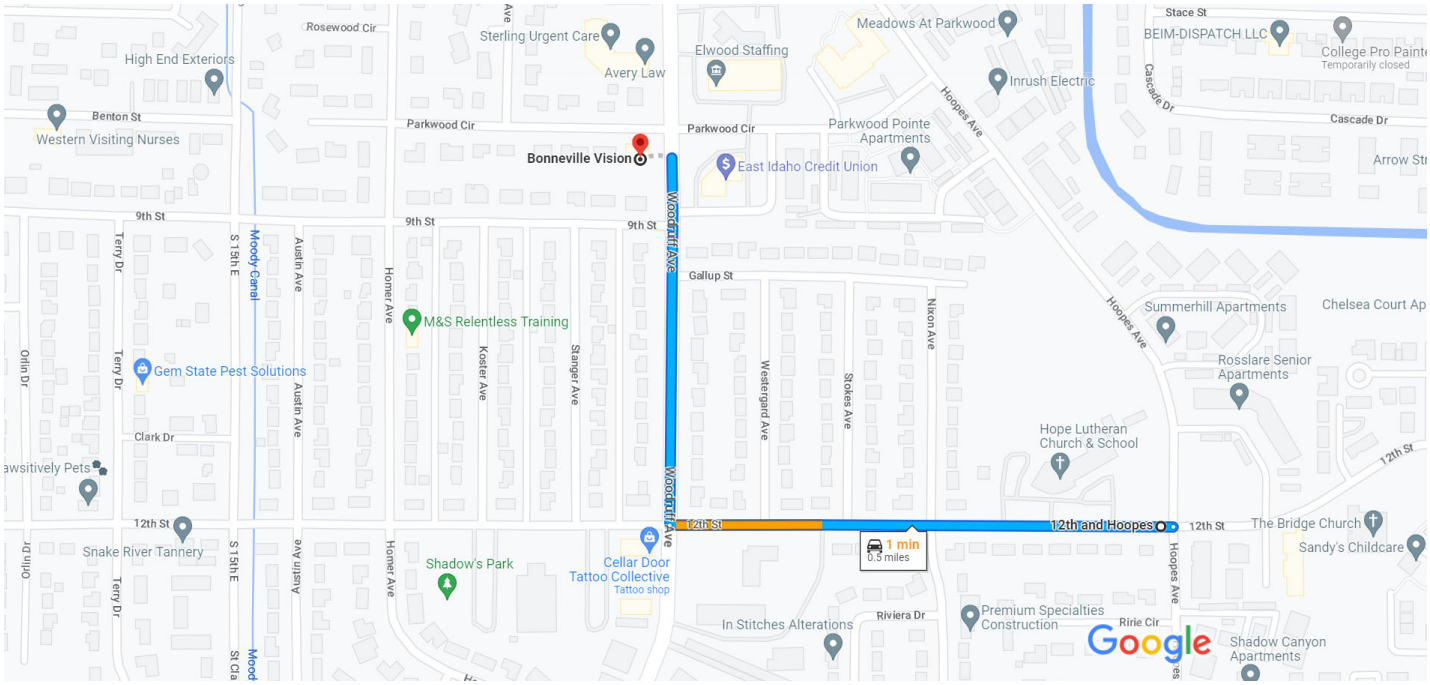
Explore Altenburg Joint Replacement Surgery

Restaurants | Hotels | Gas stations | Parking Lots | More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Bonneville Vision, 838 S Woodruff Ave, Idaho Falls, ID 83401

Drive 0.5 mile, 1 min



Map data ©2023 200 ft

via 12th St and S Woodruff Ave — 1 min

Fastest route now due to traffic conditions — 0.5 mile

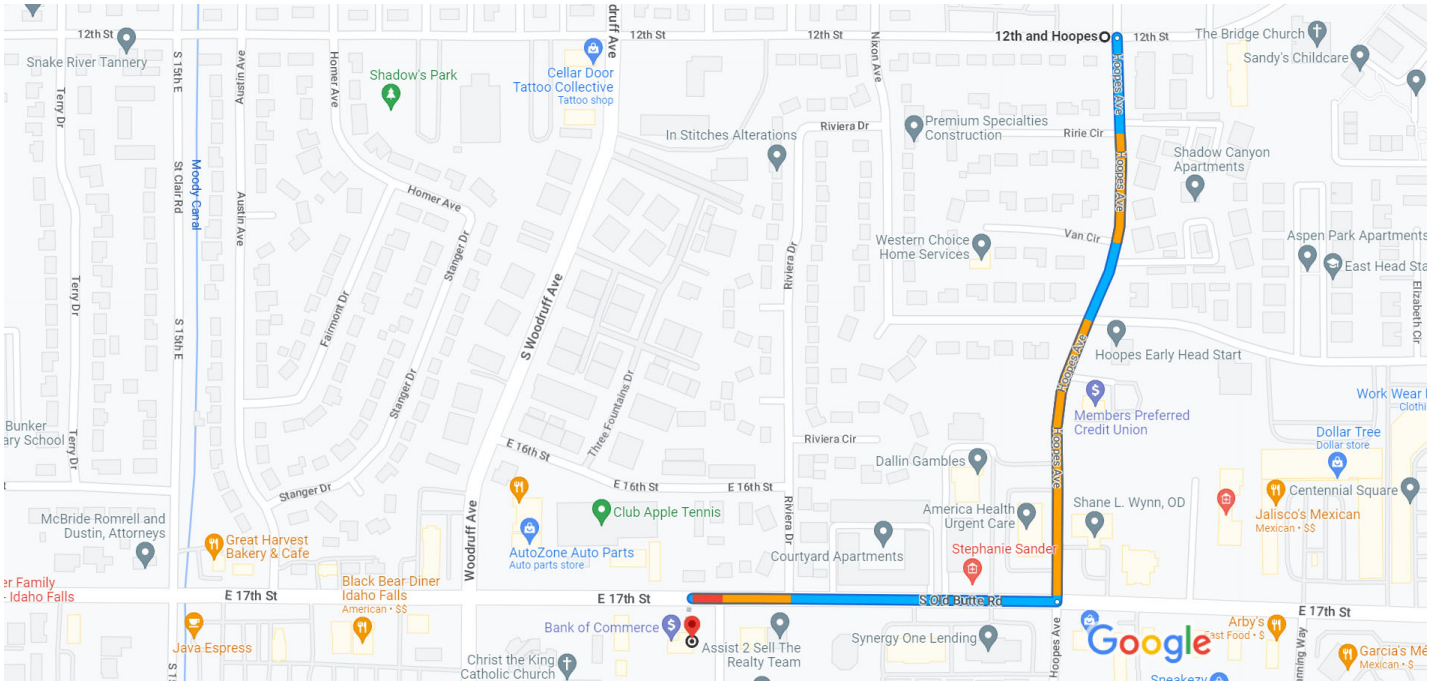
Explore Bonneville Vision

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Custom Hearing Services Inc, 1780 E 17th St, Idaho Falls, ID 83404

Drive 0.5 mile, 2 min



Map data ©2023 Google 200 ft

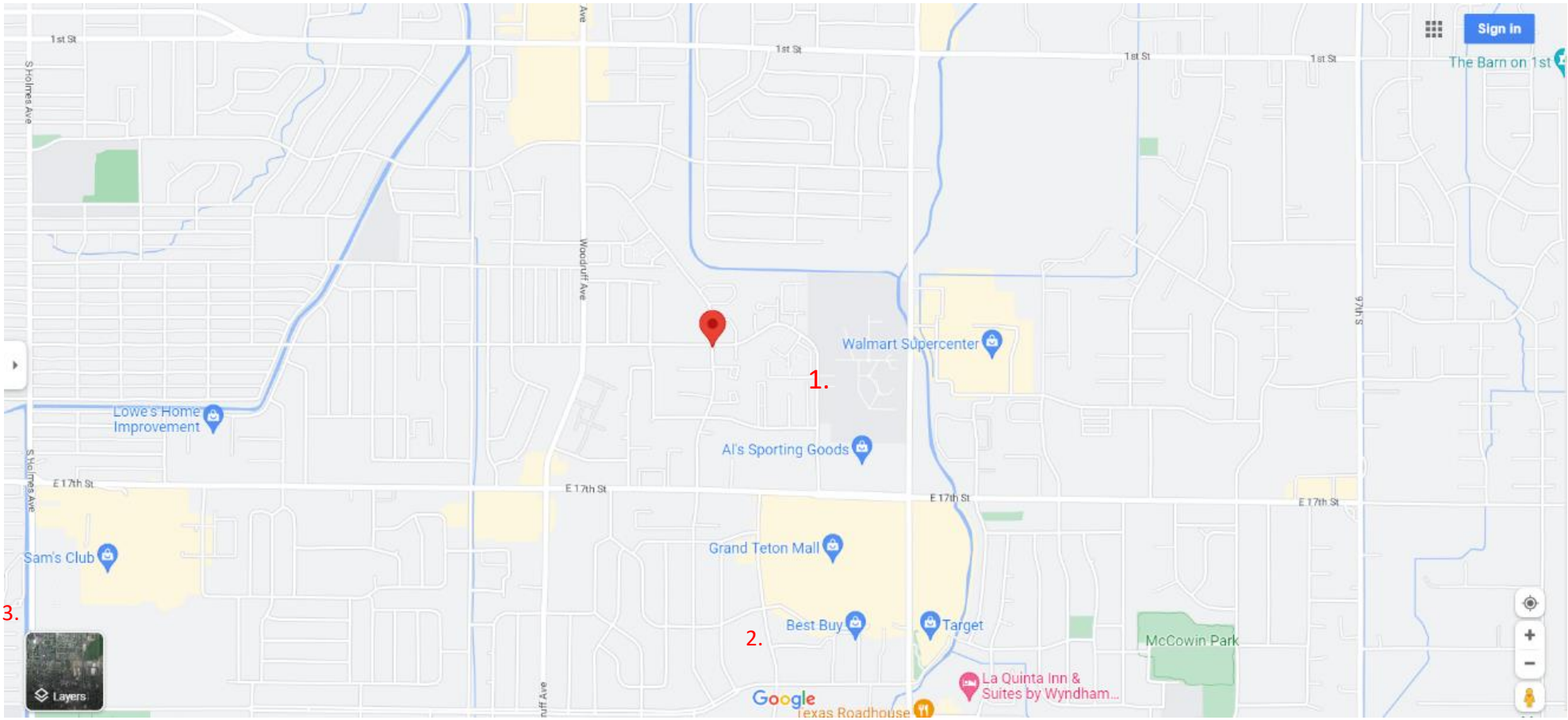
via Hoopes Ave and E 17th St/S Old Butte Rd — 2 min, 0.5 mile

Fastest route now due to traffic conditions

Explore Custom Hearing Services Inc

Restaurants Hotels Gas stations Parking Lots More

12th & Hoopes
Idaho Falls, Idaho



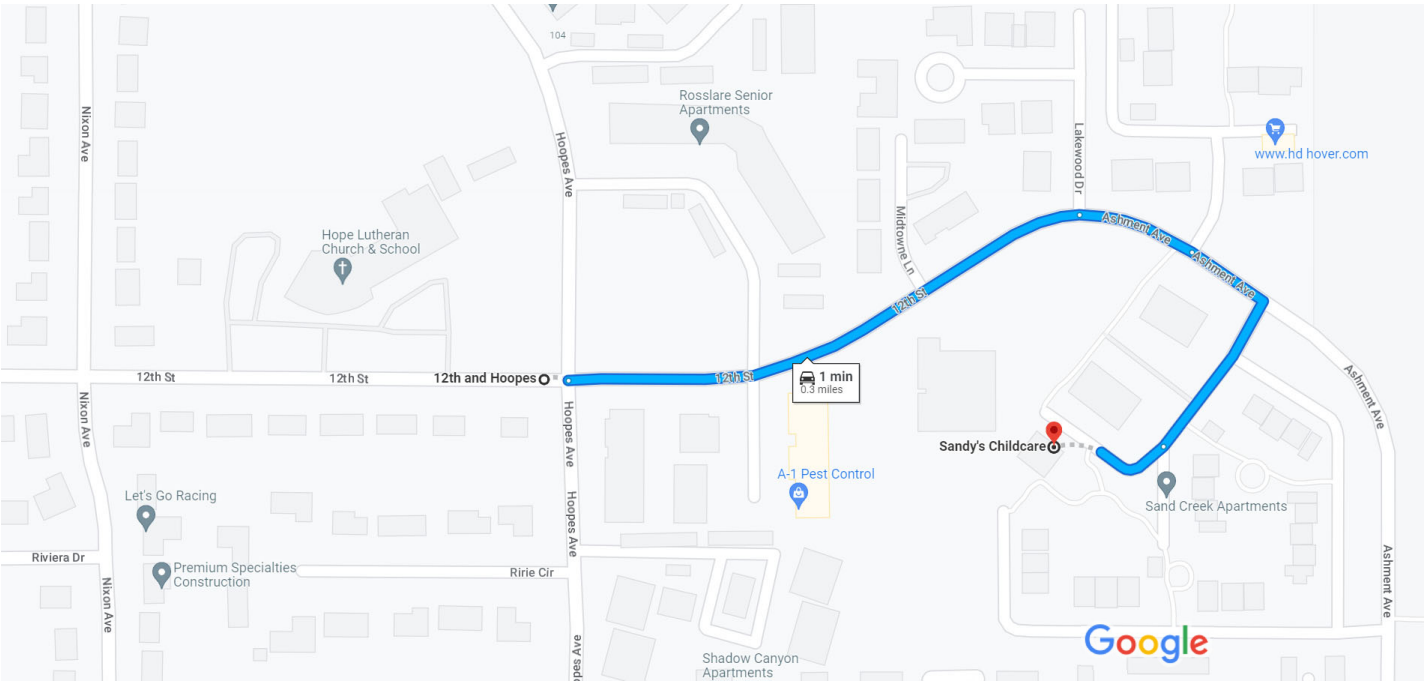
SOCIAL SERVICES CENTER OR LICENSED CHILDCARE FACILITY

1. Sandy's Childcare 0.3 miles
2. Social Security Administration 0.8 miles
3. Senior Citizens Community Center 3.0 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Sandy's Childcare, 1250 Ashment Ave I-2, Idaho Falls, ID 83402

Drive 0.3 mile, 1 min



Map data ©2023 100 ft

via 12th St and Ashment Ave	Fastest route now due to traffic conditions	1 min 0.3 mile

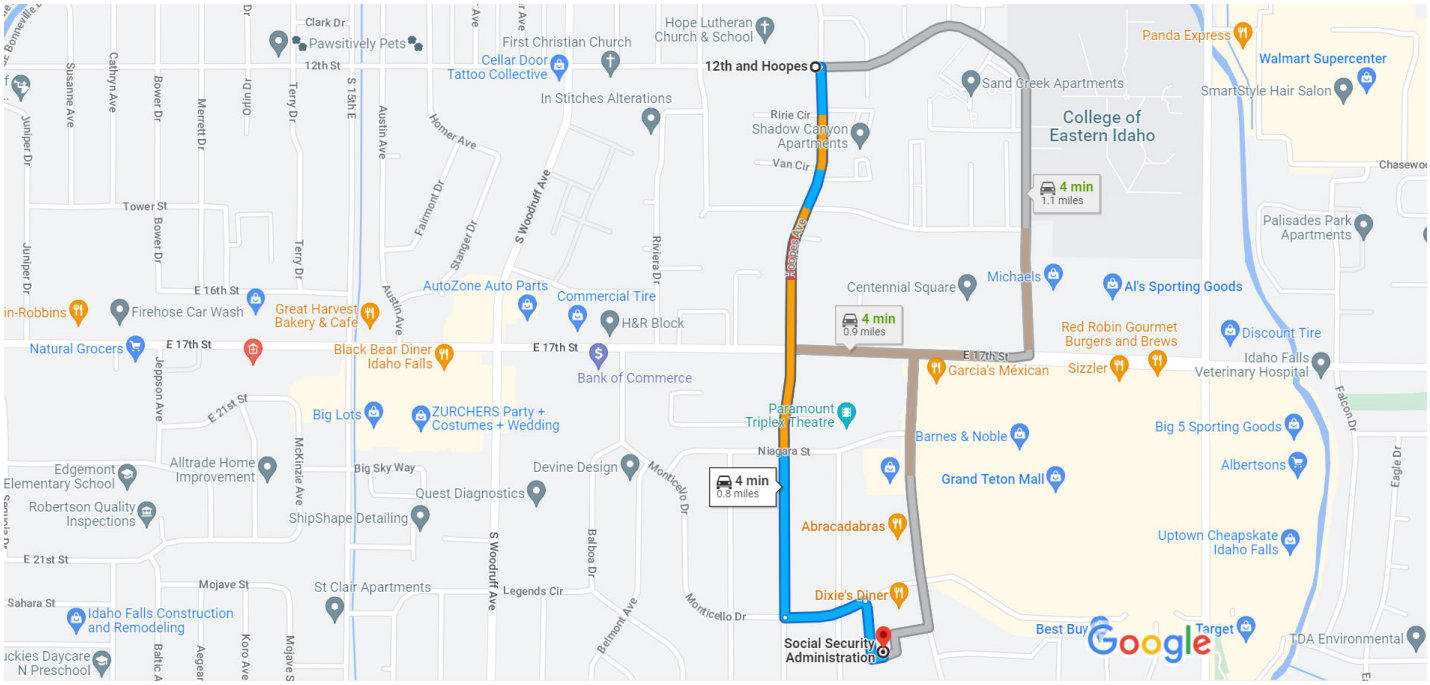
Explore Sandy's Childcare

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Social Security Administration, 2196 Channing Way, Idaho Falls, ID 83404

Drive 0.8 mile, 4 min



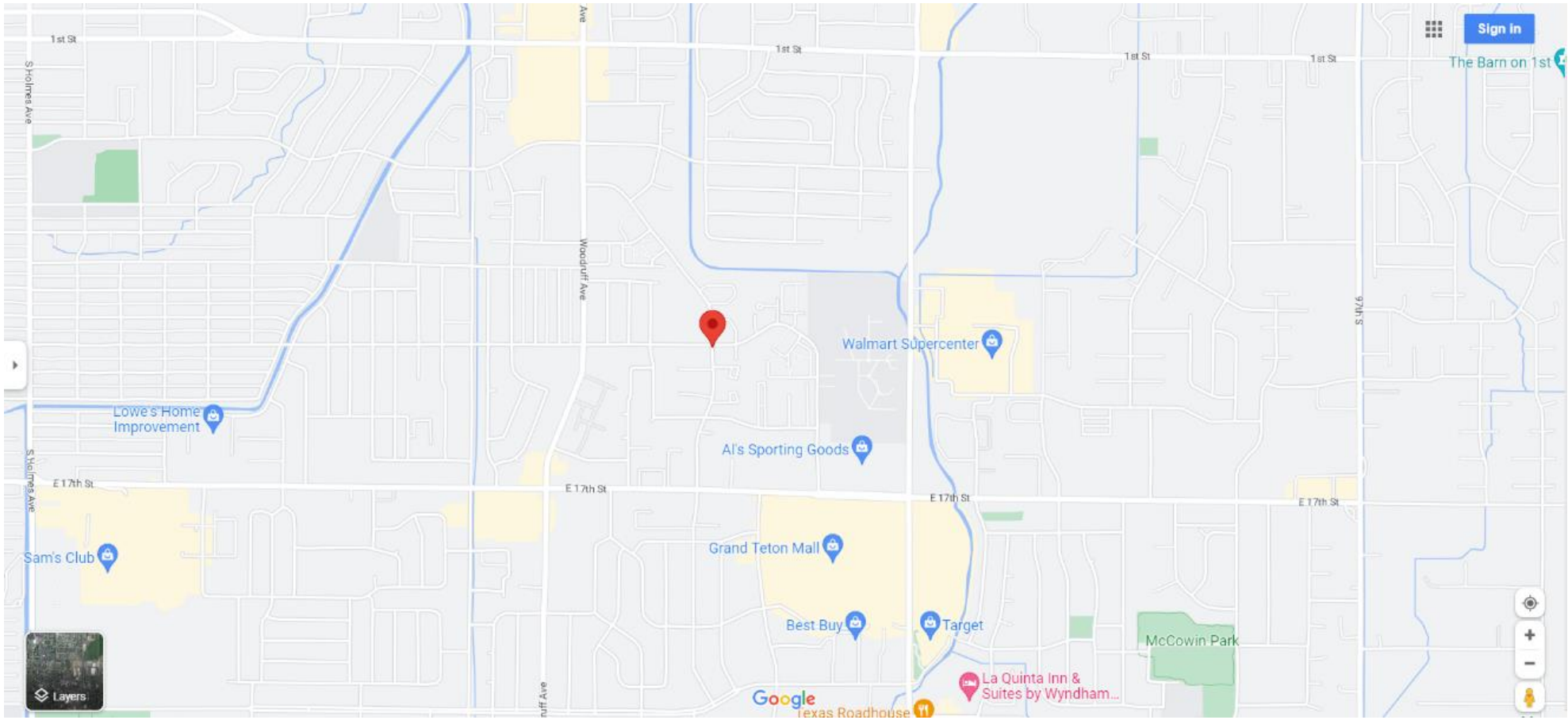
Map data ©2023 500 ft

via Hoopes Ave Fastest route now due to traffic conditions	4 min 0.8 mile
via Hoopes Ave and Channing Way	4 min 0.9 mile
via Ashment Ave and Channing Way	4 min 1.1 miles

Explore Social Security Administration

Restaurants Hotels Gas stations Parking Lots More

12th & Hoopes
Idaho Falls, Idaho

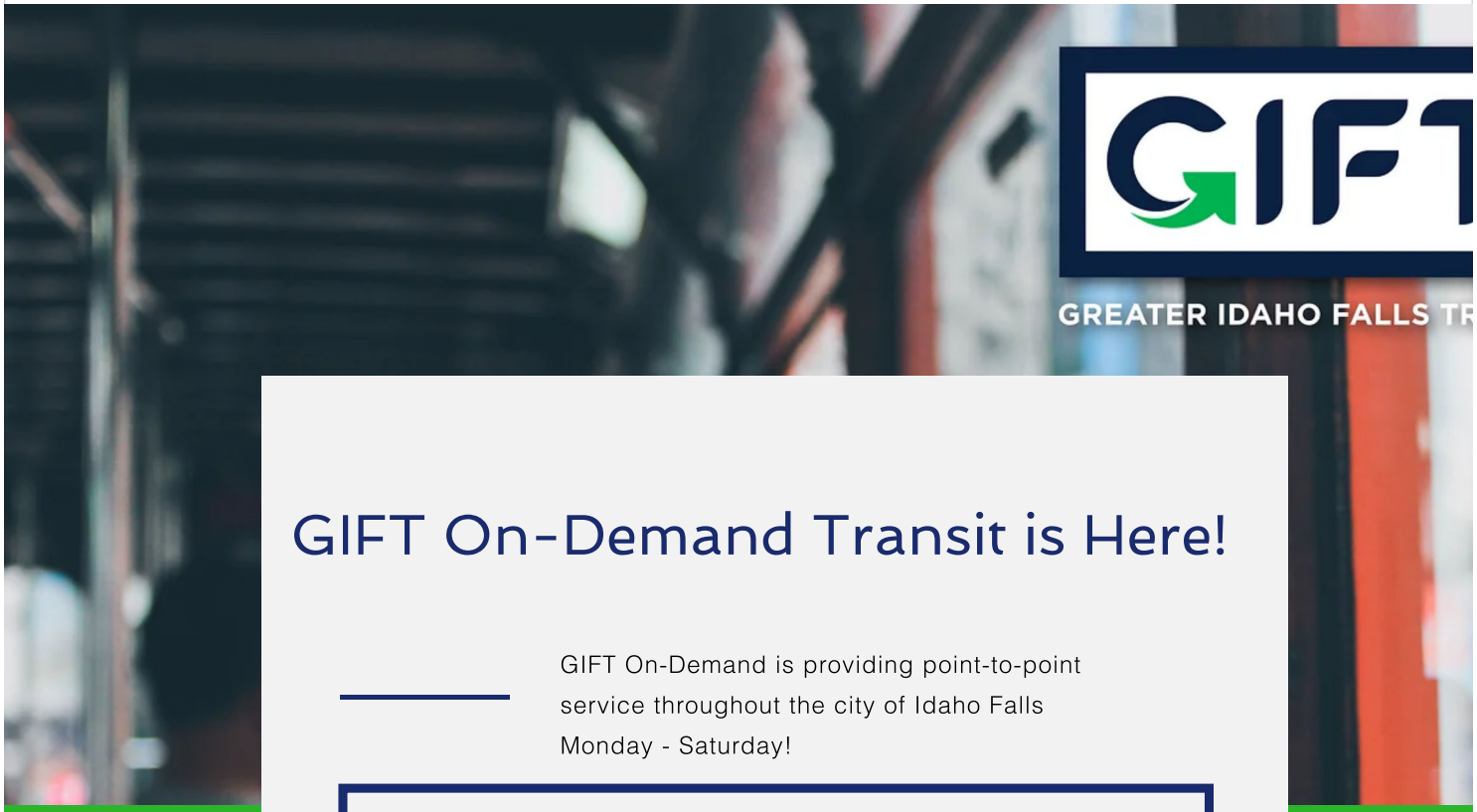


BUS STOP OR TRANSIT STOP

1. Greater Idaho Falls Transit ("GIFT") offers on-demand, door-to-door service, for a fee of $4 per ride 0.0 miles
   https://www.greateriftransit.com/

GREATER IDAHO FALLS TRANSIT

Home | Schedule a Ride | Ride Fares | Donate | FAQs | GIFT Board | Contact Us | Blog



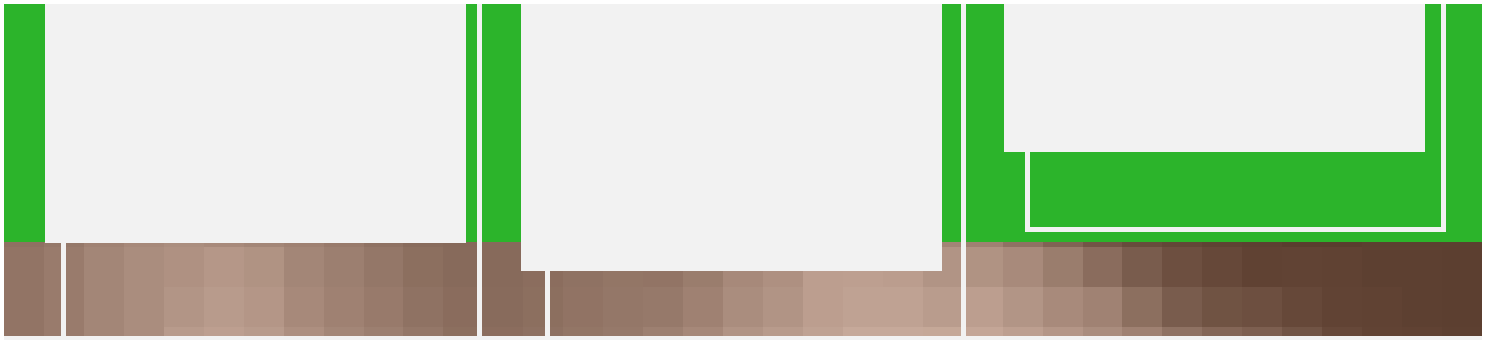
GIFT On-Demand Transit is Here!

GIFT On-Demand is providing point-to-point service throughout the city of Idaho Falls Monday - Saturday!

CLICK HERE to Schedule Your Ride Now



Public Transit is BACK!





mdingman1
Jan 9 · 5 min

Idaho Falls' new transit program, GIFT, serves 44,000 in six months - From The Po...

The Greater Idaho Falls Transit service, which began offering rides in August, has reached its six-month mark and has completed double...

56 views 0 comments



mdingman1
Nov 17, 2022 · 1 min

New Phone # & Call Center Coming to Idaho!



Our transit contractor, Downtowner, heard your comments and they listened! The call center that manages the GIFT phone number to...

80 views 0 comments

Ride Fares

How Much is it to Ride GIFT On-Demand?

Each person who rides GIFT On-Demand will be charged $4 per ride.

The price is effective March 1, 2023.

If the price of a ride on GIFT On-Demand changes, it must be noticed publicly through our GIFT Board Meetings and is published and offered at an official Public Hearing through the City of Idaho Falls and its Fee Resolution. The Fee Resolution is always published through the budget process here but can change during other times of the year.

GIFT On-Demand offers discounts for federally-recognized seniors and those with disabilities. To learn more, download the GIFT On-Demand app, answer a few questions, and receive your final fare if you fall into one or both of the above recognized categories of individuals.





HOURS OF OPERATION:

Monday - Friday: 6 a.m. - 9 p.m.
Saturday: 7 a.m. - 9 p.m.

HOW TO RIDE:

Step #1: Go to the Apple App Store or Google Play and search "GIFT On-Demand" to find and download our app. Or use the QR codes below to download the app now!

Don't have a smartphone? Simply call 208-999-GIFT (4438) to schedule your ride. Spanish speaking representatives are available.

Step #2: If you're using the app, answer a few simple questions and upload your payment information to create your profile.

Step #3: Use the app to schedule your ride up to one week in advance.

DOWNLOAD THE APP NOW!

QR CODE FOR APPLE PHONES:

QR CODE FOR ANDROID PHONES:



Contact Us

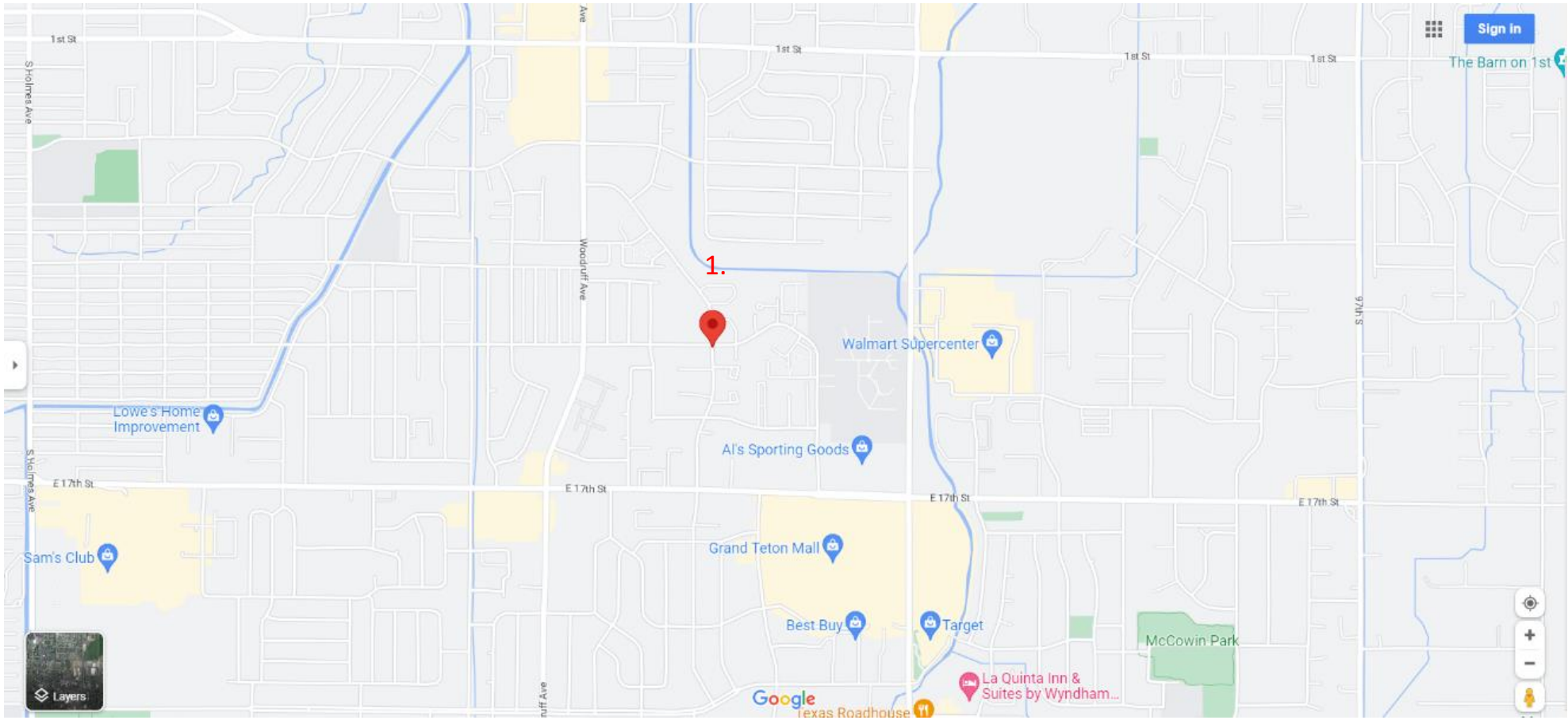
Rides cannot be scheduled or changed using this contact form.

You **must** schedule a ride through the GIFT On-Demand app or by calling 208-999-4438.

This form is for general inquiries. Please read our FAQ page HERE as you may find the answer to your question quickly!

Please note, we do not contract the drivers of the service and cannot answer employment-realted inquiries.

12th & Hoopes
Idaho Falls, Idaho



PUBLIC GREENBELT BIKE-WALKING PATH ACCESS

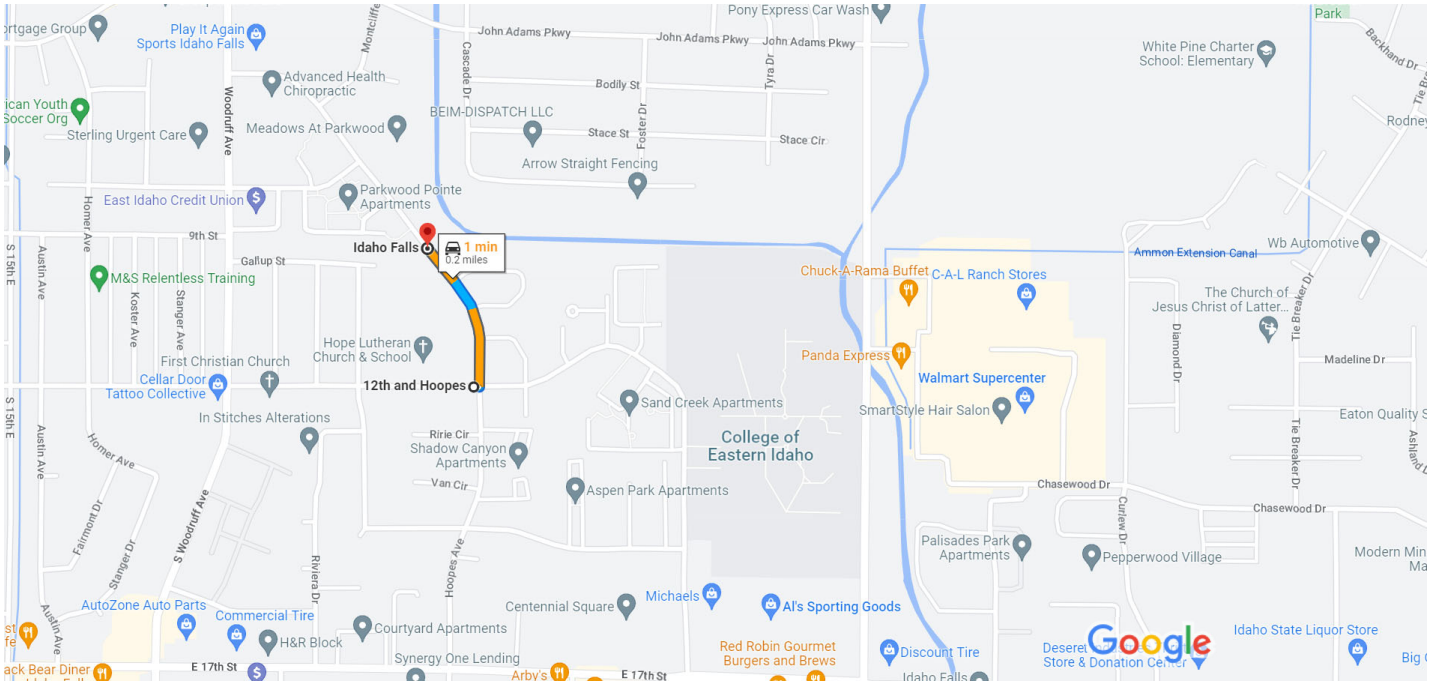
1. Canal Trail 0.2 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Idaho Falls, Idaho

Drive 0.2 mile, 1 min

Canal Trail



Map data ©2023 500 ft

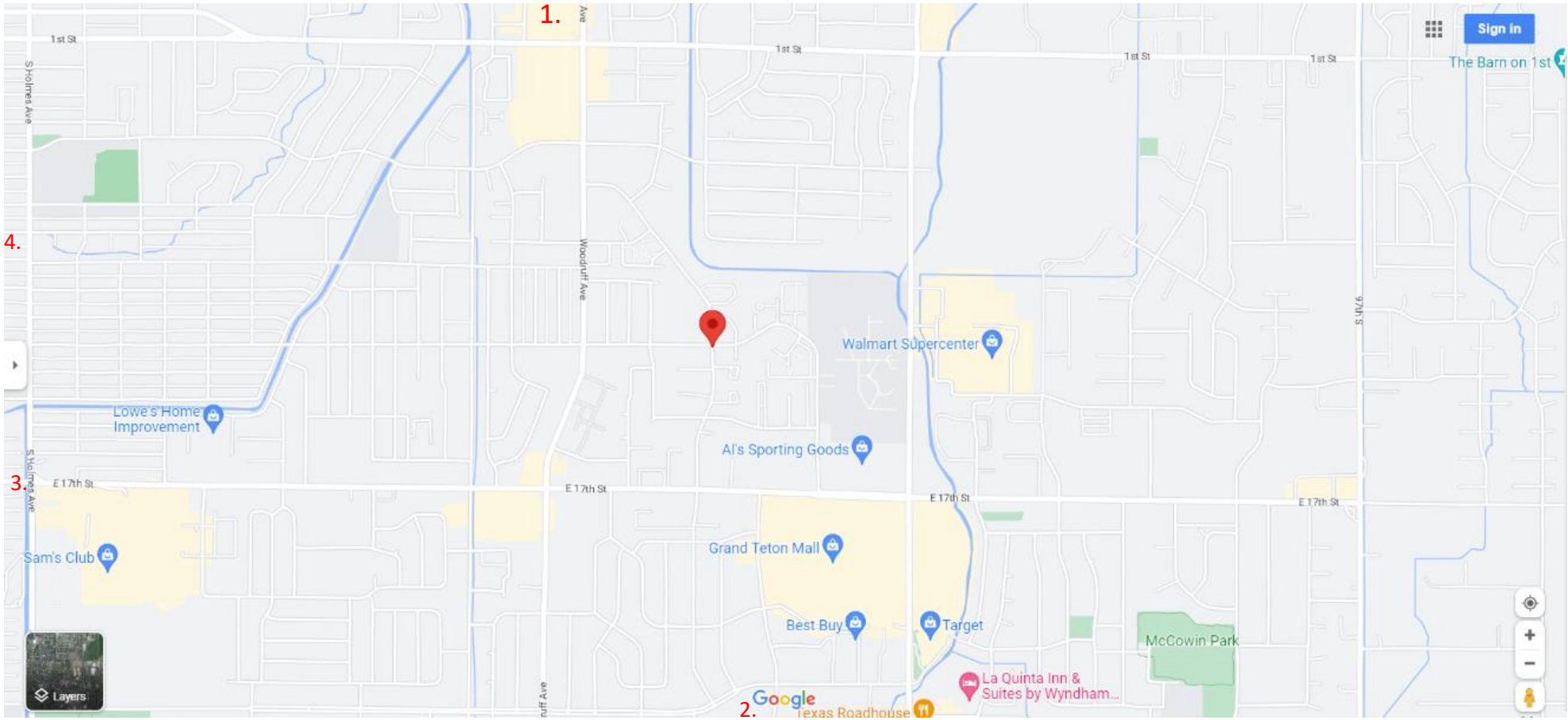
via Hoopes Ave — 1 min

Fastest route now due to traffic conditions — 0.2 mile

Explore Idaho Falls

Restaurants Hotels Gas stations Parking Lots More

12th & Hoopes
Idaho Falls, Idaho



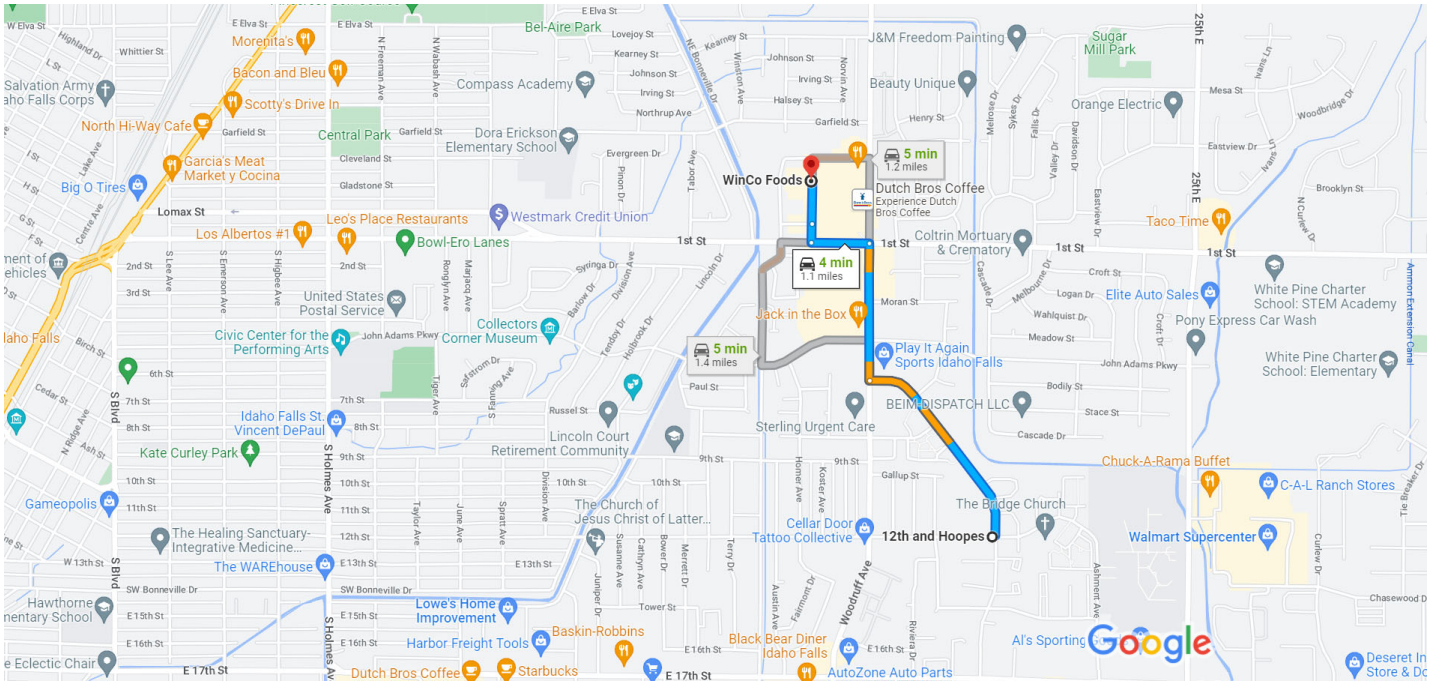
MAJOR EMPLOYER

1. Winco Foods 1.1 miles
2. Eastern Idaho Regional Medical Center 1.4 miles
3. Melaluca 3.6 miles
4. Idaho National Engineering Labratory 4.3 miles

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to WinCo Foods, 333 N Woodruff Ave, Idaho Falls, ID 83401

Drive 1.1 miles, 4 min



Map data ©2023 1000 ft

via Hoopes Ave and S Woodruff Ave — 4 min, 1.1 miles

Fastest route now due to traffic conditions

via Hoopes Ave, S Woodruff Ave and Caribou St/Easy St — 5 min, 1.2 miles

via Hoopes Ave — 5 min, 1.4 miles

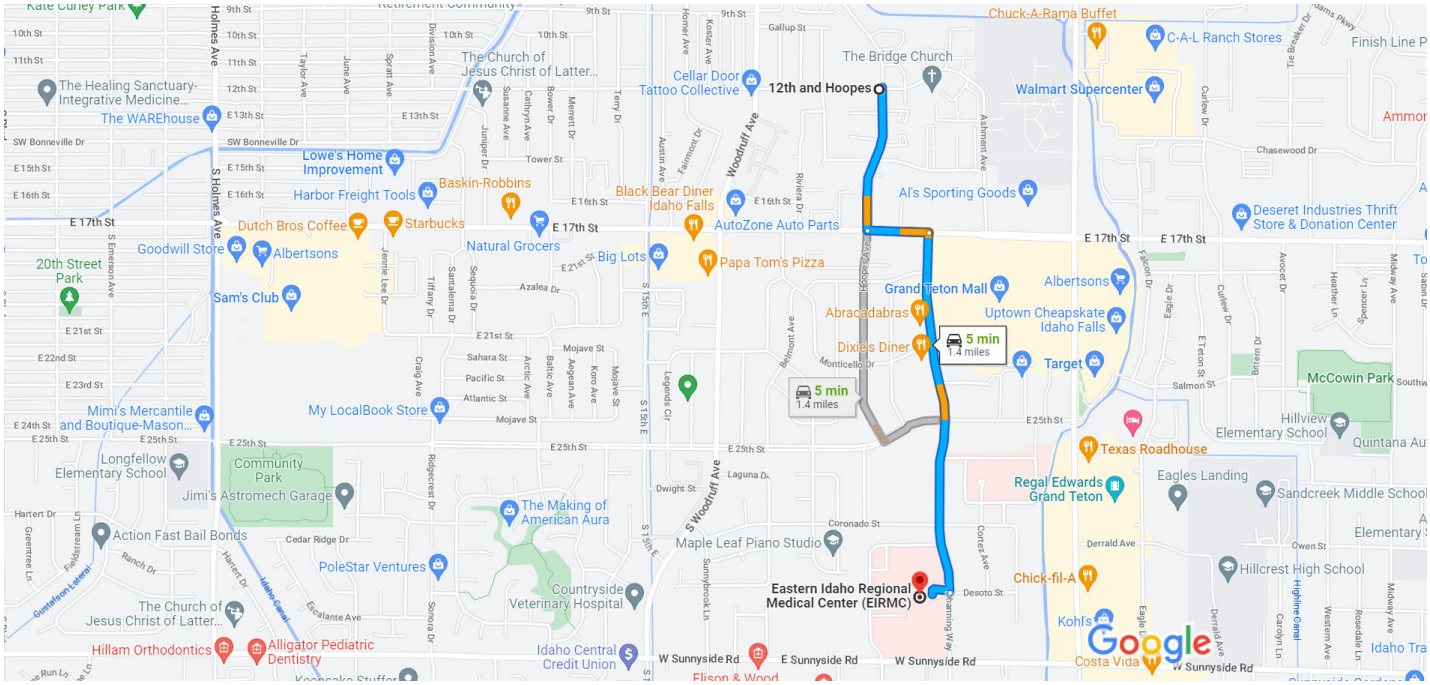
Explore WinCo Foods

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Eastern Idaho Reg'l Medical Ctr (EIRMC), 3100 Channing Way, Idaho Falls, ID 83404

Drive 1.4 miles, 5 min



Map data ©2023 1000 ft

via Channing Way — 5 min
Fastest route now due to traffic conditions — 1.4 miles

via Hoopes Ave and Channing Way — 5 min
1.4 miles

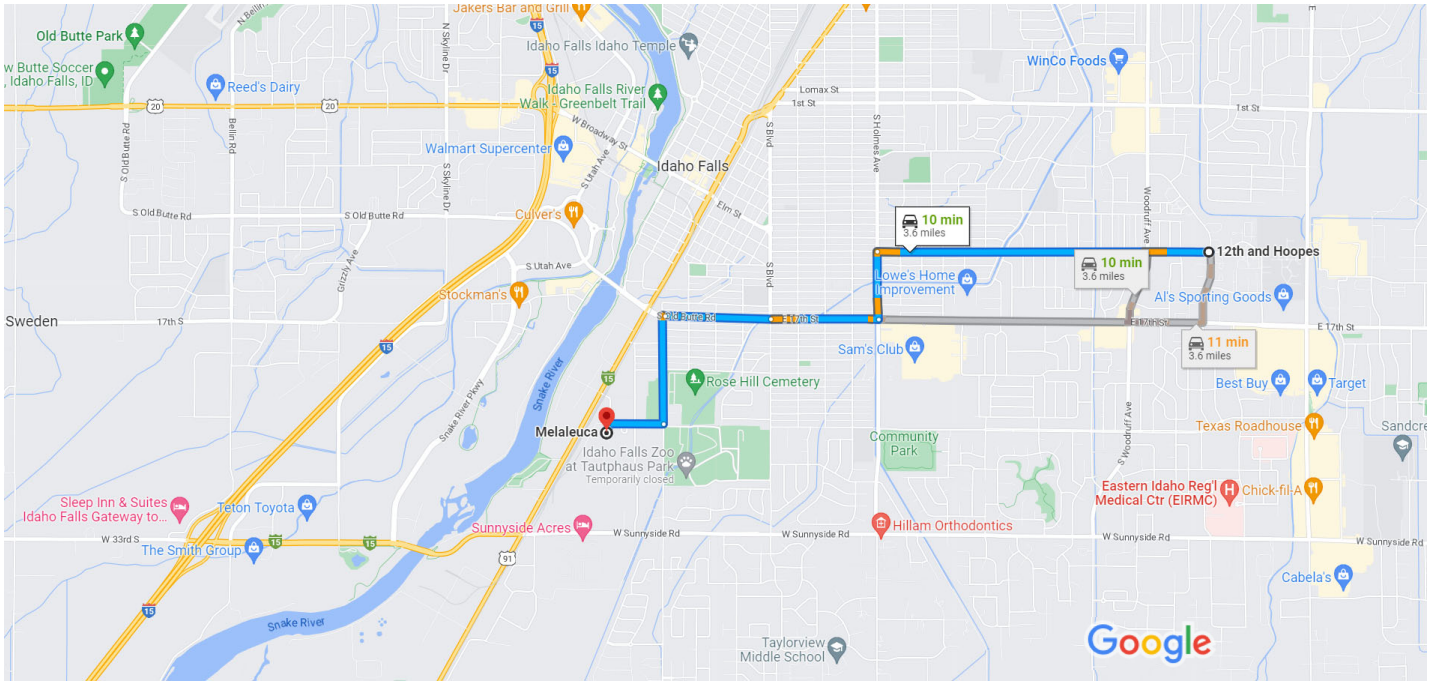
Explore Eastern Idaho Reg'l Medical Ctr (EIRMC)

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Melaleuca, 735 W 25th St, Idaho Falls, ID 83402

Drive 3.6 miles, 10 min



Map data ©2023 2000 ft

via E 17th St/S Old Butte Rd — 11 min
Best route now due to traffic conditions — 3.6 miles

via 12th St and E 17th St/S Old Butte Rd — 10 min
3.6 miles

via E 17th St/S Old Butte Rd and Rollandet Ave — 10 min
3.6 miles

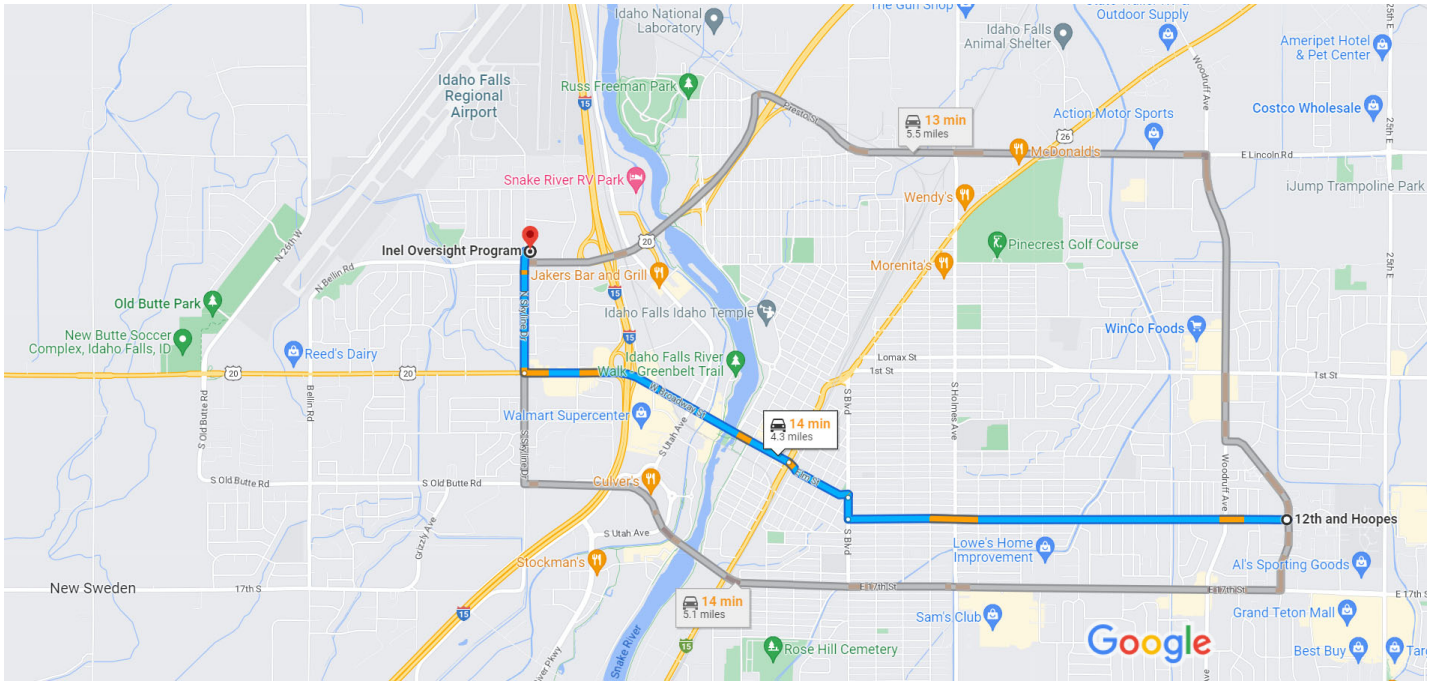
Explore Melaleuca

Restaurants Hotels Gas stations Parking Lots More

Google Maps

12th and Hoopes, Idaho Falls, ID 83404 to Inel Oversight Program, 900 N Skyline Dr, Idaho Falls, ID 83402

Drive 4.3 miles, 14 min



Map data ©2023 2000 ft

via S Old Butte Rd — **14 min**
Best route now due to traffic conditions — 5.1 miles

via 12th St and W Broadway St — **14 min**
Some traffic, as usual — 4.3 miles

via Presto St — **13 min**
Some traffic, as usual — 5.5 miles

Explore Inel Oversight Program

Restaurants Hotels Gas stations Parking Lots More

EXHIBIT I: Certification for Waitlist Preferences

The undersigned Sponsor and Property Management Agent hereby certify, warrant, and covenant the following waitlist preference(s) will be incorporated into the Tenant Selection Policy, which govern the future leasing preferences of 12th & Hoopes (the Development):

Check the applicable waitlist preferences:

☒ Preference to persons on Public Housing Authority waiting list given for 100% of the rent-restricted units (Selection Point Criteria #2).

☒ Preference to households that contain one or more members with a handicap as defined in the Fair Housing Act (Selection Point Criteria #3 and definition below):

Fair Housing Act:
Sec. 802 [42 U.S.C. 3602] Definitions:

Handicap means, with respect to a person:

1. *a physical or mental impairment which substantially limits one or more of such person's major life activities,*
2. *a record of such an impairment, or*
3. *being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance [as defined in section 102 of the Controlled Substances Act (21 U.S.C. 802)].*

☒ Preference to persons with HUD-Veterans Affairs Supportive Housing (VASH) vouchers. (Selection Point Criteria #8).

12th & Hoopes Senior, LLC (the Sponsor) further certifies and agrees they shall furnish a copy of the Development's executed Management Plan that includes a Tenant Selection Policy satisfying the waitlist preference requirements listed above to Idaho Housing and Finance Association at the time the Development applies for placed in service.

SPONSOR:

By: _____
Name: Thomas C Mannschreck
Company: 12th & Hoopes Senior, LLC

PROPERTY MANAGEMENT AGENT:

By: _____
Name: Katie Rosanbalm
Company: Tomlinson & Associates

EXHIBIT B - PREVIOUS PARTICIPATION CERTIFICATE
LOW-INCOME HOUSING TAX CREDIT / HOME/ HOUSING TRUST FUND / WORKFORCE HOUSING FUND APPLICATION

COMPLETE FOR SPONSOR/OWNER & DEVELOPER - IF DIFFERENT ENTITIES COMPLETE A SEPARATE CERTIFICATE FOR EACH

(If the requested information is contained in another document, attach the information to this document and sign the certification at the bottom of the page)

Principal Name	Principal's Role	Development Name	Development Location (i.e., City, State)	Number of Units	Market or LIHTC Development?	Under Construction or Placed in Service?	Year Placed in Service	List any Co-Developers or Co-Sponsors
This is a newly formed entity. The experience for Affordable Housing comes from Thomas Development Co.								

The undersigned, representative of the Sponsor, Owner and/or Developer, being duly authorized, hereby certifies under the penalty of perjury that the foregoing information is true, complete, and accurate. Further, the undersigned hereby authorizes out of state housing agencies to release to Idaho Housing and Finance Association information regarding any §42 development that the agency monitors and in which the Sponsor Owner or Developer is currently participating.

Signature

2/22/2023
Date

Thomas C. Mannschreck, Managing Member
Name & Title

12th & Hoopes Senior, LLC
Legal Entity Name

EXHIBIT B - PREVIOUS PARTICIPATION CERTIFICATE
LOW-INCOME HOUSING TAX CREDIT / HOME/ HOUSING TRUST FUND / WORKFORCE HOUSING FUND APPLICATION

COMPLETE FOR SPONSOR/OWNER & DEVELOPER - IF DIFFERENT ENTITIES COMPLETE A SEPARATE CERTIFICATE FOR EACH

(If the requested information is contained in another document, attach the information to this document and sign the certification at the bottom of the page)

Principal Name	Principal's Role	Development Name	Development Location (i.e., City, State)	Number of Units	Market or LIHTC Development?	Under Construction or Placed in Service?	Year Placed in Service	List any Co-Developers or Co-Sponsors
See attached								

The undersigned, representative of the Sponsor, Owner and/or Developer, being duly authorized, hereby certifies under the penalty of perjury that the foregoing information is true, complete, and accurate. Further, the undersigned hereby authorizes out of state housing agencies to release to Idaho Housing and Finance Association information regarding any §42 development that the agency monitors and in which the Sponsor Owner or Developer is currently participating.

Signature

2/22/2023
Date

Thomas C. Mannschreck, President & CEO
Name & Title

Thomas Development Co.
Legal Entity Name

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
1	Alpine	Boise	ID	Owner / Developer / General Contractor	12	Family	1990		
2	*Maple Grove	Boise	ID	Owner / Developer / General Contractor	44	Family	1990	LIHTC	
3	Rylie Creek	Boise	ID	Owner / Developer / General Contractor	12	Family	1990		
4	*Silverwood	Nampa	ID	General Partner / Developer / General Contractor	18	Senior	1991	LIHTC	
5	*Parkhill	Boise	ID	General Contractor	36	Family	1992	LIHTC	
6	Ellen's Ferry	Boise	ID	Owner / Developer / General Contractor	8	Family	1992		
7	Roosevelt	Boise	ID	Owner / Developer / General Contractor	4	Family	1991		
8	Country Club	Nampa	ID	Developer / General Contractor	36	Family	1992		
9	Pond Street	Boise	ID	Owner / Developer / General Contractor	10	Family	1992		
10	LaCosta	Boise	ID	Owner / Developer / General Contractor	32	Family	1992		
11	Targee	Boise	ID	Owner / Developer / General Contractor	6	Family	1992		
12	Vermont (1401)	Boise	ID	General Partner / Developer / General Contractor	2	Family	1993		

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
13	Westridge	Boise	ID	General Contractor	100	Family	1993		
14	*Apple Street	Boise	ID	General Partner / Developer / General Contractor	80	Family	1994	LIHTC	
15	30th Street	Boise	ID	Developer / General Contractor	2		1993		
16	Pierce Park Village	Boise	ID	Developer / General Contractor	36	Family	1994		
17	Cambria Patiohomes	Boise	ID	General Partner / Developer / General Contractor	53	Family	1994		
18	*Claremont	Nampa	ID	General Partner / Developer / General Contractor	56	Family	1994	LIHTC	
19	Shaw Mountain	Boise	ID	General Partner / Developer / General Contractor	52	Family	1994		
20	Vermont (1425)	Boise	ID	General Partner / Developer / General Contractor	2	Family	1994		
21	Hibiscus	Boise	ID	Owner / Developer / General Contractor	24		1994		
22	Brookside	Nampa	ID	General Partner / Developer / General Contractor	84	Family	1994		
23	*Parkwood	Nampa	ID	General Partner / Developer / General Contractor	56	Family	1995	LIHTC	
24	*Mallard Cove	Caldwell	ID	General Partner / Developer / General Contractor	56	Family	1995	LIHTC	

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
25	River Oaks	Nampa	ID	General Partner / Developer	43	Family	1996		
26	Aspen Hills	Meridian	ID	General Partner / Developer / General Contractor	120	Family	1996		
27	Saratoga	Twin Falls	ID	General Partner / Developer / General Contractor	80	Family	1996		
28	Windemere	Twin Falls	ID	General Partner / Developer	6	Family	1996		
29	*Turnberry	Lewiston	ID	General Partner / Developer / General Contractor	78	Family	1997	LIHTC / HOME	
30	*Donegal	Rexburg	ID	General Partner / Developer	32	Family	1997	LIHTC / HOME	
31	*Brittas Bay	Weiser	ID	General Partner / Developer / General Contractor	28	Family	1997	LIHTC / HOME	
32	*Baltray	Jerome	ID	General Partner / Developer	36	Family	1998	LIHTC / HOME	
33	*Prestwick	Jerome	ID	General Partner / Developer	28	Senior	1998	LIHTC / HOME	
34	*Western Gailes	Jerome	ID	General Partner / Developer	32	Family	1999	LIHTC / HOME	
35	*Shandon Park	Rawlins	WY	General Partner / Developer	36	Family	1999	LIHTC / HOME	
36	*Castlebar	Bozeman	MT	General Partner / Developer	36	Family	2000	LIHTC	

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
37	*Atherton	Butte	MT	General Partner / Developer	36	Family	1999	LIHTC	
38	*Carnoustie	Shelley	ID	General Partner / Developer	36	Family	1999	LIHTC / HOME	
39	*Tralee	Rigby	ID	General Partner / Developer	36	Family	1999	LIHTC / HOME	
40	*Gleneagles	Twin Falls	ID	General Partner / Developer	30	Senior	1999	LIHTC / HOME	
41	*Maryland Village	Nampa	ID	Owner / Developer	40	Senior	1999	LIHTC / HOME	
42	*Westport	American Falls	ID	Owner / General Partner / Developer	31	Family	2000	LIHTC / HOME	
43	*Connemara	Laramie	WY	Owner / General Partner / Developer	48	Family	2000	LIHTC / HOME	
44	*Wentworth	Evanston	WY	Owner / General Partner / Developer	24	Family	2000	LIHTC / HOME	
45	*Roscrea	Price	UT	Owner / General Partner / Developer	48	Family	2000	LIHTC / HOME	
46	*Troon	Lewiston	ID	Owner / General Partner / Developer	40	Senior	2000	LIHTC / HOME	
47	*Maryland Village II	Nampa	ID	Owner / Developer	40	Senior	2001	LIHTC / HOME	
48	*Balmoral	Hailey	ID	Owner / General Partner / Developer	120	Family	2001	HOME / Bond	

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
49	*Portstewart	Caldwell	ID	Owner / General Partner / Developer	30	Senior	2000	LIHTC / HOME	
50	*Hanbury Manor	Logan	UT	Owner / General Partner / Developer	108	Family	2002	LIHTC / HOME	
51	*Banbridge	Sparks	NV	Owner / General Partner / Developer	128	Family	2002	LIHTC / HOME / Bond	
52	*College Hill	Riverton	WY	Owner / General Partner / Developer	48	Family	2002	LIHTC / HOME	
53	*Tramore	Meridian	ID	Owner / Developer	72	Senior	2003	LIHTC / HOME	
54	*Balmoral II	Hailey	ID	Owner / General Partner / Developer	72	Family	2002	LIHTC / HOME / Bond	
55	*Atherton II	Butte	MT	Owner / General Partner / Developer	32	Family	2002	LIHTC / HOME / Bond	
56	*Castlebar II	Bozeman	MT	Owner / General Partner / Developer	36	Family	2004	LIHTC / HOME / Bond	
57	*Berkshire	Nampa	ID	Owner / General Partner / Developer	60	Family	2004	LIHTC / HOME	
58	*Carnoustie II	Shelley	ID	Owner / General Partner / Developer	32	Family	2005	LIHTC / HOME	
59	*Devon	Twin Falls	ID	Owner / General Partner / Developer	48	Senior	2006	LIHTC / HOME	
60	*Tullamore	Lewiston	ID	General Partner / Developer	48	Senior	2008	LIHTC / HOME	2/15/2008

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
61	*Cardona	Chubbuck	ID	Owner / General Partner / Developer	48	Senior	2009	LIHTC / HOME	
62	*Rosslare	Idaho Falls	ID	Owner / General Partner / Developer	48	Senior	2009	LIHTC / HOME	
63	*Summerhill	Idaho Falls	ID	Developer / Consultant	80	Family	2010	LIHTC / TCAP	
64	*Galway	Nampa	ID	Developer / Consultant	56	Family	2011	LIHTC / TCAP	
65	*Meadowlands	Butte	MT	Developer / Consultant	48	Senior	2011	LIHTC / HOME / CDBG	9/28/2011
66	*Edenmoor	Moscow	ID	Developer / Consultant	62	Family	2012	LIHTC / RD	
67	*Woodlands	Brigham City	UT	Developer / Consultant	48	Senior	2012	LIHTC / HOME	
68	*Seapointe	Lewiston	ID	Owner / General Partner / Developer	51	Senior	2013	LIHTC / HOME / CDBG / PBS8	
69	*Gracehill	Gooding	ID	Owner / General Partner / Developer	30	Senior	2013	LIHTC / PBS8	
70	*Bandon River	Idaho Falls	ID	Owner / General Partner / Developer	48	Senior	2014	LIHTC / TIF	
71	*Riverton	Heyburn	ID	Developer / Consultant	24	Family	2015	LIHTC / RD / HOME	
72	*Valley Park	Rupert	ID	Developer / Consultant	24	Family	2015	LIHTC / RD / HOME	

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
73	*Wildwood	Weiser	ID	Developer / Consultant	24	Family	2014	LIHTC / RD / HOME	
74	*Greystone Court	Caldwell	ID	Owner / General Partner / Developer	40	Family	2015	LIHTC / HOME / PBS8	
75	*Valencia	Fruitland	ID	Owner / General Partner / Developer	48	Senior	2015	LIHTC / HOME / FHLB	
76	*Catalunya	Tucson	AZ	Owner / General Partner / Developer	140	Family	2015	LIHTC / Bond / HOME / PBS8	
77	*Miraflores	Tucson	AZ	Owner / General Partner / Developer	100	Family	2015	LIHTC / Bond / HOME / PBS8	
78	*Carlow	Rexburg	ID	Consultant / Co-Developer	48	Senior	2016	LIHTC / HOME / TIF	
79	*Desert Willow	Tempe	AZ	Owner / General Partner / Developer	57	Family	2016	LIHTC / HOME / HTF	
80	*Aspen Place	Butte	MT	Owner / General Partner / Developer	68	Family	2016	HOME	

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
81	*Kinsale Place	Lewiston	ID	Co-Owner/Co-Developer	36	Senior	2017	LIHTC / HOME / CDBG	
82	*Cottonwood Meadows	Eagle	ID	Co-Owner/Co-Developer	48	Senior	2018	LIHTC / HOME / TIF / FHLB	
83	*Adare Manor	Boise	ID	Co-Owner/Co-Developer	134	Family	2019	LIHTC / HOME / BOND / CDBG	
84	*New Path Community Housing	Boise	ID	Co-Owner/Co-Developer	41	Permanent Homeless	2018	LIHTC / HOME / PBS8	
85	*Las Brisas	Caldwell	ID	Co-Owner/Co-Developer	48	Senior	2020	LIHTC / HOME / CDBG	
86	*Laurel Tree at Northern	Phoenix	AZ	Co-Owner/Co-Developer	70	Family	2020	LIHTC / ADOH / HTF	
87	*Copper Ridge 4	Butte	MT	Co-Owner/Co-Developer	32	Family	2020	LIHTC / HOME	
88	*Copper Ridge 9	Butte	MT	Co-Owner/Co-Developer	32	Family	2020	LIHTC / GAP	
89	*Meadowlands 2	Butte	MT	Co-Owner/Co-Developer	24	Senior	2020		
90	*Marbella	Albuquerque	NM	Co-Owner/Co-Developer	96	Family	2020	LIHTC, NM HOME, NM HTF	
91	*Emporda	Corvallis	MT	Co-Owner/Co-Developer	36	Family	2020	LIHTC	

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
92	*Vistabella	Sierra Vista	AZ	Co-Owner/Co-Developer	60	Family	Est 2021	LIHTC	
93	*Norfolk	Caldwell	ID	Co-Owner/Co-Developer	78	Senior	Est 2024	LIHTC, HOME, HTF, HOME MATCH	
95	*Pedrena	Las Cruces	NM	Co-Owner/Co-Developer	74	Senior	Est 2024	LIHTC, NM HOME, N HTF, Las Cruces Residual Receipts & Waivers	

Total Units **4,520**

Total Affordable Units **3,796**

Total Developments: **95**

Total Affordable Developments: **74**

Thomas Development Co. principals are owners of the following:

Total Units: **1873**

Total Affordable Units: **1,836**

Total Developments: **27**

Total Affordable Developments: **26**

RESTRICTED MULTI-FAMILY SUPPY										
Riverside 450 J St. Idaho Falls, ID 83402 208.529.0224	HUD Section 8; senior	1978	1-story walk-up	1BR/1BA	41	600	0	0.0%	9-12 month wait list	
Sandcreek Apartments 1250 Ashment Ave. Idaho Falls, ID 83404 208.522.6500	HUD Section 8; family	1970's	2-story walk-up	1BR/1BA 2BR/1BA 3BR/2BA	32 16 24 72	N/Av N/Av N/Av	0	0.0%	Manager reported waiting list of approx. 20 persons	
Willowtree Apartments 194 S Adam Ln. Idaho Falls, ID 83406 208.522.2895	HUD Section 8; family	1979	2-story walk-up	2BR/1BA 3BR/2BA	24 4 28	N/Av N/Av	0	0.0%	Unit count excludes 12 market-rate units	
Cedars Apartments 355 W. Maple St. Shelley, ID (208) 357-5134	USDA RD; family	1980	2-story walk-up	2BR/1BA	77	775	0	0.0%	Located in bedroom community eight miles south of Idaho Falls; unit count excludes 2 employee units/1 market-rate unit	
West Pine Apartments 343 W. Pine St. Shelley, ID (208) 357-2025	USDA RD; senior	1994	1-story interior corridor	1BR/1BA	18	Unk	0	0.0%	Located in bedroom community eight miles south of Idaho Falls; manager reported waiting list	
				Overall Total	**1,058**		**2**	**0.2%**		
				LIHTC Total	**660**		**2**	**0.3%**		
				HUD & RD Total	**398**		**0**	**0.0%**		
				Senior Subset Total	**300**		**0**	**0.0%**		

The previously presented survey included all existing restricted projects in the defined PMA. **Among the 20 existing restricted projects (LIHTC, USDA RD, HUD) with a total of 1,508 units, the average vacancy rate was extremely low at 0.2% (3 units). Two vacant units existed among the 11 LIHTC projects, equating to a vacancy rate of 0.3%. All nine HUD/USDA RD projects were 100% occupied.** The majority of projects reported waiting lists and achievement of program maximum rent levels.

Rent Levels – A description of rent levels of comparable restricted properties (i.e., LIHTC, "deep" subsidy/HUD, HOME or workforce housing) is requested on Page 73 of Exhibit H. LIHTC rents vary widely depending on age (i.e., date project was placed in service), unit type and income limit levels. Seven of the senior designated with predominantly 1BR units. LIHTC projects rent to households whose incomes are no greater than 30% to 60% of the area median gross income (AMI). The HUD Section 8 and USDA RD projects rent under a scenario where the tenants pay 30% of income as rent, and HUD and USDA RD, through their contract agreements with the Idaho Housing and Finance Association (IHFA), are responsible for the

12th & Hoopes

Idaho Falls, ID

Workforce Housing Application

Tab 2 – Selection Criteria & Preference Points Self Score

Item 9. Federal Funding Sources

12th & Hoopes does not have any non-ARPA funding in the financing sources. A list of the financing sources for 12th & Hoopes is below.

FINANCING SOURCES	
First Interstate Bank Permanent Loan	$550,000
IHFA Workforce Housing Funds	$2,000,000
City of Idaho Falls Impact Fee Waiver	$27,832
Pukalani Owner Carry on Land Purchase	$54,168
12th & Hoopes Cash from Operations during Construction	$91,407
Thomas Development Deferred Developer Fees	$400,000

City of Idaho Falls

Kerry Beutler
INTERIM COMMUNITY DEVELOPMENT SERVICES DIRECTOR
208.612.8278 | kbeutler@idahofalls.gov

March 8, 2022

Mr. Thomas C. Mannschreck, President

Thomas Development Company
413 West Idaho, Suite 200
Boise, Idaho 83702

Dear Mr. Mannschreck,

The City of Idaho Falls is pleased you plan on building 8 units of senior housing. As part of Imagine IF, the City's Comprehensive Plan, the City received concerns from citizens that there is a need for affordable housing options. To address the need, the City has incorporated actions into its Comprehensive Plan to remove barriers to developing affordable housing projects.

To help support affordable housing, the City has an impact fee ordinance which includes an exemption for eligible affordable housing projects—subject to council approval and funding availability. To be eligible, projects must (1) qualify as affordable housing according to U.S. Department of Housing and Urban Development (HUD) guidelines, (2) demonstrate that they provide residential development housing units to eligible families based on HUD income and family size guidelines, and (3) demonstrate a long-term commitment to provide affordable housing for a period of not less than twenty (20) years.

Based upon previous projects undertaken by Thomas Development Co. in our community and a preliminary review of the submitted information, this multi-unit low rent complex at 12th St. and Hoopes Av appears likely to meet all three criteria.

Pending the successful application for the affordable housing tax credits, the City will review your application for a city impact fee waiver. If the council approves your application and there is funding available for the credit, you may be eligible to receive up to $3,479 per unit for this project, dependent on the proposal evaluation.

Sincerely,

Kerry Beutler, AICP
Interim Community Development Services Director

City of Idaho Falls

Kerry Beutler
INTERIM COMMUNITY DEVELOPMENT SERVICES DIRECTOR
208.612.8278 | kbeutler@idahofalls.gov

March 8, 2022

Mr. Thomas C. Mannschreck, President

Thomas Development Company
413 West Idaho, Suite 200
Boise, Idaho 83702

Dear Mr. Mannschreck,

The City of Idaho Falls is pleased you plan on building 8 units of senior housing. As part of Imagine IF, the City's Comprehensive Plan, the City received concerns from citizens that there is a need for affordable housing options. To address the need, the City has incorporated actions into its Comprehensive Plan to remove barriers to developing affordable housing projects.

To help support affordable housing, the City has an impact fee ordinance which includes an exemption for eligible affordable housing projects—subject to council approval and funding availability. To be eligible, projects must (1) qualify as affordable housing according to U.S. Department of Housing and Urban Development (HUD) guidelines, (2) demonstrate that they provide residential development housing units to eligible families based on HUD income and family size guidelines, and (3) demonstrate a long-term commitment to provide affordable housing for a period of not less than twenty (20) years.

Based upon previous projects undertaken by Thomas Development Co. in our community and a preliminary review of the submitted information, this multi-unit low rent complex at 12th St. and Hoopes Av appears likely to meet all three criteria.

Pending the successful application for the affordable housing tax credits, the City will review your application for a city impact fee waiver. If the council approves your application and there is funding available for the credit, you may be eligible to receive up to $3,479 per unit for this project, dependent on the proposal evaluation.

Sincerely,

Kerry Beutler, AICP
Interim Community Development Services Director

EXHIBIT B - PREVIOUS PARTICIPATION CERTIFICATE
LOW-INCOME HOUSING TAX CREDIT / HOME/ HOUSING TRUST FUND / WORKFORCE HOUSING FUND APPLICATION

COMPLETE FOR SPONSOR/OWNER & DEVELOPER - IF DIFFERENT ENTITIES COMPLETE A SEPARATE CERTIFICATE FOR EACH

(If the requested information is contained in another document, attach the information to this document and sign the certification at the bottom of the page)

Principal Name	Principal's Role	Development Name	Development Location (i.e., City, State)	Number of Units	Market or LIHTC Development?	Under Construction or Placed in Service?	Year Placed in Service	List any Co-Developers or Co-Sponsors
This is a newly formed entity. The experience for Affordable Housing comes from Thomas Development Co.								

The undersigned, representative of the Sponsor, Owner and/or Developer, being duly authorized, hereby certifies under the penalty of perjury that the foregoing information is true, complete, and accurate. Further, the undersigned hereby authorizes out of state housing agencies to release to Idaho Housing and Finance Association information regarding any §42 development that the agency monitors and in which the Sponsor Owner or Developer is currently participating.

Signature

2/22/2023
Date

Thomas C. Mannschreck, Managing Member
Name & Title

12th & Hoopes Senior, LLC
Legal Entity Name

EXHIBIT B - PREVIOUS PARTICIPATION CERTIFICATE
LOW-INCOME HOUSING TAX CREDIT / HOME/ HOUSING TRUST FUND / WORKFORCE HOUSING FUND APPLICATION

COMPLETE FOR SPONSOR/OWNER & DEVELOPER - IF DIFFERENT ENTITIES COMPLETE A SEPARATE CERTIFICATE FOR EACH

(If the requested information is contained in another document, attach the information to this document and sign the certification at the bottom of the page)

Principal Name	Principal's Role	Development Name	Development Location (i.e., City, State)	Number of Units	Market or LIHTC Development?	Under Construction or Placed in Service?	Year Placed in Service	List any Co-Developers or Co-Sponsors
See attached								

The undersigned, representative of the Sponsor, Owner and/or Developer, being duly authorized, hereby certifies under the penalty of perjury that the foregoing information is true, complete, and accurate. Further, the undersigned hereby authorizes out of state housing agencies to release to Idaho Housing and Finance Association information regarding any §42 development that the agency monitors and in which the Sponsor Owner or Developer is currently participating.

Signature

2/22/2023
Date

Thomas C. Mannschreck, President & CEO
Name & Title

Thomas Development Co.
Legal Entity Name

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
1	Alpine	Boise	ID	Owner / Developer / General Contractor	12	Family	1990		
2	*Maple Grove	Boise	ID	Owner / Developer / General Contractor	44	Family	1990	LIHTC	
3	Rylie Creek	Boise	ID	Owner / Developer / General Contractor	12	Family	1990		
4	*Silverwood	Nampa	ID	General Partner / Developer / General Contractor	18	Senior	1991	LIHTC	
5	*Parkhill	Boise	ID	General Contractor	36	Family	1992	LIHTC	
6	Ellen's Ferry	Boise	ID	Owner / Developer / General Contractor	8	Family	1992		
7	Roosevelt	Boise	ID	Owner / Developer / General Contractor	4	Family	1991		
8	Country Club	Nampa	ID	Developer / General Contractor	36	Family	1992		
9	Pond Street	Boise	ID	Owner / Developer / General Contractor	10	Family	1992		
10	LaCosta	Boise	ID	Owner / Developer / General Contractor	32	Family	1992		
11	Targee	Boise	ID	Owner / Developer / General Contractor	6	Family	1992		
12	Vermont (1401)	Boise	ID	General Partner / Developer / General Contractor	2	Family	1993		

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
13	Westridge	Boise	ID	General Contractor	100	Family	1993		
14	*Apple Street	Boise	ID	General Partner / Developer / General Contractor	80	Family	1994	LIHTC	
15	30th Street	Boise	ID	Developer / General Contractor	2		1993		
16	Pierce Park Village	Boise	ID	Developer / General Contractor	36	Family	1994		
17	Cambria Patiohomes	Boise	ID	General Partner / Developer / General Contractor	53	Family	1994		
18	*Claremont	Nampa	ID	General Partner / Developer / General Contractor	56	Family	1994	LIHTC	
19	Shaw Mountain	Boise	ID	General Partner / Developer / General Contractor	52	Family	1994		
20	Vermont (1425)	Boise	ID	General Partner / Developer / General Contractor	2	Family	1994		
21	Hibiscus	Boise	ID	Owner / Developer / General Contractor	24		1994		
22	Brookside	Nampa	ID	General Partner / Developer / General Contractor	84	Family	1994		
23	*Parkwood	Nampa	ID	General Partner / Developer / General Contractor	56	Family	1995	LIHTC	
24	*Mallard Cove	Caldwell	ID	General Partner / Developer / General Contractor	56	Family	1995	LIHTC	

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
25	River Oaks	Nampa	ID	General Partner / Developer	43	Family	1996		
26	Aspen Hills	Meridian	ID	General Partner / Developer / General Contractor	120	Family	1996		
27	Saratoga	Twin Falls	ID	General Partner / Developer / General Contractor	80	Family	1996		
28	Windemere	Twin Falls	ID	General Partner / Developer	6	Family	1996		
29	*Turnberry	Lewiston	ID	General Partner / Developer / General Contractor	78	Family	1997	LIHTC / HOME	
30	*Donegal	Rexburg	ID	General Partner / Developer	32	Family	1997	LIHTC / HOME	
31	*Brittas Bay	Weiser	ID	General Partner / Developer / General Contractor	28	Family	1997	LIHTC / HOME	
32	*Baltray	Jerome	ID	General Partner / Developer	36	Family	1998	LIHTC / HOME	
33	*Prestwick	Jerome	ID	General Partner / Developer	28	Senior	1998	LIHTC / HOME	
34	*Western Gailes	Jerome	ID	General Partner / Developer	32	Family	1999	LIHTC / HOME	
35	*Shandon Park	Rawlins	WY	General Partner / Developer	36	Family	1999	LIHTC / HOME	
36	*Castlebar	Bozeman	MT	General Partner / Developer	36	Family	2000	LIHTC	

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
37	*Atherton	Butte	MT	General Partner / Developer	36	Family	1999	LIHTC	
38	*Carnoustie	Shelley	ID	General Partner / Developer	36	Family	1999	LIHTC / HOME	
39	*Tralee	Rigby	ID	General Partner / Developer	36	Family	1999	LIHTC / HOME	
40	*Gleneagles	Twin Falls	ID	General Partner / Developer	30	Senior	1999	LIHTC / HOME	
41	*Maryland Village	Nampa	ID	Owner / Developer	40	Senior	1999	LIHTC / HOME	
42	*Westport	American Falls	ID	Owner / General Partner / Developer	31	Family	2000	LIHTC / HOME	
43	*Connemara	Laramie	WY	Owner / General Partner / Developer	48	Family	2000	LIHTC / HOME	
44	*Wentworth	Evanston	WY	Owner / General Partner / Developer	24	Family	2000	LIHTC / HOME	
45	*Roscrea	Price	UT	Owner / General Partner / Developer	48	Family	2000	LIHTC / HOME	
46	*Troon	Lewiston	ID	Owner / General Partner / Developer	40	Senior	2000	LIHTC / HOME	
47	*Maryland Village II	Nampa	ID	Owner / Developer	40	Senior	2001	LIHTC / HOME	
48	*Balmoral	Hailey	ID	Owner / General Partner / Developer	120	Family	2001	HOME / Bond	

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
49	*Portstewart	Caldwell	ID	Owner / General Partner / Developer	30	Senior	2000	LIHTC / HOME	
50	*Hanbury Manor	Logan	UT	Owner / General Partner / Developer	108	Family	2002	LIHTC / HOME	
51	*Banbridge	Sparks	NV	Owner / General Partner / Developer	128	Family	2002	LIHTC / HOME / Bond	
52	*College Hill	Riverton	WY	Owner / General Partner / Developer	48	Family	2002	LIHTC / HOME	
53	*Tramore	Meridian	ID	Owner / Developer	72	Senior	2003	LIHTC / HOME	
54	*Balmoral II	Hailey	ID	Owner / General Partner / Developer	72	Family	2002	LIHTC / HOME / Bond	
55	*Atherton II	Butte	MT	Owner / General Partner / Developer	32	Family	2002	LIHTC / HOME / Bond	
56	*Castlebar II	Bozeman	MT	Owner / General Partner / Developer	36	Family	2004	LIHTC / HOME / Bond	
57	*Berkshire	Nampa	ID	Owner / General Partner / Developer	60	Family	2004	LIHTC / HOME	
58	*Carnoustie II	Shelley	ID	Owner / General Partner / Developer	32	Family	2005	LIHTC / HOME	
59	*Devon	Twin Falls	ID	Owner / General Partner / Developer	48	Senior	2006	LIHTC / HOME	
60	*Tullamore	Lewiston	ID	General Partner / Developer	48	Senior	2008	LIHTC / HOME	2/15/2008

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
61	*Cardona	Chubbuck	ID	Owner / General Partner / Developer	48	Senior	2009	LIHTC / HOME	
62	*Rosslare	Idaho Falls	ID	Owner / General Partner / Developer	48	Senior	2009	LIHTC / HOME	
63	*Summerhill	Idaho Falls	ID	Developer / Consultant	80	Family	2010	LIHTC / TCAP	
64	*Galway	Nampa	ID	Developer / Consultant	56	Family	2011	LIHTC / TCAP	
65	*Meadowlands	Butte	MT	Developer / Consultant	48	Senior	2011	LIHTC / HOME / CDBG	9/28/2011
66	*Edenmoor	Moscow	ID	Developer / Consultant	62	Family	2012	LIHTC / RD	
67	*Woodlands	Brigham City	UT	Developer / Consultant	48	Senior	2012	LIHTC / HOME	
68	*Seapointe	Lewiston	ID	Owner / General Partner / Developer	51	Senior	2013	LIHTC / HOME / CDBG / PBS8	
69	*Gracehill	Gooding	ID	Owner / General Partner / Developer	30	Senior	2013	LIHTC / PBS8	
70	*Bandon River	Idaho Falls	ID	Owner / General Partner / Developer	48	Senior	2014	LIHTC / TIF	
71	*Riverton	Heyburn	ID	Developer / Consultant	24	Family	2015	LIHTC / RD / HOME	
72	*Valley Park	Rupert	ID	Developer / Consultant	24	Family	2015	LIHTC / RD / HOME	

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
73	*Wildwood	Weiser	ID	Developer / Consultant	24	Family	2014	LIHTC / RD / HOME	
74	*Greystone Court	Caldwell	ID	Owner / General Partner / Developer	40	Family	2015	LIHTC / HOME / PBS8	
75	*Valencia	Fruitland	ID	Owner / General Partner / Developer	48	Senior	2015	LIHTC / HOME / FHLB	
76	*Catalunya	Tucson	AZ	Owner / General Partner / Developer	140	Family	2015	LIHTC / Bond / HOME / PBS8	
77	*Miraflores	Tucson	AZ	Owner / General Partner / Developer	100	Family	2015	LIHTC / Bond / HOME / PBS8	
78	*Carlow	Rexburg	ID	Consultant / Co-Developer	48	Senior	2016	LIHTC / HOME / TIF	
79	*Desert Willow	Tempe	AZ	Owner / General Partner / Developer	57	Family	2016	LIHTC / HOME / HTF	
80	*Aspen Place	Butte	MT	Owner / General Partner / Developer	68	Family	2016	HOME	

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
81	*Kinsale Place	Lewiston	ID	Co-Owner/Co-Developer	36	Senior	2017	LIHTC / HOME / CDBG	
82	*Cottonwood Meadows	Eagle	ID	Co-Owner/Co-Developer	48	Senior	2018	LIHTC / HOME / TIF / FHLB	
83	*Adare Manor	Boise	ID	Co-Owner/Co-Developer	134	Family	2019	LIHTC / HOME / BOND / CDBG	
84	*New Path Community Housing	Boise	ID	Co-Owner/Co-Developer	41	Permanent Homeless	2018	LIHTC / HOME / PBS8	
85	*Las Brisas	Caldwell	ID	Co-Owner/Co-Developer	48	Senior	2020	LIHTC / HOME / CDBG	
86	*Laurel Tree at Northern	Phoenix	AZ	Co-Owner/Co-Developer	70	Family	2020	LIHTC / ADOH / HTF	
87	*Copper Ridge 4	Butte	MT	Co-Owner/Co-Developer	32	Family	2020	LIHTC / HOME	
88	*Copper Ridge 9	Butte	MT	Co-Owner/Co-Developer	32	Family	2020	LIHTC / GAP	
89	*Meadowlands 2	Butte	MT	Co-Owner/Co-Developer	24	Senior	2020		
90	*Marbella	Albuquerque	NM	Co-Owner/Co-Developer	96	Family	2020	LIHTC, NM HOME, NM HTF	
91	*Emporda	Corvallis	MT	Co-Owner/Co-Developer	36	Family	2020	LIHTC	

THOMAS DEVELOPMENT CO.
PRIOR EXPERIENCE - APARTMENTS

***Denotes Affordable Housing**

	PROPERTY NAME	CITY	STATE	ROLE	NUMBER OF UNITS	HOUSING TYPE	YEAR OF COMP	PUBLIC FUNDING SOURCES	Placed In Service
92	*Vistabella	Sierra Vista	AZ	Co-Owner/Co-Developer	60	Family	Est 2021	LIHTC	
93	*Norfolk	Caldwell	ID	Co-Owner/Co-Developer	78	Senior	Est 2024	LIHTC, HOME, HTF, HOME MATCH	
95	*Pedrena	Las Cruces	NM	Co-Owner/Co-Developer	74	Senior	Est 2024	LIHTC, NM HOME, N HTF, Las Cruces Residual Receipts & Waivers	

Total Units **4,520**

Total Affordable Units **3,796**

Total Developments: **95**

Total Affordable Developments: **74**

Thomas Development Co. principals are owners of the following:

Total Units: **1873**

Total Affordable Units: **1,836**

Total Developments: **27**

Total Affordable Developments: **26**

EXHIBIT B - PREVIOUS PARTICIPATION CERTIFICATE
LOW-INCOME HOUSING TAX CREDIT / HOME / HOUSING TRUST FUND / WORKFORCE HOUSING FUND APPLICATION

COMPLETE FOR PROPERTY MANAGEMENT COMPANY

(If the requested information is contained in another document, attach the information to this document and sign the certification at the bottom of the page)

Principal Name	LIHTC Development Name	Development Location (i.e., City, State)	Status of Development (under construction, initial lease-up, in service, etc.)	Start Date of Management	End Date of Management (if applicable)	Other Subsidies (RD, Sec 8, HOME, etc.)	Number of Units	Supervising State Housing Agency	State Housing Agency Contact	Are there any outstanding Form 8823s on the property?
See attached										

The undersigned representative of the Property Management Company, being duly authorized, hereby certifies under the penalty of perjury that the foregoing information is true, complete, and accurate. Further, the undersigned hereby authorizes out of state housing agencies to release to Idaho Housing and Finance Association information regarding any §42 development that the agency monitors and in which the Property Management Company is currently participating.

Signature

02/28/2023
Date

Katie Rosanbalm- COO
Name & Title

Tomlinson & Associates, Inc
Legal Entity Name

SCHEDULE A

pp1. List each Principal's Name Tomlinson & Associates	2. List Previous Projects	3. List Principals' Role(s)	4. Status of Loan	5. Yes	No	Was Project ever in Default during your participation? If yes explain.	6. Last Mgmt. And/or Physical inspection rating
Tomlinson & Associates	**Sunset Manor V**; ID05-R000-002 Mt Home, Idaho; RD; 16/elderly	Management Agent 9/82 to present 3rd Party Mgmt.	Current		X		REAC 76c-5/22/18 IHFA – 4/18/18 Above Average
Tomlinson & Associates	**Sunset Manor VII**; ID#: 12-20-25-339702 Mt. Home, Idaho; HUD; 16/elderly	Management Agent 9/82 to present 3rd Party Mgmt.	Current		X		USDA Satisfactory
Tomlinson & Associates	**Sunset Manor VI**; ID05-R00-0003 Rupert, Idaho; RD; 24/elderly	Management Agent 9/82 to present 3rd Party Mgmt.	Current		X		REAC 90a -3/5/18
Tomlinson & Associates	**Eagle Manor**; ID16-H020-075 Eagle, Idaho; HUD; 40/elderly	Management Agent 1/83 to present 3rd Party Mgmt.	Current		X		REAC 97b -10/8/19 IHFA – 2/9/18 Satisfactory
Tomlinson & Associates	**Cherrywood**; ID16-H020-056 Twin Falls, Idaho; IHA; 40/family	Management Agent 8/84 to present 3rd Party Mgmt.	Current		X		REAC 91c 9/20/18 IHFA – 3/22/21 98 Superior
Tomlinson & Associates	**Saturn**; ID16-H020-062 Idaho Falls, Idaho; IHA; 36/family	Management Agent 8/84 to present 3rd Party Mgmt.	Current		X		REAC 89c – 3/12/19 IHFA – 7/27/2018 Satisfactory
Tomlinson & Associates	**Madison Park**; 12-038-820474138 Rexburg, Idaho; RD; 64/family	Management Agent 11/85 to 12/92 10/03 to present 3rd Party Mgmt.	Current		X		USDA Satisfactory
Tomlinson & Associates	**Wagon Wheel**; 12-033-820474138 Rexburg, Idaho; RD; 32/family	Management Agent 11/85 to 12/92 10/03 to present 3rd Party Mgmt.	Current		X		USDA Satisfactory
Tomlinson & Associates	**Van Engelen**; ID16-H020-065 Nampa, Idaho; IHA; 27 units	Management Agent 11/86 to Present 3rd Party Mgmt.	Current		X		REAC 94b – 11/12/19 IHFA – 98 Superior
Tomlinson & Associates	**Greenbriar**; 12411005 Boise, Idaho; 46 /multifamily	Management Agent 1/84 to present 3rd Party Mgmt.	Current		X		REAC 91b – 11/15/21
Tomlinson & Associates	**Woodbine II at Lakewood** Boise, Idaho, 66/family	Management Agent 1/89 to 6/21	Current		X		Conventional
Tomlinson & Associates	**The Conservatory**; 124-35053 Boise, Idaho; 40/family	Management Agent 1/92 to 1995 8/03 to Present	Current		X		Conventional
Tomlinson & Associates	**Wildwood Apts**; ID16H020058 Boise, Idaho; IHFA; 40/family	Management Agent 9/98 to present 3rd party mgt.	Current		X		65c – 11/26/18
Tomlinson & Associates	**River Plaza Apts**; HC9808 Boise, Idaho; IHFA; 116/family	Management Agent 1/2000 to present 3rd Party Mgmt.	Current		X		4/6/21- 98 Superior
Tomlinson & Associates	**Barton Apts**: Loan # 124-HD001-WPD ID#: ID-16-Q931001 Boise, Idaho; 24 Sec 8, disabled/handicap	Management Agent 2/2000 to present 3rd Party Mgmt.	Current		X		REAC 81b-4/13/18
Tomlinson & Associates	**Oak Park Village Apts**; HC9405 Boise, Idaho; IHFA:; 200/family	Management Agent 95 to present 3rd Party Mgmt.	Current		X		IHFA – 8/20/20 77 Satisfactory

SCHEDULE A

pp1. List each Principal's Name Tomlinson & Associates	2. List Previous Projects	3. List Principals' Role(s)	4. Status of Loan	5. Yes	No	Was Project ever in Default during your participation? If yes explain.	6. Last Mgmt. And/or Physical inspection rating
Tomlinson & Associates	**Pendleton Riverside Apts**; Loan #126-111039 ID#: OR-16-M000071 Pendleton, Oregon; 40/family	Management Agent 4/2001 to present 3rd Party Mgmt.	Current		X		REAC 90c - 9/25/21
Tomlinson & Associates	**Friendship Manor I**; Loan #124-11005 ID#: ID-16-T81001, Caldwell, Idaho; HUD; 30 units/elderly	Management Agent 3/31/2005 to present 3rd Party Mgmt.	Current		X		REAC94b – 8/3/21 IHFA – 2/8/18 Above Average
Tomlinson & Associates	**Friendship Manor II**; Loan # 124-EE006-WAH ID#: ID-16-S9310002 Caldwell, Idaho; HUD; 40 units/elderly	Management Agent 3/31/2005 to present 3rd Party Mgmt.	Current		X		REAC 91a – 10/7/19
Tomlinson & Associates	**Signature Pointe**; 124-92502 Boise, Idaho; HUD; 156/family	Management Agent 10/03 to present 3rd party mgmt.	Current		X		HUD 73b – 5/7/19
Tomlinson & Associates	**Evergreen Village Apartments**;12-024-820474138 Gooding, Idaho; RD; 20/family	Management Agent 10/03 to present 3rd Party Mgmt.	Current		X		USDA – Satisfactory
Tomlinson & Associates	**The Cedars**;12-06-820391952-039 Shelley, Idaho; RD; 80/family	Management Agent 4/04 to present 3rd Party Mgmt.	Current		X		USDA – Satisfactory
Tomlinson & Associates	**Chaparra**l; 12-23-820391952-015 Emmett, Idaho; RD; 40/family	Management Agent 4/04 to present 3rd Party Mgmt.	Current		X		USDA – Satisfactory
Tomlinson & Associates	**Goose Creek**;12-16-820391952-027 Burley, Idaho; RD; 40/family	Management Agent 4/04 to present 3rd Party Mgmt.	Current		X		USDA –Satisfactory
Tomlinson & Associates	**Grand Cascade**; 12-039-820373418-010 American Falls, Idaho; RD; 64/family	Management Agent 4/04 to present 3rd Party Mgmt.	Current		X		USDA – Satisfactory
Tomlinson & Associates	**Leisure Village I**; 12-38-820385500-018 Fruitland, Idaho; RD; 22/senior	Management Agent 5/04 to present 3rd Party Mgmt.	Current		X		USDA – Satisfactory
Tomlinson & Associates	**Leisure Village III**; 12-14-820385500-031 Caldwell, Idaho; RD; 16/senior	Management Agent 5/04 to present 3rd Party Mgmt.	Current		X		USDA – Satisfactory
Tomlinson & Associates	**Leisure Village IV**; 12-38-820385500-020 Payette, Idaho; RD; 18/senior	Management Agent 5/04 to present 3rd Party Mgmt.	Current		X		USDA – Satisfactory
Tomlinson & Associates	**Leisure Village V**; 12-14-820370597-017 Caldwell, Idaho; RD; 50/senior	Management Agent 5/04 to present 3rd Party Mgmt.	Current		X		USDA – Satisfactory
Tomlinson & Associates	**Poplar Grove**; 12-16-820391952-076 Burley, Idaho; RD; 60/family	Management Agent 4/04 to present 3rd Party Mgmt.	Current		X		USDA – Satisfactory

SCHEDULE A

pp1. List each Principal's Name Tomlinson & Associates	2. List Previous Projects	3. List Principals' Role(s)	4. Status of Loan	5. Yes	No	Was Project ever in Default during your participation? If yes explain.	6. Last Mgmt. And/or Physical inspection rating
Tomlinson & Associates	**Sandlewood**; 12-14-820350667 Caldwell, Idaho; RD; 40/family	Management Agent 5/04 to present 3rd Party Mgmt.	Current		X		USDA – Satisfactory
Tomlinson & Associates	**Sawtooth Village**; 12-16-820374696-015 Burley, Idaho; RD; 40/family	Management Agent 4/04 to present 3rd Party Mgmt.	Current		X		USDA – Satisfactory
Tomlinson & Associates	**Washington Park**; 12-042-+820388473 Twin Falls, Idaho; RD; 80/family	Management Agent 4/04 to present 3rd Party Mgmt.	Current		X		USDA – Satisfactory
Tomlinson & Associates	**Sunset Manor I** 12-042-830474138-233 Burley, Idaho; RD; 12/elderly	Management Agent 11/07 to present 3rd Party Mgmt.	Current		X		USDA- Satisfactory
Tomlinson & Associates	**Apple Pointe Apartments** Boise, Idaho; HUD; ; 1224-44024 ID05L000002, 32 units/family	Management Agent 12/06 to present 3rd Party Mgmt.	Current		X		REAC 82c – 6/17/19 IHFA – 3/4/21 -89 Above Average
Tomlinson & Associates	**Mallard Cove Apartments** Caldwell, Idaho; Sect. 42; 56 units/multi-family	Management Agent 09/08 to present 3rd Party Mgmt.	Current		X		IHFA – 6/12/2018 – Above Average
Tomlinson & Associates	**Parkwood Apartments** Nampa, Idaho; Sect. 42; 56 units/multi-family	Management Agent 09/08 to present 3rd Party Mgmt.	Current		X		IHFA –4/23/20 – Above Average
Tomlinson & Associates	**Greenfield Apartments** Boise, ID; LIHTC 91-18; 75 units/multi-family	Management Agent 12/08 to present 3rd Party Mgmt.	Current		X		IHFA – 3/20/20 – 81 Above Average
Tomlinson & Associates	**Riverton** Heyburn, ID; RD 12-034-825280513-017; 24 Units	Management Agent 01/09 to present 3rd party Mgmt.	Current		X		USDA – Satisfactory IHFA – 3/28/19 Above Average
Tomlinson & Associates	**Riverview Homes Apartments** Boise, ID; HUD:Sect. 8; 124-92501;LIHTC 40 units	Management Agent 12/08 to present 3rd Party Mgmt.	Current		X		REAC- 3/11/19- 90b IHFA 8/12/21 -93 Superior
Tomlinson & Associates	**Southwood Apartments** Rupert, ID; RD 12-016-760867808-082; 24 units	Management Agent 01/09 to present 3rd party Mgmt.	Current		X		USDA –Satisfactory IHFA – 3/28/19 Above Average
Tomlinson & Associates	**Valley Park Apartments** Rupert, ID; RD 12-016-760867806-066; 24 units	Management Agent 01/09 to present 3rd party Mgmt.	Current		X		USDA – Satisfactory IHDA 9/28/19-Above Average
Tomlinson & Associates	**Wildwood Apartments** Weiser, ID; RD 12-044-760867806-073; 24 units	Management Agent 01/09 to present 3rd party mgt.	Current		X		IHFA 5/28/19-Superior USDA – Satisfactory
Tomlinson & Associates	**Cardona Senior Apartments** Chubbock, Idaho; IHFA; Section 42; HC0803 & HC0833; 48 units/elderly	Management Agent 3/2009 to present 3rd party mgt.	Current		X		IHFA – 5/20/21- 89 Above Average
Tomlinson & Associates	**Rosslare Apartments** Idaho Falls, Idaho;IHFA; Section 42; HC0831 48, family	Management Agent 3/2009 to present 3rd party mgt.	Current		X		IHFA – 6/24/19 Superior

SCHEDULE A

pp1. List each Principal's Name Tomlinson & Associates	2. List Previous Projects	3. List Principals' Role(s)	4. Status of Loan	5. Yes	No	Was Project ever in Default during your participation? If yes explain.	6. Last Mgmt. And/or Physical inspection rating
Tomlinson & Associates	**Ridgeview** St. Maries, ID, ; ID16-H020050, 34 units, multi-family	Management Agent 04-09 to Present 3rd Party Mgmt.	Current		X		REAC 6/15/21- 97a IHFA—5/18/21-92 Superior
Tomlinson & Associates	**Mountainview Villa Apartments** Moscow, ID, 44 Units	Management Agent 07-09 to Present 3rd Party Mgmt.	Current		X		USDA Satisfactory
Tomlinson & Associates	**Devon Apartments** Twin falls, ID; IHFA, Section 42/HOME, ID:05-00010,48 units, senior	Management Agent May/2010 to present 3rd Party Mgmt	Current		X		IHFA – 3/20/2017 Superior
Tomlinson & Associates	**Westport Apartments** American Falls, ID 83211,IHFA,LIHTC/HOME,ID:99-00001 30 Units	Management Agent May/2010 to present 3rd Party Mgmt	Current		X		IHFA – 4/17/19 - Satisfactory
Tomlinson & Associates	**Gleneagles Apartments** Twin Falls, ID 83301,IHFA,LIHTC/HOME,ID:98-00013, 30 units-senior	Management Agent May 2010 to present 3rd Party Mgmt	Current		X		IHFA – 3/27/17 – Superior
Tomlinson & Associates	**Carnoustie I Apartments** Shelly ID 83274, IHFA, Section 42,ID:HC-9803, 36 units	Management Agent 6/2010 to present 3rd party Mgmt	Current		X		IHFA – 6/24/19 – Above Average
Tomlinson & Associates	**Carnoustie II Apartments** Shelly, ID 83274, IHFA , Section 42, ID:HC-0418 32 units	Management Agent 6/2010 to present 3rd party mgmt	Current		X		IHFA – 6/24/19 -Above Average
Tomlinson & Associates	**Galway Apartments** Nampa, ID 83651,IHFA, Section 42, ID: HC1003& ARRA 0916, 56 units	Management Agent 6/2010 to present 3rd Party Mgmt	Current		X		IHFA – 4/22/21-94 Superior
Tomlinson & Associates	**Summerhill Apartments** Idaho Falls, ID 83403, LIHTC/TCAP(71),ID:HC0912 & ARRA0909, 80 units	Management Agent 6/2010 to present 3rd Party Mgmt	Current		X		IHFA – 7/14/2017 Above Average
Tomlinson & Associates	**Britta's Bay** Weiser, ID 83672 - IHFA, Section 42/HOME, ID:HC-9612, 28 units	Management Agent 10/2010 to present 3rd Party Mgmt	Current		X		IHFA – 4/20/21-85 Above Average
Tomlinson & Associates	**Colmar Village** Weiser, ID 83672 - IHFA, Section 42/HOME, ID:HC-9716, 20 units	Management Agent 10/2010 to present 3rd Party Mgmt	Current		X		IHFA – 5/28/19Above Average
Tomlinson & Associates	**Amber Cove** Weiser, ID 83672, RD: 12-044-820462044, IHFA – Section 42, ID-HC9401, elderly/disabled, 24 units	Management Agent 4/2011 to present 3rd Party Mgmt	Current		X		IHFA -5/28/19 -Above Average USDA - Satisfactory
Tomlinson & Associates	**Aspen Grove I** Filer, ID 83328 RD -12-042-867219116046 32 units 3rd PartyMgmt	Management Agent 2/2012 to present 3rd Party Mgmt	Current		X		USDA-Satisfactory
Tomlinson & Associates	**Aspen Grove II** Filer, ID 83328 RD-12-042-867219116058 32 Units	Management Agent 2//2012 to present 3rd Party Mgmt	Current		X		USDA-Satisfactory
Tomlinson & Associates	**Briarwood** Wendell, ID 83355	Management Agent 2/2012 to present	Current		X		USDA-Satisfactory

SCHEDULE A

pp1. List each Principal's Name Tomlinson & Associates	2. List Previous Projects	3. List Principals' Role(s)	4. Status of Loan	5. Yes	No	Was Project ever in Default during your participation? If yes explain.	6. Last Mgmt. And/or Physical inspection rating
	RD-12-042-867219116-022 24 units	3rd Party Mgmt					
Tomlinson & Associates	**Troon** Lewiston, ID 83501 Section 42/HOME ID00-0044 40 Units	Management Agent 1/2013 to Present 3rd Party Mgmt	Current		X		IHFA – 2/26/20- 92 Superior
Tomlinson & Associates	**Turnberry** Lewiston, ID 83501 Section 42/HOME ID95-00017 78 Units	Management Agent 1/2013 to Present 3rd Party Mgmt	Current		X		IHFA – 2/26/20- 78 Satisfactory
Tomlinson & Associates	**Maryland Village I** Nampa, ID 83686 IHFA HC- 9814/ HOME 98-04 40 Units	Management Agent 6/2013 3rd Party Mgmt	Current		X		IHFA – 4/10/2017 Superior
Tomlinson & Associates	**Maryland Village II** Nampa, ID 83686 IHFA HC-0009/HOME 01-01 40 Units	Management Agent 6/2013 to Present 3rd Party Mgmt	Current		X		IHFA – 8/27/19 Superior
Tomlinson & Associates	**Portstewart** Caldwell, ID 83607 IHFA HC-0012/ HOME 00-01 30 Units	Management Agent 6/2013 to Present 3rd Party Mgmt	Current		X		IHFA – 4/10/2017 Superior
Tomlinson & Associates	**Willswood** Twin Falls, ID 83301 Conventional 36 Units	Management Agent 7/2013 to present 3rd Party Mgmt	Current		X		Conventional
Tomlinson & Associates	**Gracehill** Gooding, ID 83330 IHFA HC12-16, HUD Sec 8 ID16H020086 30 Units	Management Agent 1/2014 to present 3rd Party Mgmt	Current		X		REAC 5/8/19 -99b IHFA- 11/7/2017 Above Average
Tomlinson & Associates	**Seapointe** Lewiston, ID 83501 IHFA HC10-36. HUD Sec 8 ID190001006 51 Units	Management Agent 1/2014 to present 3rd Party Mgmt	Current		X		REAC 4/18/19 – 92c IHFA 3/21/17 Superior
Tomlinson & Associates	**Tullamore** Lewiston, ID 83501 IHFA HC06-42 48 Units	Management Agent 1/2014 to present 3rd Party Mgmt	Current		X		IHFA – 3/1/17 Superior
Tomlinson & Associates	**Bandon River** Idaho Falls, ID 83404 Sec 42 48 Units	Management Agent 5/14 to Present 3rd Party Mgmt	Current		X		IHFA-6/10/21 -83 Above Average
Tomlinson & Associates	**Greystone** Caldwell, ID 83605 Sec 42, Sec 8 ID 16H 020085 40 Units	Management Agent 5/14 to Present 3rd Party Mgmt	Current		X		REAC 5/6/19 -88c IHFA-3/4/21- 89 Above Average
Tomlinson & Associates	**Skyview Terrace** Mountain Home, ID 83647 Sec 42/HOME HC97-05 56 Units	Management Agent 9/14 to Present 3rd Party Mgmt	Current		X		IHFA-3/7/2017 Superior

SCHEDULE A

pp1. List each Principal's Name Tomlinson & Associates	2. List Previous Projects	3. List Principals' Role(s)	4. Status of Loan	5. Yes	No	Was Project ever in Default during your participation? If yes explain.	6. Last Mgmt. And/or Physical inspection rating
Tomlinson & Associates	**Hamilton Court** Mountain Home, ID 83647 RD 12-20-783840999 34 Units	Management Agent 9/14 to Present 3rd party Mgmt	Current		X		USDA-Satisfactory
Tomlinson & Associates	**Valencia** Fruitland, ID 83619 Sec 42/HOME 48 Units	Management Agent 5/14 to Present 3rd Party Mgmt	Current		X		IHFA-5/21/19- Superior
Tomlinson & Associates	**Berkshire** Nampa, ID 83686 Sec 42/HOME 60 Units	Management Agent 1/15 to Present 3rd Party Mgmt.	Current		X		IHFA 4/22/21- 86 Above Average
Tomlinson & Associates	**Shannon Glenn** Garden City, ID 83714 Sec 42/HOME/Market 72 Units	Management Agent 4/15 to Present 3rd Party Mgmt.	Current		X		IHFA-9/4/19 Above Average
Tomlinson & Associates	**C-Street** Rupert, ID 83350 Sec 8 ID16H020083 38 Units	Management Agent 6/15 to Present 3rd Party Mgmt.	Current		X		REAC 8/20/19 -87c
Tomlinson & Associates	**Della** Weiser, ID 83672 Sec 8 ID16M000032 32 Units	Management Agent 6/15 to Present 3rd Party Mgmt.	Current		X		REAC 11/16/21 -97b
Tomlinson & Associates	**Emerald Court** Emmett, ID 83617 Sec 8 ID16M000033 32 Units	Management Agent 6/15 to Present 3rd Party Mgmt.	Current		X		REAC 6/14/18 -94c IHFA 4/11/19 -Superior
Tomlinson & Associates	**Payette Place** Payette, ID 83361 Sec 8 ID16M00013 32 Units	Management Agent 6/15 to Present 3rd Party Mgmt.	Current		X		REAC 8/24/21- 85c
Tomlinson & Associates	**Idylwood Manor** Ontario, OR 97914 Section 8 OR1-6H029003 32 Units	Management Agent 8/16 to Present 3rd Party Mgmt.	Current		X		REAC 12/27/21- 85c
Tomlinson & Associates	**Meadowbrook** Emmett, ID 83617 Section 42/HOME HC-9915, 36 units	Management Agent Sept 2016 to Present 3rd Party Mgmt.	Current		X		IHFA 7/7/21-93 Superior
Tomlinson & Associates	**Creekbridge** Nampa, ID 83687 Section 42 HC- 9906, 60 units	Management Agent Oct 2016 to Present 3rd Party Mgmt.	Current		X		IHFA 7/11/19 Above Average
Tomlinson & Associates	**Westside** Weiser, ID 83672 Section 8, ID16H020084, 15 Units	Management Agent Sept 2017 to Present 3rd Party Mgmt.	Current		X		REAC 7/23/19 -80c

SCHEDULE A

pp1. List each Principal's Name Tomlinson & Associates	2. List Previous Projects	3. List Principals' Role(s)	4. Status of Loan	5. Yes	No	Was Project ever in Default during your participation? If yes explain.	6. Last Mgmt. And/or Physical inspection rating
Tomlinson & Associates	**Kinsale Place** Lewiston, ID 83501 Sec 42/HOME 36 Units	Management Agent May 2017 to Present 3rd Party Mgmt.	Current		X		IHFA 2/27/19 Superior
Tomlinson & Associates	**The Oaks I** Jerome, ID 83338 Section 42 HC0704, 40 Units	Management Agent Jan 2018 to Present 3rd Party Mgmt.	Current		X		IHFA 3/26/19 Above Average
Tomlinson & Associates	**The Oaks II** Jerome, ID 83338 Section 42 HC0812, 44 Units	Management Agent Jan 2018 to Present 3rd Party Mgmt.	Current		X		IHFA 3/26/19 Above Average
Tomlinson & Associates	**Valley Run** Kuna, ID, 83634 Section 42, 32 Units	Management Agent April 2018 to present 3rd Party Mgmt	Current		X		IHFA 3/2/21- 92 Superior
Tomlinson & Associates	**New Path** Boise ID, 83702 Section 42 41 Units	Management Agent Dec 2018 to Present 3rd Party Mgmt	Current		X		IHFA 4/6/21 – 97 Superior
Tomlinson & Associates	**Mill Creek** Middleton, ID 83644 Sect 42, 34 Units	Management Agent April 2019 to present 3rd Party Mgmt.	Current		X		IHFA 3/11/21 – 98 Superior
Tomlinson & Associates	**West Alameda** Ontario, OR 97914 Sec 8, 32 Units	Management Agent Oct 2019 to Present 3rd Party Mgmt	Current		X		HUD
Tomlinson & Associates	**Adare Manor** Boise, ID 83702 Sec 42/HOME 134 Units	Management Agent Sept 2017 to Present	Current		X		IHFA 4/8/21 – 92 Superior

* Inspected by entity other than HUD, **no rating given**.
IHFA = Idaho Housing and Finance Association
USDA= US Department of Rural Development

** Rating Scale:
90(+) and an "a" rating – next inspection 3 years
80(+) and an "a" or "b" rating – next inspection 2 years
79(-) and a "c" – annual inspections

SCHEDULE A

NA = Not Currently Managing

Note to all applicants/respondents: This form was developed with Nuance, the official HUD software for the creation of HUD forms. HUD has made available instructions for downloading a free installation of a Nuance reader that allows the user to fill-in and save this form in Nuance. Please see http://portal.hud.gov/hudportal/documents/huddoc?id=nuancereaderinstall.pdf for the instructions. Using Nuance software is the only means of completing this form.

Affirmative Fair Housing Marketing Plan (AFHMP) - Multifamily Housing

U.S. Department of Housing and Urban Development
Office of Fair Housing and Equal Opportunity

OMB Approval No. 2529-0013
(exp.1/31/2021)

1a. Project Name & Address (including City, County, State & Zip Code)

12th & Hoopes Senior
TBD Hoopes Ave.
Idaho Falls, Bonneville, ID 83404

1b. Project Contract Number: TBD

1c. No. of Units: 7

1d. Census Tract: 9706.02

1e. Housing/Expanded Housing Market Area

Housing Market Area: City of Idaho Falls
Expanded Housing Market Area: Idaho Falls MSA

1f. Managing Agent Name, Address (including City, County, State & Zip Code), Telephone Number & Email Address

Tomlinson & Associates, PO Box 108, Boise, Ada, 83701, 208.343.6438 compliance@tomlinson-assoc.com

1g. Application/Owner/Developer Name, Address (including City, County, State & Zip Code), Telephone Number & Email Address

12th & Hoopes Senior LLC, 420 W Main St., Suite 300 Boise, Ada, ID 83702 208.343.8877, nharper@thomasdevelopment.com

1h. Entity Responsible for Marketing (check all that apply)

☐ Owner ☑ Agent ☐ Other (specify)

Position, Name (if known), Address (including City, County, State & Zip Code), Telephone Number & Email Address

Manager, 12th & Hoopes Senior Idaho Falls, Bonneville, ID 83402, TBD, TBD

1i. To whom should approval and other correspondence concerning this AFHMP be sent? Indicate Name, Address (including City, State & Zip Code), Telephone Number & E-Mail Address.

Andrew Schank, PO Box 108 Boise, ID 83701 208.343.6438, compliance@tomlinson-assoc.com

2a. Affirmative Fair Housing Marketing Plan

Plan Type: Initial Plan

Date of the First Approved AFHMP:

Reason(s) for current update: New Property

2b. HUD-Approved Occupancy of the Project (check all that apply)

☑ Elderly ☐ Family ☐ Mixed (Elderly/Disabled) ☐ Disabled

2c. Date of Initial Occupancy

2d. Advertising Start Date

Advertising must begin *at least* 90 days prior to initial or renewed occupancy for new construction and substantial rehabilitation projects.

Date advertising began or will begin

For existing projects, select below the reason advertising will be used:

To fill existing unit vacancies ☑

To place applicants on a waiting list ☐ (which currently has ____ individuals)

To reopen a closed waiting list ☐ (which currently has ____ individuals)

3a. Demographics of Project and Housing Market Area
Complete and submit Worksheet 1.

3b. Targeted Marketing Activity

Based on your completed Worksheet 1, indicate which demographic group(s) in the housing market area is/are *least* likely to apply for the housing without special outreach efforts. (check all that apply)

☐ White ☑ American Indian or Alaska Native ☑ Asian ☑ Black or African American
☑ Native Hawaiian or Other Pacific Islander ☑ Hispanic or Latino ☑ Persons with Disabilities

☐ Families with Children ☐ Other ethnic group, religion, etc. (specify)

4a. **Residency Preference**

Is the owner requesting a residency preference? If yes, complete questions 1 through 5. No
If no, proceed to Block 4b.

(1) Type Please Select Type

(2) Is the residency preference area:
The same as the AFHMP housing/expanded housing market area as identified in Block 1e? Please Select Yes or No

The same as the residency preference area of the local PHA in whose jurisdiction the project is located? Please Select Yes or No

(3) What is the geographic area for the residency preference?

(4) What is the reason for having a residency preference?

(5) How do you plan to periodically evaluate your residency preference to ensure that it is in accordance with the non-discrimination and equal opportunity requirements in 24 CFR 5.105(a)?

Complete and submit Worksheet 2 when requesting a residency preference (see also 24 CFR 5.655(c)(1)) for residency preference requirements. The requirements in 24 CFR 5.655(c)(1) will be used by HUD as guidelines for evaluating residency preferences consistent with the applicable HUD program requirements. See also HUD Occupancy Handbook (4350.3) Chapter 4, Section 4.6 for additional guidance on preferences.

4b. **Proposed Marketing Activities: Community Contacts**
Complete and submit Worksheet 3 to describe your use of community contacts to market the project to those least likely to apply.

4c. **Proposed Marketing Activities: Methods of Advertising**
Complete and submit Worksheet 4 to describe your proposed methods of advertising that will be used to market to those least likely to apply. Attach copies of advertisements, radio and television scripts, Internet advertisements, websites, and brochures, etc.

5a. Fair Housing Poster

The Fair Housing Poster must be prominently displayed in all offices in which sale or rental activity takes place (24 CFR 200.620(e)). Check below all locations where the Poster will be displayed.

☐ Rental Office ☐ Real Estate Office ☐ Model Unit ☑ Other (specify) Rosslare Office

5b. Affirmative Fair Housing Marketing Plan

The AFHMP must be available for public inspection at the sales or rental office (24 CFR 200.625). Check below all locations where the AFHMP will be made available.

☐ Rental Office ☐ Real Estate Office ☐ Model Unit ☑ Other (specify) Rosslare Office

5c. Project Site Sign

Project Site Signs, if any, must display in a conspicuous position the HUD approved Equal Housing Opportunity logo, slogan, or statement (24 CFR 200.620(f)). Check below all locations where the Project Site Sign will be displayed. Please submit photos of Project signs.

☐ Rental Office ☐ Real Estate Office ☐ Model Unit ☑ Entrance to Project ☐ Other (specify)

The size of the Project Site Sign will be _____ x _____

The Equal Housing Opportunity logo or slogan or statement will be _____ x _____

6. Evaluation of Marketing Activities

Explain the evaluation process you will use to determine whether your marketing activities have been successful in attracting individuals least likely to apply, how often you will make this determination, and how you will make decisions about future marketing based on the evaluation process.

Compare census with current residents in project to determine whether marketing activities are successful. If unsuccessful at Marketing, target community contacts for those applicants least likely to apply.

7a. **Marketing Staff**

What staff positions are/will be responsible for affirmative marketing?

Manager

7b. **Staff Training and Assessment: AFHMP**

(1) Has staff been trained on the AFHMP? Yes

(2) Has staff been instructed in writing and orally on non-discrimination and fair housing policies as required by 24 CFR 200.620(c)? Yes

(3) If yes, who provides instruction on the AFHMP and Fair Housing Act, and how frequently?

Training provided at start of employment, Fair Housing training yearly through the Fair Housing Institute

(4) Do you periodically assess staff skills on the use of the AFHMP and the application of the Fair Housing Act? Yes

(5) If yes, how and how often?

annually

7c. **Tenant Selection Training/Staff**

(1) Has staff been trained on tenant selection in accordance with the project's occupancy policy, including any residency preferences?

Yes

(2) What staff positions are/will be responsible for tenant selection?

Manager / Regional Manager

7d. **Staff Instruction/Training:**

Describe AFHM/Fair Housing Act staff training, already provided or to be provided, to whom it was/will be provided, content of training, and the dates of past and anticipated training. Please include copies of any AFHM/Fair Housing staff training materials.

Training provided at start of employment, Fair Housing training yearly through the Fair Housing Institute

8. Additional Considerations Is there anything else you would like to tell us about your AFHMP to help ensure that your program is marketed to those least likely to apply for housing in your project? Please attach additional sheets, as needed.

9. Review and Update

By signing this form, the applicant/respondent agrees to implement its AFHMP, and to review and update its AFHMP in accordance with the instructions to item 9 of this form in order to ensure continued compliance with HUD's Affirmative Fair Housing Marketing Regulations (see 24 CFR Part 200, Subpart M). I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (See 18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Signature of person submitting this Plan & Date of Submission (mm/dd/yyyy)

02/16/2023

Name (type or print)

Andrew Schank

Title & Name of Company

Vice President, Asset Management - Tomlinson & Associates

For HUD-Office of Housing Use Only

Reviewing Official:

Signature & Date (mm/dd/yyyy)

Name (type or print)

Title

For HUD-Office of Fair Housing and Equal Opportunity Use Only

☐ Approval ☐ Disapproval

Signature & Date (mm/dd/yyyy)

Name (type or print)

Title

Public reporting burden for this collection of information is estimated to average six (6) hours per initial response, and four (4) hours for updated plans, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid Office of Management and Budget (OMB) control number.

Purpose of Form: All applicants for participation in FHA subsidized and unsubsidized multifamily housing programs with five or more units (see 24 CFR 200.615) must complete this Affirmative Fair Housing Marketing Plan (AFHMP) form as specified in 24 CFR 200.625, and in accordance with the requirements in 24 CFR 200.620. The purpose of this AFHMP is to help applicants offer equal housing opportunities regardless of race, color, national origin, religion, sex, familial status, or disability. The AFHMP helps owners/agents (respondents) effectively market the availability of housing opportunities to individuals of both minority and non-minority groups that are least likely to apply for occupancy. Affirmative fair housing marketing and planning should be part of all new construction, substantial rehabilitation, and existing project marketing and advertising activities.

An AFHM program, as specified in this Plan, shall be in effect for each multifamily project throughout the life of the mortgage (24 CFR 200.620(a)). The AFHMP, once approved by HUD, must be made available for public inspection at the sales or rental offices of the respondent (24 CFR 200.625) and may not be revised without HUD approval. This form contains no questions of a confidential nature.

Applicability: The form and worksheets must be completed and submitted by all FHA subsidized and unsubsidized multifamily housing program applicants.

INSTRUCTIONS:
Send completed form and worksheets to your local HUD Office, Attention: Director, Office of Housing

Part 1: Applicant/Respondent and Project Identification. Blocks 1a, 1b, 1c, 1g, 1h, and 1i are self-explanatory.

Block 1d- Respondents may obtain the Census tract number from the U.S. Census Bureau (http://factfinder2.census.gov/main.html) when completing Worksheet One.

Block 1e- Respondents should identify both the housing market area and the expanded housing market area for their multifamily housing projects. Use abbreviations if necessary. A **housing market area** is the area from which a multifamily housing project owner/agent may reasonably expect to draw a substantial number of its tenants. This could be a county or Metropolitan Division. The U.S. Census Bureau provides a range of levels to draw from.

An **expanded housing market area** is a larger geographic area, such as a Metropolitan Division or a Metropolitan Statistical Area, which may provide additional demographic diversity in terms of race, color, national origin, religion, sex, familial status, or disability.

Block 1f- The applicant should complete this block only if a Managing Agent (the agent cannot be the applicant) is implementing the AFHMP.

Part 2: Type of AFHMP

Block 2a- Respondents should indicate the status of the AFHMP, i.e., initial or updated, as well as the date of the first approved AFHMP. Respondents should also provide the reason (s) for the current update, whether the update is based on the five-year review or due to significant changes in project or local demographics (See instructions for Part 9).

Block 2b- Respondents should identify all groups HUD has approved for occupancy in the subject project, in accordance with the contract, grant, etc.

Block 2c- Respondents should specify the date the project was/will be first occupied.

Block 2d- For new construction and substantial rehabilitation projects, advertising must begin at least 90 days prior to initial occupancy. In the case of existing projects, respondents should indicate whether the advertising will be used to fill existing vacancies, to place individuals on the project's waiting list, or to re-open a closed waiting list. Please indicate how many people are on the waiting list when advertising begins.

Part 3 Demographics and Marketing Area.
"Least likely to apply" means that there is an identifiable presence of a specific demographic group in the housing market area, but members of that group are not likely to apply for the housing without targeted outreach, including marketing materials in other languages for limited English proficient individuals, and alternative formats for persons with disabilities. Reasons for not applying may include, but are not limited to, insufficient information about housing opportunities, language barriers, or transportation impediments.

Block 3a - Using Worksheet 1, the respondent should indicate the demographic composition of the project's residents, current project applicant data, census tract, housing market area, and expanded housing market area. The applicable housing market area and expanded housing market area should be indicated in Block 1e. Compare groups within rows/across columns on Worksheet 1 to identify any under-represented group(s) relative to the surrounding housing market area and expanded housing market area, i.e., those group(s) "least likely to apply" for the housing without targeted outreach and marketing. If there is a particular group or subgroup with members of a protected class that has an identifiable presence in the housing market area, but is not included in Worksheet 1, please specify under "Other."

Respondents should use the most current demographic data from the U.S. Census or another official source such as a local government planning office. Please indicate the source of your data in Part 8 of this form.

Block 3b - Using the information from the completed Worksheet 1, respondents should identify the demographic group(s) least likely to apply for the housing without special outreach efforts by checking all that apply.

Part 4 - Marketing Program and Residency Preference (if any).
Block 4a - A residency preference is a preference for admission of persons who reside or work in a specified geographic area (see 24 CFR 5.655(c)(1)(ii)). Respondents should indicate whether a residency preference is being utilized, and if so, respondents should specify if it is new, revised, or continuing. If a respondent wishes to utilize a residency preference, it must state the preference area (and provide a map delineating the precise area) and state the reason for having such a preference. The respondent must ensure that the preference is in accordance with the non-discrimination and equal opportunity requirements in 24 CFR 5.105(a) (see 24 CFR 5.655(c)(1)).

Respondents should use Worksheet 2 to show how the percentage of the eligible population living or working in the residency preference area compares to that of residents of the project, project applicant data, census tract, housing market area, and expanded housing market area. The percentages would be the same as shown on completed Worksheet 1.

Block 4b - Using Worksheet 3, respondents should describe their use of community contacts to help market the project to those least likely to apply. This table should include the name of a contact person, his/her address, telephone number, previous experience working with the target population(s), the approximate date contact was/will be initiated, and the specific role the community contact will play in assisting with affirmative fair housing marketing or outreach.

Block 4c - Using Worksheet 4, respondents should describe their proposed method(s) of advertising to market to those least likely to apply. This table should identify each media option, the reason for choosing this media, and the language of the advertisement. Alternative format(s) that will be used to reach persons with disabilities, and logo(s) that will appear on the various materials (as well as their size) should be described. **Please attach a copy of the advertising or marketing material.**

Part 5 – Availability of the Fair Housing Poster, AFHMP, and Project Site Sign.

Block 5a - The Fair Housing Poster must be prominently displayed in all offices in which sale or rental activity takes place (24 CFR 200.620(e)). Respondents should indicate all locations where the Fair Housing Poster will be displayed.

Block 5b -The AFHMP must be available for public inspection at the sales or rental office (24 CFR 200.625). Check all of the locations where the AFHMP will be available.

Block 5c -The Project Site Sign must display in a conspicuous position the HUD-approved Equal Housing Opportunity logo, slogan, or statement (24 CFR 200.620(f)). Respondents should indicate where the Project Site Sign will be displayed, as well as the size of the Sign and the size of the logo, slogan, or statement. **Please submit photographs of project site signs.**

Part 6 - Evaluation of Marketing Activities.

Respondents should explain the evaluation process to be used to determine if they have been successful in attracting those individuals identified as least likely to apply. Respondents should also explain how they will make decisions about future marketing activities based on the evaluations.

Part 7- Marketing Staff and Training.
Block 7a -Respondents should identify staff positions that are/will be responsible for affirmative marketing.

Block 7b - Respondents should indicate whether staff has been trained on the AFHMP and Fair Housing Act.
Please indicate who provides the training and how frequently. In addition, respondents should specify whether they periodically assess staff members' skills in using the AFHMP and in applying the Fair Housing Act. They should state how often they assess employee skills and how they conduct the assessment.

Block 7c - Respondents should indicate whether staff has been trained on tenant selection in accordance with the project's occupancy policy, including residency preferences (if any). Respondents should also identify those staff positions that are/will be responsible for tenant selection.

Block 7d - Respondents should include copies of any written materials related to staff training, and identify the dates of past and anticipated training.

Part 8 - Additional Considerations.

Respondents should describe their efforts not previously mentioned that were/are planned to attract those individuals least likely to apply for the subject housing.

Part 9 - Review and Update.

By signing the respondent assumes responsibility for implementing the AFHMP. Respondents must review their AFHMP every five years or when the local Community Development jurisdiction's Consolidated Plan is updated, or when there are significant changes in the demographics of the project or the local housing market area. When reviewing the plan, the respondent should consider the current demographics of the housing market area to determine if there have been demographic changes in the population in terms of race, color, national origin, religion, sex, familial status, or disability. The respondent will then determine if the population least to likely to apply for the housing is still the population identified in the AFHMP, whether the advertising and publicity cited in the current AFHMP are still appropriate, or whether advertising sources should be modified or expanded. Even if the demographics of the housing market area have not changed, the respondent should determine if the outreach currently being performed is reaching those it is intended to reach as measured by project occupancy and applicant data. If not, the AFHMP should be updated. The revised AFHMP must be submitted to HUD for approval. HUD may review whether the affirmative marketing is actually being performed in accordance with the AFHMP. If based on their review, respondents determine the AFHMP does not need to be revised, they should maintain a file documenting what was reviewed, what was found as a result of the review, and why no changes were required. HUD may review this documentation.

Notification of Intent to Begin Marketing.
No later than 90 days prior to the initiation of rental marketing activities, the respondent must submit notification of intent to begin marketing. The notification is required by the AFHMP Compliance Regulations (24 CFR 108.15). The Notification is submitted to the Office of Housing in the HUD Office servicing the locality in which the proposed housing will be located. Upon receipt of the Notification of Intent to Begin Marketing from the applicant, the monitoring office will review any previously approved plan and may schedule a pre-occupancy conference. Such conference will be held prior to initiation of sales/rental marketing activities. At this conference, the previously approved AFHMP will be reviewed with the applicant to determine if the plan, and/or its proposed implementation, requires modification prior to initiation of marketing in order to achieve the objectives of the AFHM regulation and the plan.

OMB approval of the AFHMP includes approval of this notification procedure as part of the AFHMP. The burden hours for such notification are included in the total designated for this AFHMP form.

Worksheet 1: Determining Demographic Groups Least Likely to Apply for Housing Opportunities
(See AFHMP, Block 3b)

In the respective columns below, indicate the percentage of demographic groups among the project's residents, current project applicant data, census tract, housing market area, and expanded housing market area (See instructions to Block 1e). If you are a new construction or substantial rehabilitation project and do not have residents or project applicant data, only report information for census tract, housing market area, and expanded market area. The purpose of this information is to identify any under-representation of certain demographic groups in terms of race, color, national origin, religion, sex, familial status, or disability. If there is significant under-representation of any demographic group among project residents or current applicants in relation to the housing/expanded housing market area, then targeted outreach and marketing should be directed towards these individuals least likely to apply. Please indicate under-represented groups in Block 3b of the AFHMP. **Please attach maps showing both the housing market area and the expanded housing market area**.

Demographic Characteristics	Project's Residents	Project's Applicant Data	Census Tract	Housing Market Area	Expanded Housing Market Area
% White	N/A	N/A	82.4%	80.7%	84.6%
% Black or African American	N/A	N/A	0.0%	0.4%	0.2%
% Hispanic or Latino	N/A	N/A	20.4%	17.6%	13.3%
% Asian	N/A	N/A	1.1%	0.4%	0.6%
% American Indian or Alaskan Native	N/A	N/A	2.2%	0.4%	0.2%
% Native Hawaiian or Pacific Islander	N/A	N/A	0.2%	0.2%	0.1%
%Persons with Disabilities	N/A	N/A	16.1%	17.9%	14.7%
% Families with Children under the age of 18	N/A	N/A	N/A	N/A	N/A
Other (specify) N/A	N/A	N/A	N/A	N/A	N/A

Worksheet 2: Establishing a Residency Preference Area (See AFHMP, Block 4a)

Complete this Worksheet if you wish to continue, revise, or add a residency preference, which is a preference for admission of persons who reside or work in a specified geographic area (see 24 CFR 5.655(c)(1)(ii)). If a residency preference is utilized, the preference must be in accordance with the non-discrimination and equal opportunity requirements contained in 24 CFR 5.105(a). This Worksheet will help show how the percentage of the population in the residency preference area compares to the demographics of the project 's residents, applicant data, census tract, housing market area, and expanded housing market area. **Please attach a map clearly delineating the residency preference geographical area.**

Demographic Characteristics	**Project's Residents** (as determined in Worksheet 1)	**Project's Applicant Data** (as determined in Worksheet 1)	**Census Tract** (as determined in Worksheet 1)	**Housing Market Area** (as determined in Worksheet 1)	**Expanded Housing Market Area** (as determined in Worksheet 1)	**Residency Preference Area** (if applicable)
% White						
% Black or African American						
% Hispanic or Latino						
% Asian						
% American Indian or Alaskan Native						
% Native Hawaiian or Pacific Islander						
% Persons with Disabilities						
% Families with Children under the age of 18						
Other (specify) N/A						

Worksheet 3: Proposed Marketing Activities –Community Contacts (See AFHMP, Block 4b)

For each targeted marketing population designated as least likely to apply in Block 3b, identify at least one community contact organization you will use to facilitate outreach to the particular population group. This could be a social service agency, religious body, advocacy group, community center, etc. State the names of contact persons, their addresses, their telephone numbers, their previous experience working with the target population, the approximate date contact was/will be initiated, and the specific role they will play in assisting with the affirmative fair housing marketing. Please attach additional pages if necessary.

Targeted Population(s)	**Community Contact(s), including required information noted above.**
All	See Attached Community Contact List

Worksheet 4: Proposed Marketing Activities – Methods of Advertising (See AFHMP, Block 4c)

Complete the following table by identifying your targeted marketing population(s), as indicated in Block 3b, as well as the methods of advertising that will be used to market to that population. For each targeted population, state the means of advertising that you will use as applicable to that group and the reason for choosing this media. In each block, in addition to specifying the media that will be used (e.g., name of newspaper, television station, website, location of bulletin board, etc.) state any language(s) in which the material will be provided, identify any alternative format(s) to be used (e.g. Braille, large print, etc.), and specify the logo(s) (as well as size) that will appear on the various materials. Attach additional pages, if necessary, for further explanation. Please attach a copy of the advertising or marketing material.

Targeted Population(s)→ Methods of Advertising ↓	**Targeted Population:**	**Targeted Population:**	**Targeted Population:**
Newspaper(s) Medium Not Used	N/A	N/A	N/A
Radio Station(s) Medium Not Used	N/A	N/A	N/A
TV Station(s) Medium Not Used	N/A	N/A	N/A
Electronic Media Tomlinson & Assoc website	Person w/disabilities; Hispanic or Latino	American Indian or Alaskan Native; Black or African American	Asian; Native Hawaiian or Other Pacific Islander
Bulletin Boards Medium Not Used	N/A	N/A	N/A
Brochures, Notices, Flyers Incl w/community contact ltrs	Person w/disabilities; Hispanic or Latino	American Indian or Alaskan Native; Black or African American	Asian; Native Hawaiian or Other Pacific Islander
Other (specify) Buena Vista Yellowpages	Person w/disabilities; Hispanic or Latino	American Indian or Alaskan Native; Black or African American	Asian; Native Hawaiian or Other Pacific Islander

Table: ACSDP5Y2021.DP05

	Census Tract 9706.02, Bonneville County, Idaho	
Label	**Estimate**	**Percent**
RACE		
Total population	6,425	6,425
White	5,295	82.4%
Black or African American	0	0.0%
American Indian and Alaska Native	143	2.2%
Asian	68	1.1%
Native Hawaiian and Other Pacific Islander	12	0.2%
HISPANIC OR LATINO AND RACE		
Hispanic or Latino (of any race)	1,312	20.4%

Table: ACSDP5Y2021.DP02

	Census Tract 9706.02, Bonneville County, Idaho	
Label	**Estimate**	**Percent**
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Total Civilian Noninstitutionalized Population	6,425	6,425
With a disability	1,035	16.1%

Table: ACSDP1Y2021.DP05

	Idaho Falls city, Idaho	
Label	**Estimate**	**Percent**
RACE		
Total population	66,895	66,895
White	53,984	80.7%
Black or African American	235	0.4%
American Indian and Alaska Native	242	0.4%
Asian	294	0.4%
Native Hawaiian and Other Pacific Islander	106	0.2%
HISPANIC OR LATINO AND RACE		
Total population	66,895	66,895
Hispanic or Latino (of any race)	11,773	17.6%

Table: ACSDP1Y2021.DP02

	Idaho Falls city, Idaho	
Label	**Estimate**	**Percent**
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Total Civilian Noninstitutionalized Population	66,180	66,180
With a disability	11,867	17.9%

Table: ACSDP1Y2021.DP05

	Idaho Falls, ID Metro Area	
Label	**Estimate**	**Percent**
RACE		
Total population	163,293	163,293
White	138,121	84.6%
Black or African American	401	0.2%
American Indian and Alaska Native	339	0.2%
Asian	982	0.6%
Native Hawaiian and Other Pacific Islander	106	0.1%
HISPANIC OR LATINO AND RACE		
Total population	163,293	163,293
Hispanic or Latino (of any race)	21,659	13.3%

Table: ACSDP1Y2021.DP02

	Idaho Falls, ID Metro Area	
Label	**Estimate**	**Percent**
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Total Civilian Noninstitutionalized Population	162,335	162,335
With a disability	23,790	14.7%

12th & Hoopes Senior Apartments Community Contacts 2023 Page #1 of 2

Name of Group/Organization and Person Contacted	Group Identification Most Recent Approximate Date: 2023 Letter and Flyers in English and Spanish attached.
Eastern Idaho Public Health Department Family Service 1250 Hollipark Drive Idaho Falls, Idaho 83401 208-522-0310	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
Vocational Rehabilitation, Idaho John Orose 1825 Hoopes Avenue Idaho Falls, Idaho 83404 208-525-7149	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
Department of Health and Welfare John Hathaway - Regional Rep 610 Pole Line Rd. Twin Falls, Idaho 83301 208-732-1589	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
Eastern Idaho Community Action Partnership Joel Gramirez 357 Constitution Way Idaho Falls, Idaho 83402 208-733-9351	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
Community Council of Idaho (formerly Idaho Migrant Council) Irma Morine - Executive Director 317 Happy Day Blvd, Ste 250 Caldwell, Idaho 83607	Hispanic or Latino, Families with Children
The Soup Kitchen Ron 301 South Blvd Idaho Falls, Idaho 83401 208-557-5750	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
The Salvation Army Lori P.O. Box 1584 Idaho Falls, Idaho 83403 208-522-7272	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
Idaho Falls Catholic Community Secretary 146 E 9th Street Idaho Falls, Idaho 83401 208-522-4366	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
Church of Jesus Christ of Latter Day Saints Receptionist 690 S. Holmes Ave Idaho Falls, ID 83401 208-529-5966	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
Cornerstone Assembly of God Pastor 187 E 13th Street Idaho Falls, Idaho 83402 208-733-1248	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
First Baptist Church Teresa Sharbonneau 910 Shoshone Street East Idaho Falls, Idaho 83402 208-733-2936	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children

Saint Edwards Catholic Church Claudia Pelayo 212 7th Ave East Idaho Falls, Idaho 83402 208-733-3907	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
Northwest Band - Shoshone Nation Housing Director 427 N Main Street #101 Pocatello, Idaho 83204 208-478-3700	American Indian Families with Children
Idaho Falls Housing Authority Reception 390 W Sunnyside Idaho Falls, Idaho 83402 208-522-6002	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
Temple View Elementary School Judi Petersen 1500 Scorpius Idaho Falls, Idaho 83402 208-525-7660	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
Eagle Rock Junior High School Kathy Krekel 2020 Panceri Idaho Falls, Idaho 83402 208-525-7700	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
Skyline High School Marie lake 1767 Bluesky Dr. Idaho Falls, Idaho 83402 208-525-7770	Persons with Disabilities, Hispanic or Latino, American Indian or Alaskan Native, Asian, Black or African American, Native Hawaiian or Other Pacific Islander Families with Children
NAACP Karen Kamusoko 550 Bonneville Idaho Falls, Idaho 83401 208-522-2142	Black or African American

Tomlinson & Associates, Inc.

Post Office Box 108 Boise, Idaho 83701 (208) 343-6438 Fax (208) 338-1774

Date

Name
Address
City_State_Zip

SUBJECT: (Property Name)
(City, State)

Dear Sir or Madam:

(Property Name) is proud to offer affordable rental housing to households in need.

(Property Name) is currently accepting applications. We have enclosed flyers that you may post on your bulletin board as well as brochures for clients who may be interested in housing.

We very much want to see people receive the maximum possible benefit from the housing we have available. We would appreciate your help in spreading the word to your clients. If you would like additional information or have any questions, please feel free to call me at (XXX) XXX-XXX.

Thank you for your assistance.

Sincerely,

(Manager Name)
Manager, (Property Name)

Encl.

We do not discriminate on the basis of handicapped status in the admission or access to, or treatment or employment in our federally assisted programs and activities.
EQUAL OPPORTUNITY EMPLOYER AND PROVIDER

EQUAL HOUSING OPPORTUNITY

Affirmative Fair Housing Marketing Plan
6B – Staff Instruction

6B. For all staff, Management Agent will be responsible for continuing ongoing, fair housing training. Training will be both oral and written. The following materials will be used as the core of all training.

1. The Fair Housing Act and 24 CFR Part 100;

2. Executive Order 11063 and 24 CFR Part 107;

3. The Affirmative Fair Housing Marketing Regulations, 24 CFR 200, Subpart M;

4. Any state or local fair housing and equal credit opportunity law and its applicable complaint processing procedure;

5. Title VI of the Civil Rights Act of 1964 where applicable;

6. Section 504 of the Rehabilitation Act of 1973, as amended, where applicable, and 24 CFR Part 8;

7. Civil rights related program requirements relating to the AFHMP;

8. Titles II and III of the American with Disabilities Act of 1990, as implemented by 28 CFR Part 35;

9. Age Discrimination Act of 1975, as implemented by 24 CFR, part 8;

10. Video, Testers Welcome, featuring basic fair housing guidelines;

11. Fair Housing Institute, annual online training.

12. Tomlinson and Associates, Inc. Employee Manual



Fair Housing Online Courses

The Fair Housing Institute

Course Program

Fair Housing Online Course Catalog

We have developed innovative, cost-effective training suites to educate our valued clients on how to protect their property, company, residents, and even their career. These courses are available for Single User and Group Accounts. Our courses are also available to you and your company whether you want to train them on our LMS, or course hosting and licensing to train employees on your LMS.

Many of our courses are offered in English and Spanish and all of our training is on demand. This means you can take the training at your convenience. From home or work, from your desktop or smartphone, our training is available to you and your employees 24/7. You can always save your progress and pick up from where you left off because we believe training should fit your schedule. All courses come with certificates of completion.



The New Basics of Fair Housing

A dynamic up-to-date course created by fair housing attorneys that covers a wide range of must-know topics. Whether you are looking for certification for new hires or want to ensure that existing employees stay sharp, this intuitive and engaging course is the perfect fit.

LEARN MORE



Fair Housing For Single Family Rentals

In this training course, we cover many of the fair housing challenges faced in the single-family rental industry. An educational course that provides an abundance of examples and scenarios to keep the learner engaged and help with retention.

LEARN MORE



Fair Housing in a Flash

Proper training is an on-going experience. Fair Housing in a Flash was designed to be fast-paced while still ensuring that critical topics are covered. Perfect for new hires and as a refresher course focusing on the importance of fair housing practices.

LEARN MORE



Fair Housing for Maintenance Professionals

Maintenance personnel and service staff are often the front lines of customer service. Training is needed to help them understand how to recognize a potential fair housing issue and how to respond appropriately.

LEARN MORE



Fair Housing and Seniors

Senior housing presents unique challenges that require targeted training. This comprehensive course provides the knowledge needed to ensure fair housing compliance.

LEARN MORE



Fair Housing and Student Living

Student housing is a rapidly growing industry throughout the country. Just like all other housing, employees need to know what to watch out for or risk a fair housing violation.

LEARN MORE



Advanced Fair Housing Course

This next level fair housing course covers 6 complicated fair housing topics. Each lesson utilizes practical terms and scenarios to keep you engaged and help you stay up-to-date.

LEARN MORE



Fair Housing Focus: Assistance Animals

Assistance animals, especially emotional support animals, continue to be a large source of confusion and frustration throughout the housing industry. Make sure you and your team are prepared to answer these questions by taking this important supplemental fair housing course.

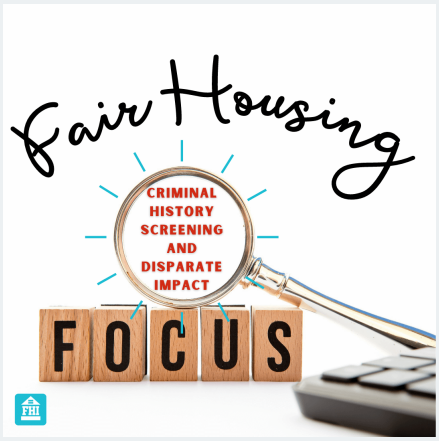
LEARN MORE



Fair Housing Focus: Marketing and Advertisement

In the housing industry there are unique fair housing considerations you need to understand to avoid violations. In this lesson we take a closer look at how to avoid fair housing violations in your advertising while effectively marketing your community.

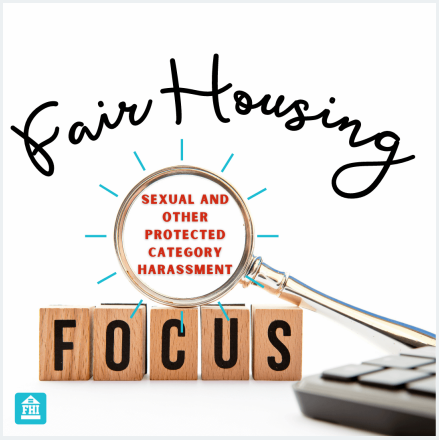
LEARN MORE



Fair Housing Focus: Criminal History and Disparate Impact

This topic has been gaining traction for advocates and testers. This supplemental course will clear up some of the confusion surrounding criminal history screening ensuring your team feels more confident dealing with this complex topic while still providing equitable housing opportunities.

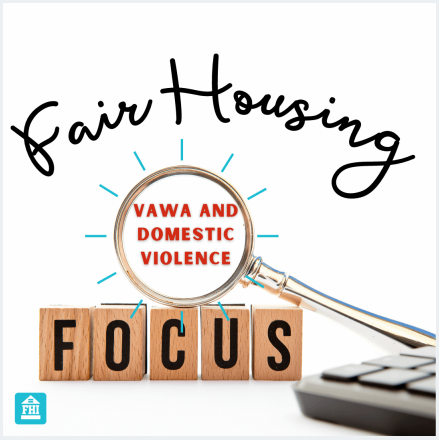
LEARN MORE



Fair Housing Focus: Sexual and Other Protected Category Harassment

This course will help your team understand how policies and best practices can make their jobs easier while also protecting your residents from illegal harassment.

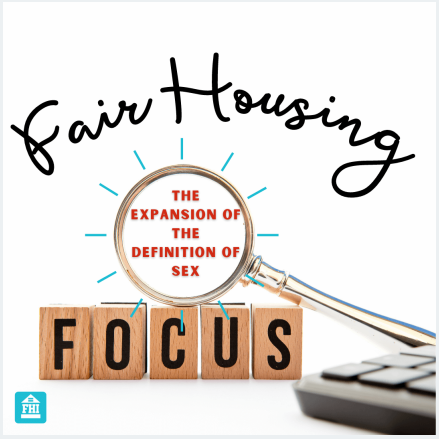
LEARN MORE



Fair Housing Focus: VAWA and Domestic Violence

This course examines the rights of victims of domestic violence in housing and the best practices housing providers should follow to protect their residents while also looking after the best interests of their community. .

LEARN MORE



Fair Housing Focus: The Expansion of the Definition of Sex

Does your team understand the recent changes and how it affects them?This supplemental course examines the recent expansion of the definition of sex to prohibit discrimination against persons due to their sexual orientation and gender identity.

LEARN MORE

It was good

G Baker



Interested in fair housing courses? Let us know how we can help!

Fair housing compliance is diverse and complicated. Effective training is necessary to avoid complaints and costly lawsuits. Industry recognized and easy to use, our courses provide the property management community the skills they need to succeed.

Fair Housing Online Courses

Name *

First

Last

Email *

Enter Email

Confirm Email

Company *

My Company Name

If you are a member of an affiliate please share the name of the organization

ABC Apartment Association

Phone Number

Phone Number

Which courses are you interested in? *

- [ ] The Basics of Fair Housing Certification
- [ ] Fair Housing in a Flash
- [ ] Fair Housing for Maintenance Professionals
- [ ] Fair Housing and Seniors - What You Need to Know
- [ ] Fair Housing for Student Living
- [ ] Advanced Fair Housing Course

Do you know approximately how many enrollments you need?

- ( ) Yes

No

Anything else we need to know?

How can we help you? How did you hear about us?

CAPTCHA

I'm not a robot

reCAPTCHA
Privacy - Terms

SUBMIT

Complimentary Fair Housing Education



Eight Steps To Follow When Facing a Fair Housing Complaint

December 7, 2022 /// No Comments

Nobody ever wants to face a fair housing complaint, but unfortunately, they are a reality in the housing industry. In this article, we will focus on eight critical steps that will help you face a complaint in a calm and focused manner to achieve a better outcome.

Read More »



Top Five Things You Need To Know About Single-Family Rentals and Fair Housing

November 16, 2022 /// No Comments

Does the Fair Housing Act apply to single-family rentals? Are there exemptions? Two very common questions, especially as the single-family rental industry is experiencing unprecedented growth.

Read More »



Mar
Req
Noven



Do yo Leslie
from or
subsi

Read More »

LOAD MORE

Join Our Community

Enter your email address to register for our newsletter subscription delivered on a regular basis!

Name *

First

Email *

CAPTCHA

I'm not a robot
reCAPTCHA
Privacy - Terms

YES, I WANT THIS WEEKLY NEWSLETTER!

Company Standards

Privacy Policy

Legal Statement

Resources

Fair Housing Institute

Fair Housing Online Courses

Fair Housing and Seniors – What You Need to Know

The Basics of Fair Housing Certification Course

Fair Housing for Maintenance Professionals

Fair Housing and Student Living

Fair Housing in a Flash

Contact Info

Address

7742 Spalding Dr.

Suite 478

Peachtree Corners, Georgia

Copyright © 2022 The Fair Housing Institute, Inc.

Powered by The Fair Housing Institute, Inc.

THE FAIR HOUSING INSTITUTE

CERTIFICATE OF FAIR HOUSING TRAINING

THIS CERTIFICATE IS AWARDED TO

Andrew Schank

for successful completion of

The Basics of Fair Housing Certification Course

and commendably passing the exam on

Dec 10, 2018

Doug Chasick CPM®, CAPS, CAS
President, The Fair Housing Institute

Certificate of Attendance

Presented to:

Andrew Schank

The person named above certifies viewing in its entirety the "**2021 Basics of the Fair Housing Act**" webinar training
Presented by Kristina Miller
HUD – Office of Fair Housing and Equal Opportunity

EQUAL HOUSING OPPORTUNITY

Date Viewed: 10/25/2021

Escanee y vea nuestos apartamentos

Tomlinson & Associates, Inc.

Idaho es un gran lugar para llamar hogar. Haga de su hogar con nosotros

American Falls:

Grand Cascade
145 Hillcrest
208-226-5321

Westport Apt.
201 Lee St.
208-226-7095

Chubbuck:

Cardona Senior Apts.
4846 Hawthorne Rd.
208-238-5780

Idaho Falls:

Bandon River
1755 White Sand Creek Way
208-524-1268

Rosslare Senior Apts.
1085 Hoopes Ave.
208-227-0584

Saturn Apts.
740 Saturn Ave.
208-529-9418

Summerhill Apts.
965 Hoopes Ave.
208-227-0164

Rexburg:

Carlow
420 E. 7th N.
208-356-6675

Madison Park
166 N. 5th West
208-356-6272

Wagon Wheel
460 West 7th South
208-356-5041

Shelley:

Carnoustie I & II
604 West Fir St.
208-357-5791

The Cedars
355 W. Maple
208-357-5134

Inversión en Inmuebles • Administración de Propiedades

www.TomlinsonAssociates.com

(208) 343-6438 • TTY 1-800-223-3131

Tomlinson & Associates es un Proveedor y Empleador con Oportunidades Iguales

SPONSOR CERTIFICATION

WORKFORCE HOUSING REGULATORY AGREEMENT:

The Workforce Housing Regulatory Agreement includes the income-restricted housing extended use commitment required of all workforce housing developments and, if applicable, regulations governing those developments which are obligated to serve tenants with incomes at or below 80% area median income. This agreement must be executed by the owner of the development, and the owner is responsible for recording the agreement in the county where the development is located. A copy of the recorded document must be submitted to Idaho Housing and Finance Association (the Association) to maintain project compliance.

SPONSOR'S AGREEMENTS AND CERTIFICATIONS:

12th & Hoopes Senior, LLC, the owner of the development (the Sponsor) hereby agrees that the Sponsor is responsible for ensuring that the development consists or will consist of a "qualified income-restricted building or buildings", and will satisfy all applicable requirements of federal tax laws and rules and guidance of the American Rescue Plan Act (ARPA) – State and Local Fiscal Recovery Funds (SLFRF) guidance and requirements in the acquisition, rehabilitation, or construction and operation of the development to receive workforce housing funds. Instruction as to compliance with ARPA-SLFRF is not the responsibility of the Association.

The Sponsor hereby agrees that the Sponsor is responsible for all calculations and figures relating to the determination of the total development cost for the building and understands and agrees that the amount of funds and required number of units is calculated by reference to the figures submitted with this application.

The Sponsor hereby makes application to the Association for reservation/conditional commitment, carryover allocation/closing, or allocation certification/Placed-in-Service of workforce housing dollar amounts as listed herein. The Sponsor agrees that the Association will at all times be indemnified and held harmless against all losses, costs, damages, expenses and liabilities of whatsoever nature or kind (including, but not limited to, attorney's fees, litigation and court costs, amounts paid in settlement and amounts paid to discharge judgment, any loss from judgment from Internal Revenue Service and/or Treasury) directly or indirectly resulting from, arising out of, or related to acceptance, consideration and approval or disapproval of such reservation, commitment or allocation request.

The Sponsor hereby agrees that any determination made by the Association as to the amount of workforce housing funds applicable to the development is not to be construed as a representation or warranty as to the feasibility or viability of the development or the development's ongoing capacity for success or any conclusions regarding any matter of federal or state income tax laws.

The Sponsor specifically acknowledge(s) and agree(s) that verification or re-verification of any information contained in this application may be made at any time by the Association, its agents, successors and assigns, either directly or through a credit reporting agency, or from any source named in this application. The Sponsor further agrees and understands that the Association may publish a list of developments and sponsors with workforce housing funds applications in process which will be available to the public.

The Sponsor is solely responsible for completing this application in accordance with the Allocation Plan and ARPA-SLFRF, not withstanding any conversations with representatives of the Association. The Sponsor also understands that the Association will rely upon all of the information as stated in the application as filed and is under no obligation to accept any additional information after the final date for submitting the application. The Sponsor further understands that the Association has the right to reject this application if, in the Association's sole judgment, the application is not consistent with the proper and effective allocation of workforce housing funds

under the Workforce Housing Allocation Plan, ARPA-SLFRF, and the 2022 Idaho House Bill 701 as it pertains to the requirements of workforce housing.

The Sponsor understands and agrees that all information contained in this application and submitted with this application may be disclosed to the public by the Association, except that appraisals provided by a third party to the Association may be exempt from disclosure under the Idaho Public Records Act. However, in all events, the Sponsor agrees that any market feasibility study submitted to the Association shall be open to disclosure to the public, and the sponsor shall make whatever arrangements are necessary with the preparer of such study in order that such study may be disclosed. A "market feasibility study" is defined as a study required in order to assist the Sponsor and/or the Association to determine a need for, and marketability of, affordable units in the area where the development is to be located. An "appraisal" is defined as a study to determine the market value of the development for lending purposes.

The undersigned authorized representative of the Sponsor, being duly authorized, hereby represents and certifies under the penalty of perjury that the foregoing information is true, complete and accurately describes the proposed development and further certifies to the Association under the penalty of perjury that the Sponsor:

- Has disclosed all of the development's funding sources and uses, as well as its total financing;
- Has reported costs in the sources and uses statement accurately based on actual development costs incurred;
- Has disclosed any additional amounts paid to them or related parties for syndication fees, debt placement fee, guaranty fees, or other fees;
- Has disclosed the purchase price of a site and its allocated cost to the [partnership]; and
- Will disclose any future changes in funding or costs to the Association.

IN WITNESS WHEREOF, the Sponsor has caused this document to be duly executed in its name on this 27 day of February, 2023.

12th & Hoopes Senior, LLC
Legal Name of Ownership Entity

By: _____

Name: Thomas C. Mannschreck

Title: Managing Member

March 2, 2023

Pukalani Investments LLC
Thomas Mannschreck
Barbara Mannschreck
420 W Main St. Ste 300
Boise, ID 83702

RE: Hoopes Senior, an 8-unit senior workforce housing project in Idaho Falls, Idaho

Dear Tom & Barbara:

Thank you for choosing First Interstate Bank for your banking needs. We value your business and appreciate the opportunity with you regarding financing for an 8-unit senior workforce housing project in Idaho Falls, Idaho. Based on the information we have received from you to date, below is a proposed term sheet for construction and term financing. The proposed terms and conditions are summarized below. Also below is a list of documentation that will be required to complete the application for financing. We will work to provide you with a formal loan commitment as soon as reasonably practical after your acceptance of this proposal, our receipt of a complete credit application, and after completion of our due diligence and credit approval process.

Please note that this proposal is preliminary and for discussion purposes only. **This is not a commitment to lend**. These proposed terms are subject to the formal due diligence and credit approval process of First Interstate Bank.

If First Interstate Bank decides, after the due diligence and credit approval process, to extend credit to you, the Bank will communicate this decision to you only through a written loan commitment signed by an authorized officer. First Interstate Bank employees are not authorized to modify these terms orally, or to make oral loan commitments. Unless and until you receive a written loan commitment and accept the terms set forth in that loan commitment, First Interstate Bank will have no obligation or commitment to extend any credit to you on any terms.

BORROWER:	To be Determined, a single asset entity owned by Pukalani Investments LLC.
LENDER:	First Interstate Bank or its assigns.
GUARANTOR(S):	Pukalani Investments LLC, Thomas Mannschreck, and Barbara Mannschreck.
DEPOSIT SERVICES:	Borrower to maintain primary deposit relationship with Lender.

CREDIT FACILITY:	**Real Estate Construction Loan.**
LOAN PURPOSE:	Construction financing for an 8-unit workforce housing project located in Idaho Falls, Idaho.
LOAN AMOUNT:	Approximately $730,000 with amount subject to construction cost, appraised value, and a subordinated workforce housing loan in the amount of $1,800,000.
SECURITY:	First Deed of Trust and Assignment of Rents on subject 8-unit project; Security Agreement pledging all building materials, equipment, and other personal property necessary or convenient to the use or construction of the real property improvements; Assignment of Construction Contract, Architect's Contract, and other normal and customary assignments.
LOAN MATURITY:	15 Months.
INTEREST RATE:	Variable Rate at Prime + .50%. A fixed rate option may also be available.
PAYMENTS:	Monthly interest payments. Payments will be automatic from Borrower's deposit account with Lender.
LOAN FEE:	1.00% of Loan Amount.

CREDIT FACILITY:	**Real Estate Term Loan.**
LOAN PURPOSE:	Payoff Construction Loan.
LOAN AMOUNT:	Approximately $550,000 with amount subject to construction loan and a subordinated workforce housing loan in the amount of $2,000,000.
SECURITY:	Same as the Construction loan.
LOAN MATURITY:	10 years.
AMORTIZATION:	25 years.
INTEREST RATE:	5 Year Fixed Interest Rate based on the 5-year FHLB rate plus a margin of 2.00%. Interest rate will be set at loan closing. After five years the interest rate will adjust to the then existing 5-year FHLB rate plus 2.00%.
PREPAYMENT PENALTY:	To be determined.

PAYMENTS:	Monthly principal and interest payments based on Amortization. Payments will be automatic from Borrower's deposit account with Lender.
LOAN FEE:	1.00% of Loan Amount.
LOAN DOCUMENTS:	The Credit Facility will be evidenced by promissory note, security agreement, loan agreement, guarantees, Deed of Trust, assignment of and rents, subordination of workforce housing loan, and other loan documents Lender may require. Loan Documents will include the following reporting and financial covenants:
REPORTING:	Financial Reporting on Borrower will include annual tax return, financial statement, and rent roll. Financial reporting for Guarantor will include annual tax return with K-1's, annual personal financial statement, and liquidity verification.
LOAN COVENANTS:	The Credit Facility will include certain financial covenants for the Borrower which will include a minimum Debt Service Coverage Ratio of 1.15x.
EXPENSES:	Borrower and Guarantor responsible for all expenses including but not limited to appraisal, environmental site assessment, ALTA title insurance, recording, third party inspections fees during construction, and filing fees.
SUBJECT TO:	All terms and conditions summarized herein are subject to the formal due diligence process including appraisals and environmental audits, credit approval process, and legal documentation of First Interstate Bank. This is not a commitment to lend and should not be construed as such.

These proposed terms are intended to be a general outline of the proposed transaction and are not exhaustive or all-inclusive of the provisions of any final loan documents, should the Bank decide to make a commitment for financing. The terms contained herein assume a loan closing and initial draw occurring not later than June 30, 2023. This letter is personal only to the Borrower(s) named herein and may not be assigned or transferred. If you find the terms of the letter acceptable, please evidence your acceptance by signing below and returning this letter to Gregg Mizuta by 5:00 p.m. on March 31, 2023. Regardless of Borrower acceptance by the time indicated above, Bank shall have no liability of any kind hereunder. Once you have accepted the terms in this proposed term sheet and completed an application for credit, we will begin our due diligence and credit approval process and will communicate a decision to you as soon as reasonably practicable.

Nondisclosure: By accepting delivery of this proposed term sheet, Borrower agrees not to disclose to any person any of the terms contained herein or the fact that this proposed term sheet exists. Notwithstanding the foregoing, Borrower may disclose this proposed term sheet to employees, advisors and attorneys to whom it is necessary to disclose the information, so long as any such employee, advisor, or attorney is instructed to keep the information confidential.

FIRST INTERSTATE BANK

By: Gregg Mizuta
Relationship Manager

Accepted by: Pukalani Investments LLC

By: _____

Its: Authorized Agent

TAB 9

Letter of Interest for any Equity Provider

N/A

12th & Hoopes
Idaho Falls, Idaho

420. W. Main Street, Suite 300
Boise, Idaho 83702
(208) 343-8877
FAX (208) 343-8900
E-Mail: tmannschreck@thomasdevelopment.com

March 3, 2023

Workforce Housing Application
Tab 10

The purpose of this memo is to explain the calculations used for the following:

ESTIMATED CONSTRUCTION LOAN INTEREST

The historical data that Thomas Development Co. compiles show that, on average, the full balance of the construction loan, in this case $726,000, is about 50% outstanding for the duration of development construction.

Therefore, we use $363,000 outstanding for the full 15 months construction duration, the interest rate is 4.8%, so we are budgeting $15,972 for construction interest.

First Interstate Bank will charge 1% of the Construction Loan balance of $726,000. There will be no permanent loan conversion fee. Their other fees are modest and routine for appraisal, appraisal review, flood certification and tax service.

REQUIRED RESERVE AMOUNTS

The Replacement Reserve specified as the threshold amount for Tax Credit and HOME HTF submittals is $300 per unit per year. No such threshold was discovered for the Workforce Housing application.

We have elected to fund a lump sum amount of $24,000 which is approximately 10 years of required Replacement Reserves under the Tax Credit and HOME HTF programs. Why? By funding a lump sum on the balance sheet, Replacement Reserves do not drag down net operating income and concomitant decrease in permanent loan size.

City of Idaho Falls

Kerry Beutler
INTERIM COMMUNITY DEVELOPMENT SERVICES DIRECTOR
208.612.8278 | kbeutler@idahofalls.gov

March 8, 2022

Mr. Thomas C. Mannschreck, President

Thomas Development Company
413 West Idaho, Suite 200
Boise, Idaho 83702

Dear Mr. Mannschreck,

The City of Idaho Falls is pleased you plan on building 8 units of senior housing. As part of Imagine IF, the City's Comprehensive Plan, the City received concerns from citizens that there is a need for affordable housing options. To address the need, the City has incorporated actions into its Comprehensive Plan to remove barriers to developing affordable housing projects.

To help support affordable housing, the City has an impact fee ordinance which includes an exemption for eligible affordable housing projects—subject to council approval and funding availability. To be eligible, projects must (1) qualify as affordable housing according to U.S. Department of Housing and Urban Development (HUD) guidelines, (2) demonstrate that they provide residential development housing units to eligible families based on HUD income and family size guidelines, and (3) demonstrate a long-term commitment to provide affordable housing for a period of not less than twenty (20) years.

Based upon previous projects undertaken by Thomas Development Co. in our community and a preliminary review of the submitted information, this multi-unit low rent complex at 12th St. and Hoopes Av appears likely to meet all three criteria.

Pending the successful application for the affordable housing tax credits, the City will review your application for a city impact fee waiver. If the council approves your application and there is funding available for the credit, you may be eligible to receive up to $3,479 per unit for this project, dependent on the proposal evaluation.

Sincerely,

Kerry Beutler, AICP
Interim Community Development Services Director

Allowances for Tenant-Furnished Utilities and Other Services

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Locality	Green Discount	Unit Type	Date (mm/dd/yyyy)
Idaho Falls	**ENERGY STAR**	**Larger Apartment Bldgs. (5+ units)**	**2/17/2023**

Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Space Heating	Natural Gas	$23	$26	$29	$33	$36	$40
	Bottled Gas	$0	$0	$0	$0	$0	$0
	Electric Resistance	$17	$20	$27	$35	$43	$52
	Electric Heat Pump	$15	$17	$21	$24	$27	$30
	Fuel Oil	$0	$0	$0	$0	$0	$0
Cooking	Natural Gas	$2	$2	$3	$4	$5	$6
	Bottled Gas	$0	$0	$0	$0	$0	$0
	Electric	$8	$9	$11	$13	$14	$16
	Other	$0	$0	$0	$0	$0	$0
Other Electric		$13	$15	$21	$27	$33	$39
Air Conditioning		$1	$2	$2	$3	$4	$5
Water Heating	Natural Gas	$4	$5	$7	$9	$12	$14
	Bottled Gas	$0	$0	$0	$0	$0	$0
	Electric	$9	$11	$14	$17	$20	$23
	Fuel Oil	$0	$0	$0	$0	$0	$0
Water		$0	$0	$0	$0	$0	$0
Sewer		$0	$0	$0	$0	$0	$0
Trash Collection		$0	$0	$0	$0	$0	$0
Range/Microwave		$0	$0	$0	$0	$0	$0
Refrigerator		$0	$0	$0	$0	$0	$0
Other - specify		$0	$0	$0	$0	$0	$0

Projected Family Allowances **To be used to compute specific family allowances.**

Unit size: 2 BR

Utility or Service	Fuel Source	Monthly Allowance
Space Heating	Natural Gas	$29
Cooking	Electric	$11
Other Electric	Electric	$21
Air Conditioning	Electric	$2
Water Heating	Natural Gas	$7
Water	Not Applicable	$0
Sewer	Not Applicable	$0
Trash Collection	Not Applicable	$0
Range/Microwave	Not Applicable	$0
Refrigerator	Not Applicable	$0
Other	Tenant pays	$0
Total		$71

Spreadsheet (ver13) based on form HUD-52667 (12/97).

Previous editions are obsolete

ref. Handbook 7420.8

30-Year Cash Flow Proforma

Development Name 12th & Hoopes Senior
of Unit 8
Annual Rent Increases 2%
Annual Operating Expense Increases 3%
Vacancy Rate 5%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
Income																														
Gross Pot. Rent	132,768	135,423	138,132	140,894	143,712	146,587	149,518	152,509	155,559	158,670	161,843	165,080	168,382	171,750	175,185	178,688	182,262	185,907	189,625	193,418	197,286	201,232	205,257	209,362	213,549	217,820	222,176	226,620	231,152	235,775
Other Income	960	979	999	1,019	1,039	1,060	1,081	1,103	1,125	1,147	1,170	1,194	1,218	1,242	1,267	1,292	1,318	1,344	1,371	1,399	1,427	1,455	1,484	1,514	1,544	1,575	1,606	1,639	1,671	1,705
Vacancy Loss	-6,686	-6,820	-6,957	-7,096	-7,238	-7,382	-7,530	-7,681	-7,834	-7,991	-8,151	-8,314	-8,480	-8,650	-8,823	-8,999	-9,179	-9,363	-9,550	-9,741	-9,936	-10,134	-10,337	-10,544	-10,755	-10,970	-11,189	-11,413	-11,641	-11,874
Effective Income	**127,042**	**129,582**	**132,174**	**134,818**	**137,514**	**140,264**	**143,069**	**145,931**	**148,849**	**151,826**	**154,863**	**157,960**	**161,119**	**164,342**	**167,629**	**170,981**	**174,401**	**177,889**	**181,447**	**185,076**	**188,777**	**192,553**	**196,404**	**200,332**	**204,338**	**208,425**	**212,594**	**216,846**	**221,183**	**225,606**
Expenses																														
Operating & Maint	3,979	4,099	4,222	4,348	4,479	4,613	4,751	4,894	5,041	5,192	5,348	5,508	5,673	5,844	6,019	6,199	6,385	6,577	6,774	6,978	7,187	7,402	7,625	7,853	8,089	8,332	8,582	8,839	9,104	9,377
Utilities	3,673	3,783	3,896	4,013	4,134	4,258	4,386	4,517	4,653	4,792	4,936	5,084	5,237	5,394	5,555	5,722	5,894	6,071	6,253	6,440	6,633	6,832	7,037	7,249	7,466	7,690	7,921	8,158	8,403	8,655
Administrative	5,428	5,591	5,759	5,931	6,109	6,293	6,481	6,676	6,876	7,082	7,295	7,514	7,739	7,971	8,210	8,457	8,710	8,972	9,241	9,518	9,804	10,098	10,401	10,713	11,034	11,365	11,706	12,057	12,419	12,791
Taxes & Insurance	10,960	11,289	11,627	11,976	12,336	12,706	13,087	13,479	13,884	14,300	14,729	15,171	15,626	16,095	16,578	17,075	17,588	18,115	18,659	19,218	19,795	20,389	21,000	21,631	22,279	22,948	23,636	24,345	25,076	25,828
Repl. Reserves	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Expenses	**24,040**	**24,761**	**25,504**	**26,269**	**27,057**	**27,869**	**28,705**	**29,566**	**30,453**	**31,367**	**32,308**	**33,277**	**34,275**	**35,304**	**36,363**	**37,454**	**38,577**	**39,734**	**40,926**	**42,154**	**43,419**	**44,721**	**46,063**	**47,445**	**48,868**	**50,334**	**51,844**	**53,400**	**55,002**	**56,652**
NET OPERATING INCOME	**103,002**	**104,821**	**106,670**	**108,548**	**110,457**	**112,395**	**114,364**	**116,365**	**118,396**	**120,460**	**122,555**	**124,683**	**126,844**	**129,038**	**131,266**	**133,528**	**135,824**	**138,154**	**140,520**	**142,921**	**145,358**	**147,831**	**150,341**	**152,887**	**155,470**	**158,091**	**160,749**	**163,446**	**166,181**	**168,954**
Debt Service																														
First Mortgage	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474	37,474
Second Mortgage	0	0	0	0	0	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685	60,685
Third Mortgage																														
Total Debt Service	**37,474**	**37,474**	**37,474**	**37,474**	**37,474**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**	**98,160**
Debt Service Coverage Ratio	**2.75**	**2.80**	**2.85**	**2.90**	**2.95**	**1.15**	**1.17**	**1.19**	**1.21**	**1.23**	**1.25**	**1.27**	**1.29**	**1.31**	**1.34**	**1.36**	**1.38**	**1.41**	**1.43**	**1.46**	**1.48**	**1.51**	**1.53**	**1.56**	**1.58**	**1.61**	**1.64**	**1.67**	**1.69**	**1.72**
Other Notes																														
Land Carry Note	54,168	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Deferred Dev. Fees	11,360	67,347	69,196	71,074	72,983	14,236	16,205	18,205	20,237	22,300	16,857	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Notes	65,528	67,347	69,196	71,074	72,983	14,236	16,205	18,205	20,237	22,300	16,857	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cash Flow	0	0	0	0	0	0	0	0	0	0	7,539	26,524	28,685	30,879	33,107	35,368	37,664	39,995	42,361	44,762	47,199	49,672	52,181	54,727	57,311	59,931	62,590	65,286	68,021	70,795

Thomas DEVELOPMENT CO.
THE LEADER IN SUSTAINABLE REAL ESTATE DEVELOPMENT

420 W. Main Street, Suite 300
Boise, Idaho 83702
(208) 343-8877
E-Mail:
tmannschreck@thomasdevelopment.com

March 10, 2023

Via Email: michaelle@ihfa.org; maudih@ihfa.org

Mr. Michael Leary
Multifamily Finance Officer
Idaho Housing and Finance Association
565 W. Myrtle Street
Boise, Idaho 83702

Ms. Maudi Hernandez
Multifamily Tax Credit Officer
Idaho Housing and Finance Association
565 W. Myrtle Street
Boise, Idaho 83702

RE: Application for Workforce Housing Funds for 12th & Hoopes Senior – Idaho Falls, Idaho

Dear Mr. Leary and Ms. Hernandez:

We are excited to submit this application for Workforce Housing Funds, such that 8 units of much-needed senior affordable housing can be developed in Idaho Falls, Idaho!

This letter provides some background information on the proposed development.

Property Description

These units will be located at the corner of 12th Street and Hoopes Avenue, on a parcel of ground we have owned for quite some time. This particular parcel of ground is adjacent to Rosslare Senior Apartments (a 48 unit senior affordable community that we developed and own).

These 8 units will be very similar in design and operation to the Pukalani Bryden Senior (11 units) under construction in Lewiston, Idaho. Just as with the Lewiston property, these 8 units will be age restricted at the 55 and older designation, as well as rent and income restricted at 80% AMI. The residents of 12th & Hoopes will have full access to Rosslare's onsite staff, numerous activities, and its amenities both inside and outside at no charge to the residents.

Each unit will contain approximately 1,150 square feet, an attached garage, private patio, etc. These beautiful apartment homes will be single story on the ground level.

One would be hard pressed to find a better location for a senior community, or any apartment complex for that matter, than 12th & Hoopes. We have listed out a just a handful of the numerous Goods & Services within a 1.5 mile distance from 12th & Hoopes in Tab 2. The sheer volume of doctor's offices, grocery, and retail is incredible.

Construction of 12th & Hoopes will begin July 2023 and is expected to conclude in May 2024. The units will be leased up on a unit-by-unit basis as each unit is substantially completed and signed off by local building officials.

Experience in the market area

We have been developing affordable housing in Idaho Falls since 2008, which developments include:

Summerhill 80-unit Family
Rosslare 48-unit Senior
Bandon River 48-unit Senior

We have a senior portfolio covering the vast majority of income ranges for our residents between 30 – 60% AMI. Without exception the senior properties remain essentially 100% occupied year after year after year.

Pacific West Construction, of Idaho Falls, was the general contractor for each of these developments, and has agreed to be the general contractor for 12th & Hoopes as well. Utilizing a well-known local contractor with a large local rolodex, that we have done lots of business with previously, will help to mitigate the chances of construction delays and cost overruns.

Financial Feasibility:

A commitment for construction and permanent loan financing has been signed with First Interstate Bank, a lender that we have done a lot of business with.

The City of Idaho Falls has agreed to utilize their Affordable Housing Ordinance to accept an application to waive up to $27,832 of permits and fees.

Based on the Workforce QAP, we have calculated a Developer Fee of $400,000. We have elected to defer the entire fee to assist in the financial viability of this development.

We are also carrying approximately $54,168 of the land purchase price, also necessary to assist the financial viability of this development.

The land is owned by the applicant. It will be appraised for First Interstate Bank in conjunction with the Construction and Permanent Loans.

As you will see from the 30-year Cash Flow in Tab 13, we are showing payments toward the Workforce Housing loan will begin in year 6. At this time, the DCR will be 1.15, which is consistent with the requirements of our lender.

Market Study highlights:

MARKET STUDY SUMMARY, IDAHO FALLS
SENIOR WORKFORCE HOUSING APARTMENTS

Page 14 – The population estimate for the City of Idaho Falls is 66,898 or an 18% increase from 2010.

Page 38 – Vacancy. Of the 1,508 rent-restricted units (defined as LIHTC and/or HUD) the average vacancy is just 3 units, or 0.2%!

Page 41 - The capture rate is 0.2%, comfortably below a typical underwritten capture rate of 10% or below.

Page 54 - Market rent is calculated at $1,625 per month or $266 per month above Workforce Housing program maximum rent.

Thomas Development Co. Pipeline:

Norfolk Apartments (78 family units in Caldwell) is under construction.

Pukalani Bryden Lewiston Senior (11 units in Lewiston) has completed construction on phase 1, with all units leased, and will be starting construction on phases 2 and 3 in the near future.

We have no other developments in the pipeline in Idaho at this time.

In summary, we believe the application and supporting materials provided here are complete and meet all the requirements of the Qualified Allocation Plan. We look forward to answering any questions you may have.

Thank you in advance for your consideration.

Sincerely,

THOMAS DEVELOPMENT CO.

By_____
Angie S. Ferguson, Director of Operations

By_____
Evelyn Camp, Development Associate

By_____
Hillary Jones, Development Associate

TCM:sw/eac
cc: Thomas Mannschreck

IHFA Workforce Housing Market Study

Rosslare Workforce Housing Residential Units
TBD Hoopes Ave.
Idaho Falls, ID 83404

March 9, 2023



FOR
Mr. Thomas Mannschreck
Thomas Development Corp.
420 W. Main St.
Boise, ID 83702

Mountain States Appraisal, LLC
1459 Tyrell Lane, Suite B
Boise, ID 83706
208-336-1097 phone
208-345-1175 fax

MSA File No. 23-0043

Mountain States Appraisal, LLC
1459 Tyrell Lane, Suite B
Boise, ID 83706
Phone: (208) 336-1097

Joe Corlett, MAI, SRA
Moe Therrien, MAI
Kevin Ritter, MAI
Derek Newton, MAI
Jeff Vance, MAI
Paul Dehlin, MAI
David Pascua

March 9, 2023

Mr. Thomas Mannschreck
Thomas Development Corp.
420 W. Main St.
Boise, ID 83702

RE: IHFA Workforce Housing Market Study
Rosslare Workforce Housing Residential Units
TBD Hoopes Ave.
Idaho Falls, ID 83404

Dear Mr. Mannschreck:

In accordance with your request, we have prepared a market study of the above-referenced property. The subject consists of a 1.02-acre corner parcel adjacent to Rosslare, a senior LIHTC project built and operated by the subject developer. The site is proposed for two triplexes and one duplex with a total of (8) 989 SF 2BR/2BA units with attached 1-car garage.

The developer intends to apply for the workforce housing fund program administered by the Idaho Housing and Finance Association (IHFA) to assist in meeting the capital needs to construct the proposed development. The project will be committed to providing workforce housing. IHFA defines workforce housing as "affordable housing that serves the workforce of Idaho, or those populations, regardless of age, that earn a household income that is not to exceed the limits for incomes as defined as Low or Moderate per the ARPA-SLFRF Final Rule (1.1) and is at or below 80% of the area median income (AMI) of the Idaho county where the household is located". For the subject, this includes the entire Bonneville County.

The purpose of this study is to recommend and justify the overall market area demand for the proposed rental units. The data and information presented in this market study is a requirement of IHFA when submitting for a reservation of workforce housing funds. The market study addresses the requirements outlined in Exhibit H: Market Study Requirements of the Allocation Plan for Idaho Workforce Housing Fund. Per the directives of Mr. Jack Hawkins at the IHFA, we are to address the requirements pertaining to developments >20 units rather than the reported requirements for developments <20 units.

Based on our research and the data and information presented in the accompanying market study, the overall market demand in Bonneville County is sufficient for the proposed residential units. The proposal to build eight workforce housing units at the 80% income/rent limit will only nominally meet unmet demand or increase supply. We anticipate the subject to have good market acceptance, with program maximum rents 16% ($266) below the estimated market rent on a conventional basis. The conclusion is supported by the following data and appraisers' conclusions and observations:

© 2023 MOUNTAIN STATES APPRAISAL, LLC

- The subject's defined market area is Bonneville County. It is in Idaho Falls, the state's largest city outside the Boise City-Nampa MSA, and the 3rd largest metro area in Idaho. Idaho Falls, which contains more than half of the county's population, is one of two primary communities in southeast Idaho, and serves as an economic hub for eastern Idaho and much of western Wyoming.
- The population and number of households increased 21%-24% between 2010 and 2022 and are projected to increase by 6% between 2022 and 2027.
- After peaking in April 2020 due to COVID-19, the unemployment rate has since exhibited a general downward trend. The 2022 average unemployment rate was 2.4%, a historic low. The labor force increased 11% between 2019 and 2022. The increasing labor force will likely increase demand for workforce housing.
- The subject is well-located in a stable residential neighborhood in east Idaho Falls, in proximity to neighborhood amenities including grocery stores, schools, a medical facility, retail shopping and transportation routes.
- Historically, prevailing conventional market rents had been too low to encourage significant levels of new conventional construction. The trend reversed itself beginning in 2016, a result of favorable economic conditions and increasing demand coupled with pent-up demand due to historically limited additions to new supply. We are aware of 13 new projects developed since 2016 with a total of 1,420 units, with another 1,409 units in the development pipeline. The workforce housing program is new (approved in August 2022) and no existing workforce housing developments exist in the subject market.
- Among the 20 existing restricted projects (i.e., LIHTC, USDA RD, HUD), the average vacancy rate was effectively non-existent with only two vacant units (0.2%).
- A conventional vacancy survey was conducted in March 2023. Excluding a new 72-unit project in initial lease-up phase (Teton Oasis), the survey was comprised of 3,530 units in Idaho Falls and Ammon (approx. 40% of total supply). It indicated a low vacancy rate of 2.9%. The data is sufficient to conclude overall market vacancy with a high degree of confidence. Vacancy is anticipated to remain stable or slightly increase with the completion of new projects in the pipeline, which will be partially offset by continued gains in population and employment. We conclude at a very high level of confidence that occupancy above the 93% threshold will be sustained at the subject property.
- Using 5% vacancy as an indication of in-balance supply and demand versus actual vacancy, the conventional and restricted markets are undersupplied.
- Considering the current undersupply and low to very low vacancy in the conventional and restricted segments, the addition of the subject, with only eight units, will only nominally increase supply and not create an oversupply.
- The calculation of a capture rate of qualified potential residents necessary to fill a project is irrelevant for a small 8-unit project, which will only nominally increase supply. Our calculation of a capture rate utilizing trended 2024 demographic data and applying a significant deduction (90%) to the supply of existing conventional units renting at or below the 80% AMI rent limit threshold, the calculated capture rate of 0.2% is at the low-end of an acceptable level of risk (0-10%). In other words, development of the subject will only nominally satisfy 0.2% of unmet demand. The subject would only require 80 eligible renter households to remain within an acceptable level of risk of 10%.

Program maximum rents at the 80% income/rent limit are $266 (16%) below the estimated conventional market rent. Coupled with few alternatives due to low vacancy, market acceptance at the program maximum rent level is anticipated to be good.

- Initial lease-up for the subject is anticipated to be strong given that the rents are below conventional rent, small size (8 units), good quality and amenities, existing pent-up demand, and the lack of similar available housing options.
- Based on our experience in the local and regional apartment market, supplemented with extensive market participant interviews, there is no evidence that the local apartment market has been adversely impacted since COVID-19 was declared a pandemic in March 2020. Rents continue to increase, and concessions are rare.
- There are no weaknesses of the proposed subject development or defined market area. Upon completion, demand for the subject will benefit from its new/good quality construction, attractive triplex/duplex design with direct access from ground floor and garage, and free access to common amenities available at the adjacent Rosslare apartment complex, which includes a community room, fitness room, crafts room, library, laundry room and patio area. All factors warrant a conventional market rent toward the high-end of the local conventional market.

The acceptance of this assignment and the completion of the market study submitted herewith are contingent on the following extraordinary assumption:

- *The subject is proposed, and plans and specifications provided by the developer were used in the market study. The analysis is therefore subject to project completion substantially conforming to the provided plans and specifications. If changes occur, the conclusions stated in this study may require re-examination.*
- *It is an extraordinary assumption of this report the proposed subject restricted rent and income qualifying units would help assist families suffering economic hardship directly related to the COVID-19 pandemic and pandemic lockdowns. If changes occur, the conclusions stated in this report may be affected and reanalysis could be necessary.*

This letter of transmittal is not considered valid if separated from this report, and must be accompanied by all sections of this report as outlined in the Table of Contents, in order for the value opinions set forth above to be valid.

Respectfully submitted,
Mountain States Appraisal, LLC

Kevin Ritter, MAI
Senior Appraiser
State of Idaho Certificate No. CGA-2582
Certificate Expiration Date: 9/10/23
E-mail: kevin@appraiseidaho.com

Moe Therrien, MAI
Senior Appraiser
State of Idaho Certificate No. CGA-8
Certificate Expiration Date: 12/31/23
E-mail: moe@appraiseidaho.com

Table of Contents

Cover Page

Letter of Transmittal

Table of Contents 5

Aerial View and Typical Building Exterior View 6

Introduction 7

Neighborhood Description 11

Site Description 18

Improvements Description 23

Market Analysis 30

General Assumptions and Limiting Conditions 56

Certification 61

Addenda 63

Aerial View and Representative Exterior View

AERIAL VIEW



REPRESENTATIVE VIEW OF UNIT EXTERIOR



Introduction

Client and Other Intended Users of the Appraisal

The intended users are the client, Thomas Development Corp., and the Idaho Housing and Finance Association (IHFA).

Purpose/Intended Use of the Appraisal

The purpose of this market study is to recommend and justify the overall market area demand for the proposed workforce rental units.

The information presented in this market study is a requirement of IHFA when submitting for a reservation of workforce housing funds. The market study addresses the requirements outlined in Exhibit H: Market Study Requirements of the Allocation Plan for Idaho Workforce Housing Fund. Per the directives of the IHFA, the market study is to address the requirements pertaining to developments with more than 20 units rather than developments with less than 20 units.

The application requirements extracted from the Allocation Plan for Idaho Workforce Housing Fund is provided below:

EXHIBIT H: Market Study Requirements

For multifamily developments with more than 20 units, sponsors must submit a current market study for review by the Association.

Market Study and Feasibility Requirements. A current (no more than 6 months old) Market Study is required which recommends and justifies the overall market area demand for the proposed rental units. Sponsors will be required to obtain their market study from a provider who is listed on the Association's approved market study provider's list.

For acquisition developments, a previously completed appraisal can be used to establish market feasibility provided: 1) the appraisal report is no more than six months old, and 2) the appraisal addresses the development's ability to sustain occupancy at 93% or greater.

An update will be allowed up to six months after the date of the original market study or appraisal; provided it doesn't extend more than 12 months beyond the original date of the appraisal or market study.

At a minimum, the market study should include:

- A statement of the competence of the market study provider, detailing education and experience of the primary author and including statement of non-interest;
- A site visit and description of the proposed site and neighborhood, including physical attributes of site, surrounding land uses, and proximity to community amenities or neighborhood features including shopping, healthcare, schools, and transportation;
- A map and photos of the subject site and surroundings showing locations of community services;
- An overview of local economic conditions, including employment by sector, list of major employers, and labor force employment and unemployment trends over past 5-10 years;
- A description of the proposed development, detailing proposed unit mix (number of bedrooms, bathrooms, square footage, proposed rents, Area Median Income (AMI) level, utility allowances and any utilities included in rent), proposed unit features and community amenities, and target population characteristics such as age restrictions and/or special needs populations;
- Demographic analysis of the number of households in the market area that are part of the target market, income-eligible, and can afford to pay the rent, including a projected household base at placed in service date;

Exhibit H 72

- Geographic definition and analysis of the market area, including description of methodology used to define the market area and map of market area including proposed site;
- Analysis of household sizes and types in the market area, including households by tenure, income, and persons per household;
- A description of comparable developments in the market area, including any rent concessions these developments presently offer;
- A description of rent levels and vacancy rates of comparable properties in the market area, segmented by property type (market rate, Housing Credit, deep subsidy, HOME, or WH) and with rents adjusted to account for utility differences and concessions or other incentives. Such description should include all existing affordable developments in the primary market area and any planned additions to rental stock including recently approved affordable developments;
- Expected market absorption of the proposed rental housing, including capture/ penetration rate analysis of target populations; and
- A description of the effect on the market area, including the impact on workforce and other existing affordable rental housing.

In addition, ensure the market feasibility report addresses the following:

- Market and affordable housing unit demand currently needed, anticipated housing unit demand at the time the proposed development will be completed, and evidence of COVID-related detrimental impact on the economic or health of target market households.
- Comparable rental housing including rental units within the targeted market area available at rental terms and conditions substantially similar to those being proposed. The term 'developments' may include non-traditional rental units (whether subsidized or not), if such units represent a material percentage of the rental market;
- Affordability analysis that compares proposed WH rents with comparable market rate rents. If the market study or appraisal does not conclude specific comparable market rents, but rather provides a broad range of rents, the Association will establish affordability by using the low end of the range;
- Market composition between homeowners and renters;
- Market and affordable developments in the market area which are under construction and/or in the pipeline to be developed – with anticipated dates of completion and availability to the public; and
- Site analysis and opinion, including an analysis of how the site will enhance or detract from development marketability. Market study analyst must visit the proposed site.
- If there are no local comparable units, the market study or appraisal should utilize comparable units in developments from other nearby communities.
- If the proposed development is designed for, and dedicated to, a targeted market segment, the market study or appraisal must provide a targeted feasibility analysis.
- Proposed developments that contain commercial space must provide an evaluation in the market study or appraisal, which substantiates the commercial demand, vacancy rate(s), and lease rate(s) for comparable commercial space within the market area in which the development is proposed.

Exhibit H 73

The narrative to follow addresses each market study requirement. Also, if deemed relevant, the information is expanded to provide detailed support for the conclusions within this study. As an explanatory note, although each of the major categories is addressed, the order of presentation has been moderately altered, thus allowing for better coordination of the information presented.

Real Estate Identification

The subject property consists of a corner parcel at the northeast corner of Hoopes Ave. and 12th St., in Idaho Falls, ID 83404. It is also identified by parcel number RPA5260001001A. It is adjacent to the existing Rosslare Apartments (1065 Hoopes Ave., Idaho Falls, ID 83404), also owned by the subject developer.

Legal Description

A title report was not provided in connection with this assignment. The following partial description was obtained from Bonneville County Assessor records:

W 44,532 SQ FT LOT 1, BLOCK 1, SUMMERHILL SE1/4, SEC 21, T 2N, R 38

Date of Market Study

A physical inspection in conjunction with the market study was not conducted. The effective date of data presented in the study is March 6, 2023. Our conclusions are reflective of market conditions.

Scope of Work

The scope of work includes all steps taken in the development of the market study. The subject was legally identified via assessor records. The location characteristics of the subject property were identified via inspections during previous trips to Idaho Falls in 2021 and 2022. A current inspection was not completed. The physical characteristics were identified by plans and specifications provided by the developer, including representative photographs of a similar project that was recently completed by the developer. All reported vacancy and rental statistics are effective as of March 6, 2023, and the demographic data is the most current available data. For the defined market area, we researched and analyzed regional and neighborhood characteristics, historical, current and projected demographics, existing/proposed supply, demand and comprehensive data on both conventional and income/age-restricted apartment complexes. Conventional market rent was estimated based on qualitative comparable analysis. The market study meets the requirements of the intended user(s). The depth of the discussion contained in this study is specific to the needs of the client and the intended use.

Market Study Compliance Provision and Appraiser Competence:

This market study was made in accordance with the Uniform Standards of Professional Appraisal Practice. It addresses the requirements outlined in Exhibit H: Market Study Requirements of the Allocation Plan for Idaho Workforce Housing Fund. As required by law, the appraisers, Kevin Ritter, MAI and Moe Therrien, MAI, are certified as general appraisers by the State of Idaho. Both have significant experience in the local and regional conventional and restricted apartment markets and have conducted several LIHTC market studies over the past ±15 years. Both are competent to perform this assignment and have the necessary education and experience background to provide an appraisal of this type. A list of qualifications and work experience is attached in the addenda.

Ownership and Sales History

Title to the subject property is vested to Pukalani Investments LLC, which is affiliated with Thomas Development. We are unaware of any other transactions occurring within the past three years.

List of Items Requested but Not Provided

None.

Assumptions and Conditions

The acceptance of this appraisal assignment and the completion of the appraisal report submitted herewith are subject to the General Assumptions and Limiting Conditions contained in the report. The findings and conclusions are further contingent upon the following extraordinary assumptions and/or hypothetical conditions which might have affected the assignment results:

Extraordinary Assumptions

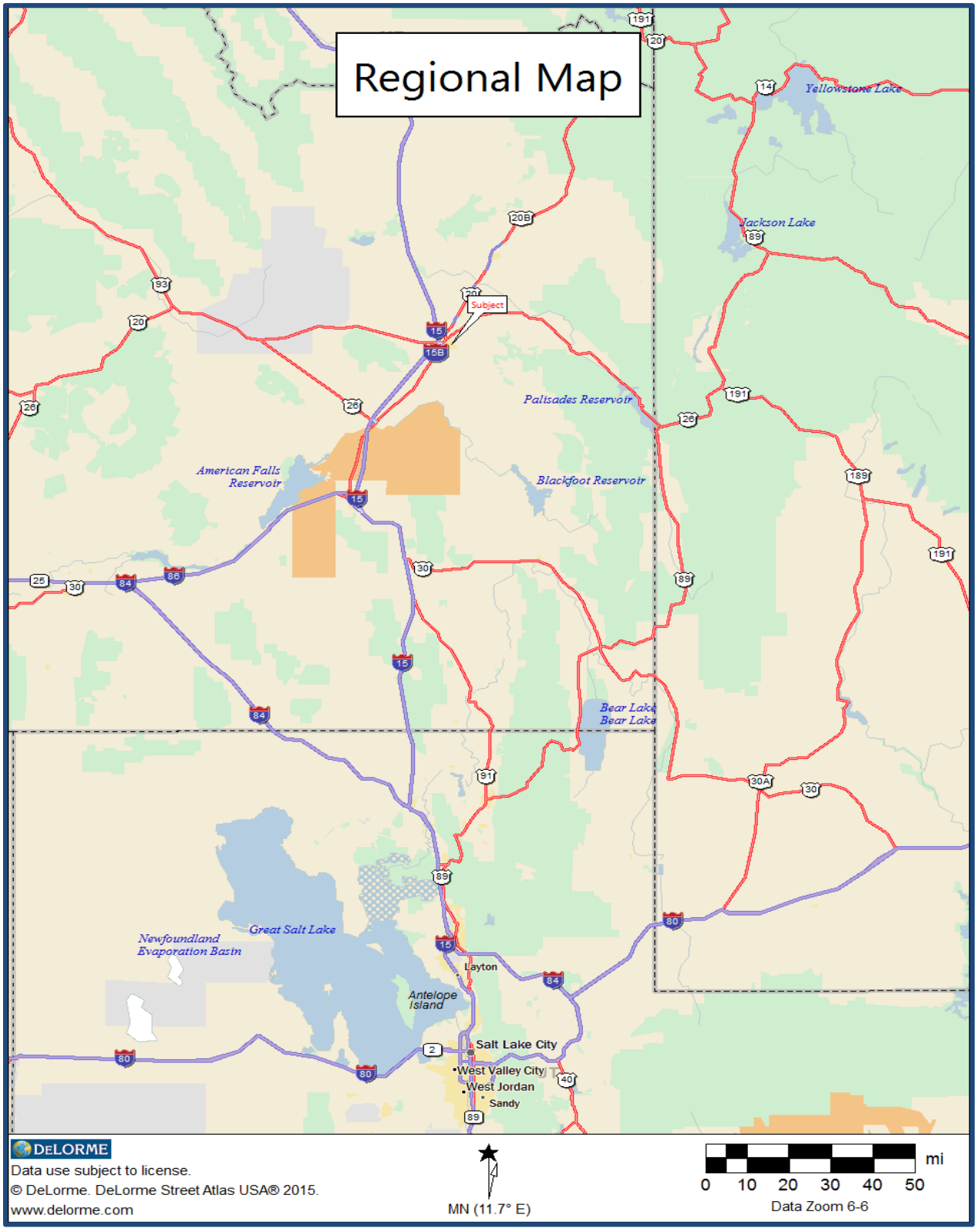
The subject is proposed and/or under construction, and plans and specifications provided by the developer were relied upon in the appraisal. The analysis is therefore subject to project completion substantially conforming to the provided plans and specifications. If changes occur, the conclusions presented in this report may require re-examination.

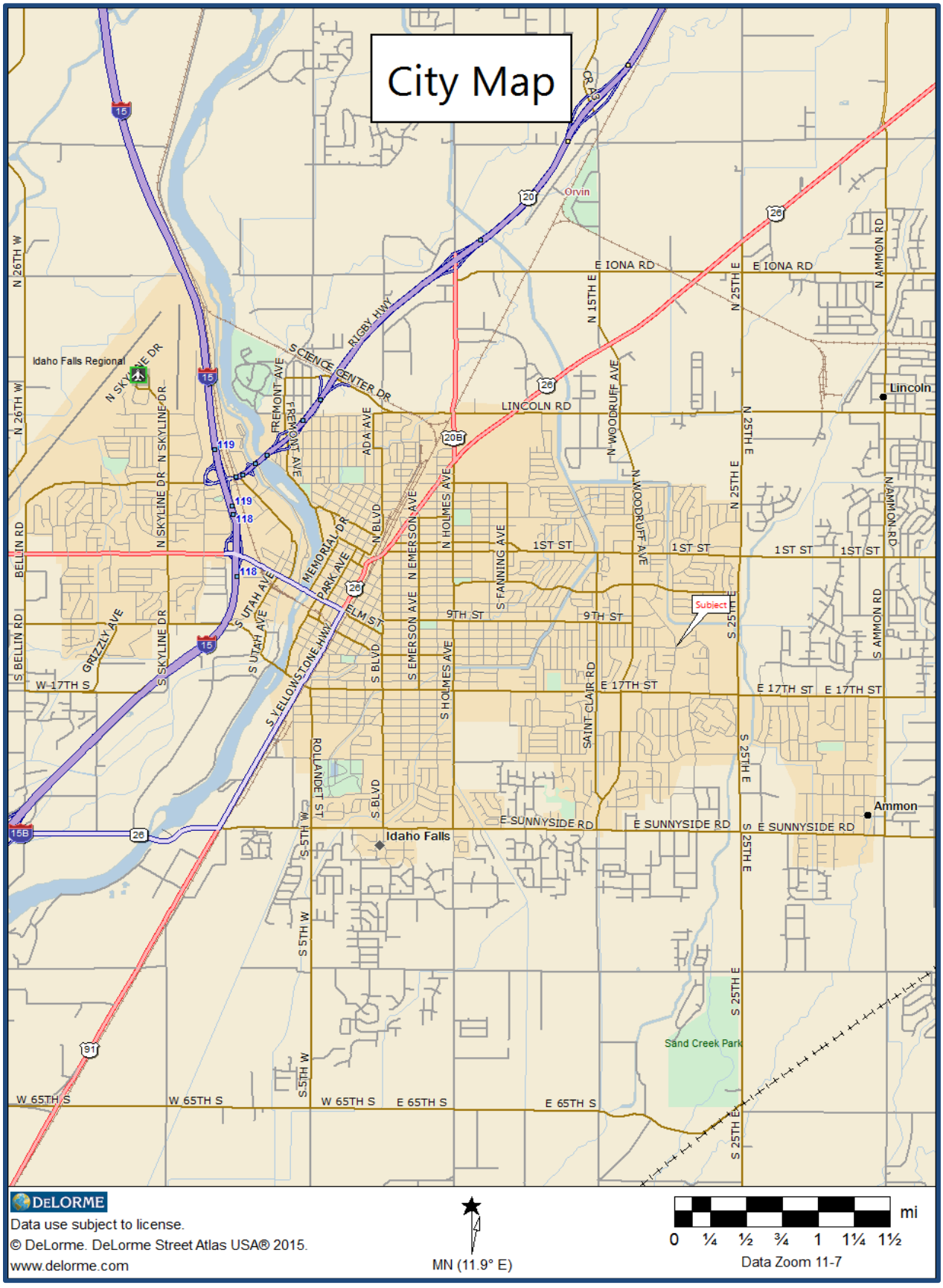
It is an extraordinary assumption of this report the proposed subject restricted rent and income qualifying units would help assist families suffering economic hardship directly related to the COVID-19 pandemic and pandemic lockdowns. If changes occur, the conclusions stated in this report may be affected and reanalysis could be necessary.

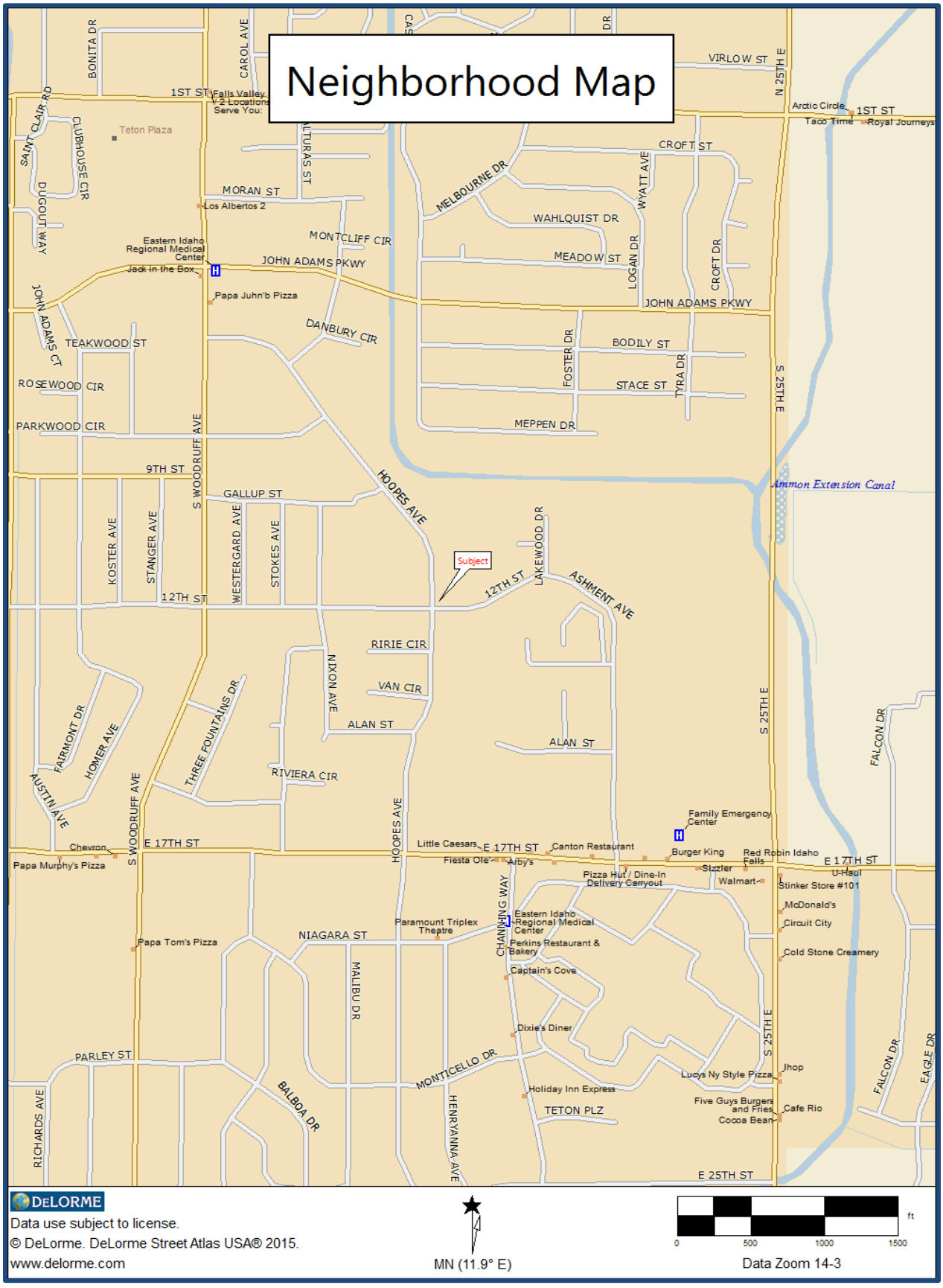
Hypothetical Conditions

None.

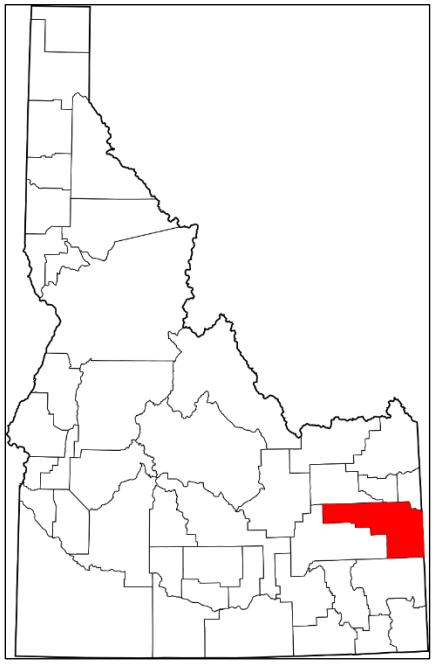
Neighborhood Description




City Map
Subject
Idaho Falls
Ammon
Lincoln
Orvin
Idaho Falls Regional
Sand Creek Park
E IONA RD
LINCOLN RD
1ST ST
9TH ST
E 17TH ST
E SUNNYSIDE RD
W 65TH S
E 65TH S
N 26TH W
S BELLIN RD
N SKYLINE DR
S SKYLINE DR
GRIZZLY AVE
S UTAH AVE
S YELLOWSTONE HWY
RIGBY HWY
SCIENCE CENTER DR
FREMONT AVE
ADA AVE
MEMORIAL DR
PARK AVE
ELM ST
N BLVD
S BLVD
N EMERSON AVE
S EMERSON AVE
N HOLMES AVE
S HOLMES AVE
S FANNING AVE
N WOODRUFF AVE
SAINT CLAIR RD
ROLLANDET ST
S 5TH W
N 15TH E
N 25TH E
S 25TH E
N AMMON RD
S AMMON RD
DeLORME
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2015.
www.delorme.com
MN (11.9° E)
0 ¼ ½ ¾ 1 1¼ 1½ mi
Data Zoom 11-7


Neighborhood Map
Subject
HOOPES AVE
12TH ST
GALLUP ST
9TH ST
PARKWOOD CIR
ROSEWOOD CIR
TEAKWOOD ST
JOHN ADAMS PKWY
MORAN ST
1ST ST
CROFT ST
VIRLOW ST
BODILY ST
STACE ST
MEPPEN DR
WAHLQUIST DR
MEADOW ST
MELBOURNE DR
DANBURY CIR
MONTCLIFF CIR
RIRIE CIR
VAN CIR
ALAN ST
RIVIERA CIR
NIAGARA ST
PARLEY ST
E 17TH ST
E 25TH ST
ASHMENT AVE
LAKEWOOD DR
S WOODRUFF AVE
WESTERGARD AVE
STOKES AVE
KOSTER AVE
STANGER AVE
NIXON AVE
THREE FOUNTAINS DR
FAIRMONT DR
HOMER AVE
AUSTIN AVE
MALIBU DR
BALBOA DR
HENRYANNA AVE
MONTICELLO DR
TETON PLZ
RICHARDS AVE
FALCON DR
EAGLE DR
S 25TH E
N 25TH E
CHANNING WAY
Ammon Extension Canal
Falls Valley
Teton Plaza
Los Albertos 2
Eastern Idaho Regional Medical Center
Jack in the Box
Papa Juhn'b Pizza
Papa Murphy's Pizza
Chevron
Papa Tom's Pizza
Paramount Triplex Theatre
Perkins Restaurant & Bakery
Captain's Cove
Dixie's Diner
Holiday Inn Express
Five Guys Burgers and Fries
Cocoa Bean
Cafe Rio
Lucys Ny Style Pizza
Jhop
Family Emergency Center
Little Caesars
Fiesta Ole'
Arby's
Canton Restaurant
Burger King
Red Robin Idaho Falls
Sizzler
Walmart
Pizza Hut / Dine-In Delivery Carryout
U-Haul
Stinker Store #101
McDonald's
Circuit City
Cold Stone Creamery
Arctic Circle
Taco Time
Royal Journeys
DeLORME
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2015.
www.delorme.com
MN (11.9° E)
0
500
1000
1500
ft
Data Zoom 14-3

Regional Overview



Bonneville County, located in eastern Idaho, is the fourth most populous county in the state. The county has experienced steady growth in the last decade with an average population increase of ±1,600 per year for the past ten years. Its county seat and largest city is Idaho Falls, the 3rd largest metro area in Idaho. Idaho Falls serves as a medical and retail hub for a large geographic area. The Idaho Falls Metropolitan Statistical Area includes Bonneville, Butte, and Jefferson counties.

City Overview

Idaho Falls is in southeastern Idaho, approximately 270 miles northeast of Boise, the state capital and largest city. It is 200 miles north of the Salt Lake City MSA. It is the state's largest city outside the Boise City-Nampa MSA, and the 3rd largest metro area in Idaho, behind Boise City-Nampa and Coeur d'Alene, which is connected to the larger Spokane, Washington. Idaho Falls is one of two primary communities in southeast Idaho; the other is Pocatello, approximately 50 miles southwest. The city serves as an economic hub to all of eastern Idaho and much of western Wyoming. Due to its relative economic vitality, high quality of life, and proximity to world-class outdoor recreation, it is often featured in various publications' lists of "best places to live." Adjacent to the eastern border of Idaho Falls is the city of Ammon, a small and rapidly growing bedroom community adjacent to Idaho Falls. Ammon has more than doubled in land area and population since 2000.

Population

As of 2021, Bonneville County had an estimated population of 127,930, a 22% increase since the 2010 census. It is the 4th largest county in the state of Idaho. The combined population of Idaho Falls and Ammon, a small and rapidly growing bedroom community to Idaho Falls, comprise two-thirds of the total population in the county.

Idaho Falls is the state's largest city outside the Boise City-Nampa MSA, and the 3rd largest metro area in Idaho, behind Boise City-Nampa and Coeur d'Alene, which is connected to the larger Spokane, Washington. Idaho Falls is one of two primary communities in southeast Idaho; the other is Pocatello. Per the U.S. Census Bureau, the population of Idaho Falls and was 66,898, which reflects an 18% increase since 2010. The population of the adjacent bedroom city of Ammon has more than doubled in land area and population since 2000, and is among the fastest-growing cities in Idaho. Population increased 18% between 2010 and 2021.

Economy

The economy was largely agriculturally-based until the Atomic Energy Commission opened the National Reactor Testing Station in the nearby desert in 1949. The town subsequently became largely dependent on high-income jobs from "The Site", officially called the Idaho National Laboratory (INL) since 1997. After the lab mad several cutbacks beginning in 1993, the city began attempts to diversify the economy with call centers, a growing retail and entertainment sector, a regional medical center, and funding for small businesses. Today, the INL employs over 8,000 scientists, researchers and support staff.

© 2023 MOUNTAIN STATES APPRAISAL, LLC

Idaho Falls now serves as a regional hub for health care, travel and business in southeast Idaho. The county's consumer and client bases extend beyond surrounding counties to west Wyoming and Montana. Professional developments like Taylor's Crossing on the River and Snake River Landing continue to emerge in the metropolitan area, complementing revitalization efforts for Idaho Falls' historic downtown. New, larger restaurants, more medical facilities and specialists and new technology from the national laboratory further economic growth. Trade, utilities and transportation account for nearly a quarter of Bonneville County's employment with trade by far the largest. Education and health care are next followed by government. The national laboratory makes professional and business service jobs a major economic component. Leisure and hospitality is growing as the county becomes better known for its recreational areas, and the city serves as a gateway to two famous national parks (Yellowstone and Grand Teton), and is also in proximity to destinations such as Jackson Hole ski resort. Idaho Falls is also the home to several small to medium sized national corporations including Melaleuca, Bonneville Joint School District, Walmart and Idaho Falls Community Hospital.

Stage Four (current) – View the Stage 4 Stay Healthy Guidelines here

INDIVIDUAL	EMPLOYER	SPECIFIC TYPE EMPLOYER
COVID-19 vaccine encouraged for all eligible individuals.	All individuals, businesses, and governmental entities should adhere to physical distancing and sanitation guidelines.	Face coverings required at long-term care facilities.
No recommended limitations on gathering sizes. Gatherings, both public and private, should adhere to physical distancing and sanitation guidelines.	Businesses and governmental agencies continue operations at physical locations.	
Face coverings strongly recommended per guidance from CDC.	All open businesses continue to follow plans.	

Business Protocols for Opening — Businesses opening their doors in various stages of the Idaho Rebound plan should have operational plans in place to mitigate the risk of spreading COVID-19. For business protocols available, click here.

In March 2020, the global outbreak of a "novel coronavirus" (known as COVID-19) was officially declared a pandemic by the World Health Organization (WHO). On March 25, 2020, the State of Idaho issued an emergency declaration, which included a stay-at-home order through April 30, 2020. According to the Idaho Department of Labor, there were 131,101 new claims for unemployment benefits during the first eight weeks since the state of emergency was declared. The total is more than double of initial claims filed in the entire year of 2019. Workers of all ages have been affected. Initial claims from laid-off employees for the accommodations and food services, health care and social assistance and retail trade represented nearly half of all claims. Approximately 55% of businesses in Idaho were considered essential under the stay-at-home order.

Idaho commenced plans to lift stay-at-home restrictions to "reopen" the economy from the shutdown beginning on May 1st. Stage 1 (May 1-15) included re-opening places of worship and daycares. Stage 2, which extended from May 16 to May 29, included the opening of restaurants, salons and gyms. The state entered Stage 3 on May 30, which included re-opening nearly all remaining businesses with protocols for operational plans to mitigate the risk of spreading COVID-19. Between June 13 and October 27, Idaho was in Stage 4 of the re-opening plan. On October 1, the governor announced the 8th continuation of the final Stage 4 plan, which is essentially a modified version of Stage 3.

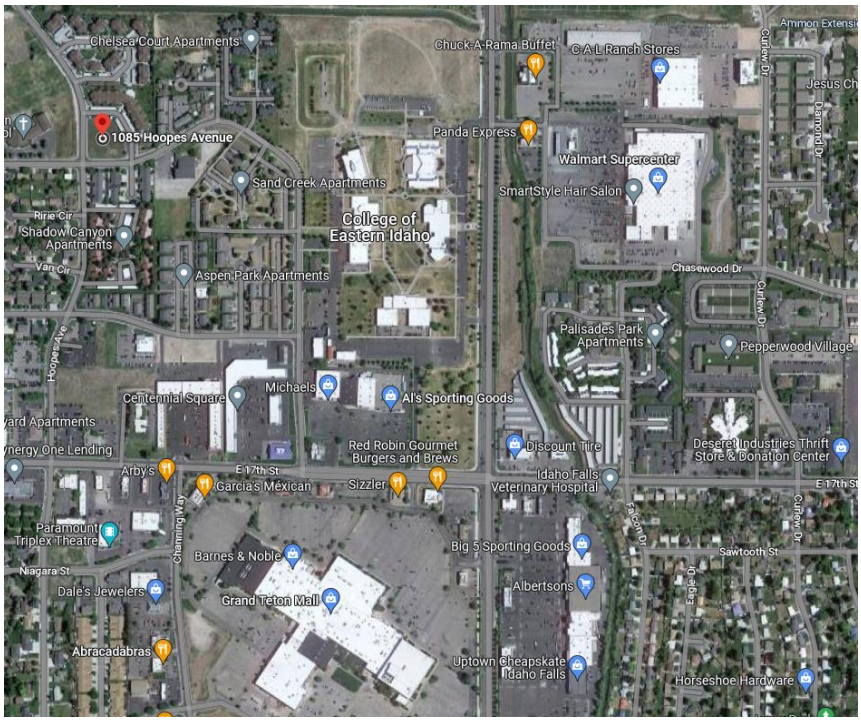
With the pandemic rapidly worsening in Idaho, Governor Brad Little announced on October 26 that the state would revert from the more-permissive Stage 4 to a modified Stage 3, imposing limits on indoor and outdoor gatherings and requiring social distancing and other measures. On November 13, the governor moved Idaho back to Stage 2 as COVID-19 cases swelled across the state and mobilized the Idaho National Guard to aid in the state's response. Due to multiple weeks of declining case counts and hospitalizations, the state returned back to Stage 3 in early February 2021, then to Stage 4 on May 11, 2021. The protocol for the current Stage 4 is summarized in the above exhibit.

In 2019, Bonneville County had an unemployment rate of 2.4%. The unemployment rate began increasing in the latter part of March 2020 and peaked in April 2020. It has since exhibited a general downward trend. The average 2020 unemployment rate (4.0%) reflected an absolute 1.6% increase from 2019, which was lower than most counties in Idaho. The downward trend continued in 2021 and 2022. The 2022 average unemployment rate is consistent with the pre-COVID-19 years of 2018 and 2019, while the labor force has increased 14% since 2018, and 11% since 2019. Historical annual and monthly data is summarized in the following table. A detailed county profile obtained from the Idaho Department of Labor is included in the Addenda.

Bonneville County Historical Labor Force Summary						
Category	2017	2018	2019	2020	2021	2022*
Labor Force	53,517	55,403	57,042	58,135	60,471	63,239
# Unemployed	1,430	1,326	1,369	2,325	1,754	1,496
Unemployment Rate	**2.7%**	**2.4%**	**2.4%**	**4.0%**	**2.9%**	**2.4%**
Employment	52,087	54,077	55,673	55,810	58,717	61,743

*Preliminary

Immediate Neighborhood



The subject is in an established residential neighborhood in the eastern portion of Idaho Falls, near a major commercial corridor. Neighborhood boundaries include E. Sunnyside Rd. to the south, 1st St. to the north and S. 15th E. to the west. It is located 1/3-mile north of E. 17th Street, a primary east-west arterial. Development has occurred in an easterly direction from the downtown core (west section of city), predominantly from the 1950's through the early 2000's. Residential uses include single-family homes, duplexes and apartment complexes, including both larger-scale, full-amenity complexes and smaller 2-10-unit developments. Several of the larger complexes are situated along Hoopes Avenue.

The southeastern section of the neighborhood is Idaho Falls' primary retail and medical district. S. 25th East, which begins ¾-mile southeast, is the major retail shopping node serving the area, extending north from Sunnyside Road to 17th Street. It is anchored by the Teton Spectrum, an entertainment/retail complex that contains a 14-plex movie theater (Edwards Cinemas) and numerous big box retailers and restaurants. The Grand Teton Mall (¾-mile southeast) anchors the retail district, and the Eastern Idaho Regional Medical Center (1-mile south) anchors the medical district. Other notable commercial developments in proximity include Wal-mart Supercenter, Edwards Theater Complex and Eastern Idaho Technical College. Overall, the subject has an above average location for a multi-family use, in proximity to transportation routes, neighborhood services, medical services and schools. The subject's proximity to amenities, services, employers, etc. is summarized in the following table:

Amenity Type	Amenity Name/Identification	Distance
Grocery Store	Walmart Supercenter	0.8 mi.
Retail Shopping	Grand Teton Mall	0.6 mi.
Schools:		
Grade school	Edgemont Elementary School	1.3 mi.
Middle School	Sandcreek Middle School	2.3 mi.
Senior High School	Idaho Falls High School	2.0 mi.
Major Employer	College of Eastern Idaho	0.5 mi.
Hospital	Eastern Idaho Regional Medical Center	1.5 mi.
Pharmacy	Walgreen's	0.8 mi.
Bank	Bank of Commerce	0.6 mi.
Library	Idaho Falls Public Library	3.0 mi.
Post Office	U.S. Post Office	2.0 mi.
Community Park	Mel Erickson Sunnyside Park	2.0 mi.
Senior Center	Senior Citizens Community Center	3.2 mi.
Police Station	Idaho Falls Police Dept.	3.0 mi.
Public Transportation	Fixed-route service ceased in 2019; on-demand point-to-point rideshare service started in 2022	--
Airport	Idaho Falls Regional Airport	5.8 mi.

Conclusion

The long-term economic outlook for Idaho Falls and Bonneville County is favorable. Idaho Falls is continually recognized by numerous publications as one of the best places to live in the country. Idaho Fall's diversification and status as a regional hub for health care, travel and business in southeast Idaho and western Wyoming and Montana, and will continue to help maintain a stable economy. Growth is anticipated to continue through energy, medical technologies, agribusiness, and tourism. The presence of one of the state's largest employment sites (INL) is also a benefit. The subject is in a stable residential neighborhood in east Idaho Falls, in proximity to neighborhood amenities including grocery stores, schools, a medical facility, retail shopping and transportation routes.

Site Description

The following description is based on our property inspection, assessor records, and information provided by the developer.

General Data

Street Address:	TBD Hoopes Ave., Idaho Falls, ID 83404
Assessor Parcel Number(s):	RPA5260001001A
Comments:	The subject is a pad site to an existing senior LIHTC project known as Kinsale.

Adjacent Land Uses

North:	Rosslare Apartments followed by Summerhill Apartments
South:	Attached single-family residential homes (across 12th St.)
East:	Rosslare Apartments
West:	Hope Lutheran Church and School (across Hoopes Ave.)

Physical Characteristics

Site Area:	1.02 acres; 44,532 square feet
Shape:	Slightly irregular; functional
Topography:	Mostly level; at or near street grade

Primary Access/Exposure

Street Name:	Hoopes Ave.; 12th St.
Street Type:	Secondary arterial
At Signalized Intersection:	No
Access:	Good
Exposure:	Above average
Comments:	The site is situated at the northeast corner of the intersection of Hoopes Ave. and 12th St., surrounding to the north and east by Rosslare, a senior LIHTC apartment project.

Site Improvements

Off-Site Improvements:	Both Hoopes Ave. and 12th St. are two-way, two-lane streets improved with asphalt paving and concrete curbs, gutters and sidewalks.
Utilities:	All public utilities have been extended to the site.
On-Site Improvements:	The site is currently vacant. Based on information provided by the developer, site improvements will consist of asphalt paving; concrete curbs, gutters and sidewalks; concrete patios with partial vinyl fencing for each unit; common landscaped areas with lawn area and low-maintenance rock.

Flood Zone Data

Flood Map Panel:	1600270235D; 04/02/02
Flood Zone:	X; denotes areas outside the 100-year and 500-year flood plains. Flood insurance is not required.

Other Site Conditions

Soils:	Subsoil and drainage appear adequate to support the existing use.
Environmental Issues:	During the property inspection, we did not observe any obvious environmental concerns. As real estate appraisers, we are not qualified to determine if any environmental hazards exist on the property, whether such hazards are obvious or not. Therefore, this appraisal assumes any environmental hazards to be nonexistent or minimal.
Easements & Encroachments:	A title report was not provided in connection with this assignment. Based on our own observations, no adverse easements or restrictions exist. It is assumed that reciprocal access and parking agreements will exist with the adjacent Rosslare apartment developments, which is a benefit. Otherwise, this appraisal assumes only standard utility easements and governmental restrictions exist, none of which are assumed to impact value. An A.L.T.A. survey is recommended if further assurance is needed. If questions arise regarding easements, encroachments, or other encumbrances, further research is advised.
Earthquake Zone:	The subject market area is located in Zone 2B, considered a moderate zone with respect to seismic activity.
Overall Site Rating:	Average

Zoning Designation

Zoning Code:	R-3 (Residence Zone)
Jurisdiction:	City of Idaho Falls
Comments:	The R-3 zone, concentrated in the central portion of the city, permits a broad range of multi-family uses. The zone "provides a residential zone which is characterized by a variety of dwelling types with a denser residential environment. This Zone is situated along or near major streets such as collectors and arterials. It is also generally located near pedestrian connections and commercial services". The proposed use will be legal and conforming.

Subject Site Photographs (obtained from Google)



Looking NE from SW elevation



Looking W from SE elevation and street scene (looking W on 12th St.)



Looking SE from NW elevation



Street scene: looking E on 12th St.



Street scene: looking N on Hoopes Ave.

Assessor Parcel Map



Aerial Photograph



Improvements Description

The following description is based on a review of building plans and information provided by the developer. Exhibits taken from the provided building plans and representative improvement photographs from a similar development that has been partially completed in north Idaho (Lewiston).

General Data

Property Type and Subtype:	Multi-family residential; income-restricted
No. of Units:	8
Number of Buildings:	3
Type of Building:	Triplex (2); duplex (1)
Number of Stories:	1
Unit Style:	Flat
Parking Ratio (spaces/GBA)	Each unit will include an attached 1-car garage and a driveway space, equating to 2.00 spaces per unit. The ratio is adequate and meets or exceeds zoning requirements of City of Idaho Falls.

Building Areas & Ratios

Gross Building Area (GBA):	7,911 square feet per provided building plans
Rentable Area (NRA)	7,911 square feet per provided building plans
Unit Mix/Average Unit Size:	

Unit Mix Summary

Unit Type	No. Floors	No. Units	Size (SF)
2BR/2BA	1	8	989

Density:	7.83 units/acre; effective ratio is lower due to cross easements associated with the adjacent Rosslare apartment complex.
Surplus/Excess Land:	Due to layout and design of proposed improvements (i.e., 1-story), no surplus/excess land will exist upon completion of the proposed improvements.
Comments:	The GBA excludes attached garage area (283 SF per unit; ±2,266 SF total), patio areas (approx. 105 SF per unit) and mechanical rooms (47 SF per unit; 374 SF total) and storage closets (33 SF per unit; 260 SF total).

Age / Life Analysis

Year Built:	Proposed
Actual Age:	0 years
Effective Age:	0 years
Typical Economic Life:	65 years
Remaining Economic Life:	65 years

© 2023 MOUNTAIN STATES APPRAISAL, LLC

Exterior

Construction Class:	Class D per Marshall Valuation Service (MVS); Class D pertains to buildings with wood frame, floor, and roof structure
Construction Quality:	Good
Foundation:	4" reinforced concrete slab over gravel
Building Frame:	Wood frame
Exterior Wall Finish:	Vinyl lap
Roof:	Sloping wood truss system with architectural asphalt shingle cover

Interior

Floors:	Carpet, vinyl tile, concrete (garage, storage, mechanical rooms)
Walls:	Painted and/or textured drywall
Ceilings:	Painted and/or textured drywall
Lighting:	Hanging or recessed incandescent
Doors:	Insulated metal exterior; hollow core raised panel interior; vinyl slider patios doors; aluminum (garage doors)
Windows:	Double-pane glass slider in vinyl frames with screens

Unit Amenities/Features

Interior Layout:	The floor plan will include an entry that is partially open to the kitchen and living room, master bedroom/bathroom suite with walk-in closet, 2nd bedroom, 2nd bathroom and washer/dryer closet. The garages will not have direct access from the unit interiors. The garage will also include a storage room, and mechanical room accessible from the exterior.
Appliances:	Standard appliance package with refrigerator, oven/range with hood fan and microwave, dishwasher, garbage disposal
Washer/Dryer:	Washer/dryer set in closet
Patio/balcony:	Patio off living room
Storage Closets:	33 square feet; attached to garage
Electricity/gas:	The units will be separately metered for electricity and/or gas.

Common Amenities

Common Amenities:	The subject will only include common landscaped areas. Per the developer, the tenants will have free access to the common amenities at the adjacent Rosslare senior apartment complex, which include a community room, fitness room, crafts room, library, laundry room and patio area.

Mechanical Systems

Electrical:	Typical wiring and power; assumed adequate
Plumbing:	Typical system and fixtures; assumed adequate
Heating/Cooling:	Ducted individual electric or gas furnaces (to be placed in mechanical rooms); ground-mounted refrigerated air conditioning units
Fire Protection:	Smoke detectors

Improvement Ratings

Quality:	Good
Condition:	Good (upon completion)
Functional Utility:	Based on our analysis of building plans and knowledge of similar projects recently developed by the subject developer, no functional inadequacies or super-adequacies will exist. The design is consistent with similar age properties in the local market and region.
Deferred Maintenance:	Not applicable
Overall Rating:	Good

Representative Improvement Photographs (Tullamore/Kinsale Duplexes and Triplexes, Lewiston, ID)



Typical exterior



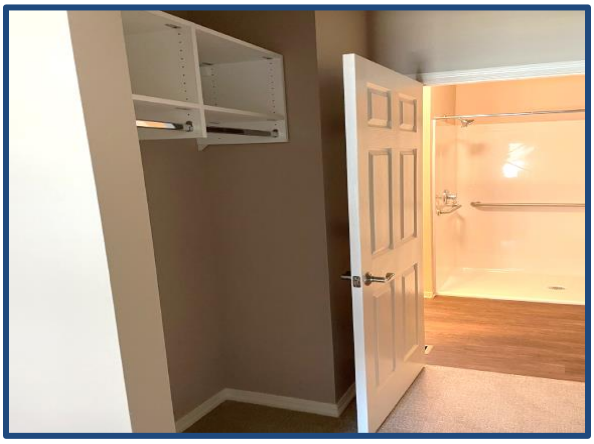
Typical exterior



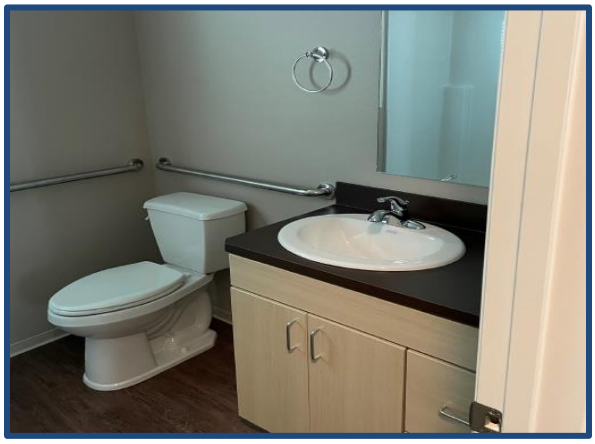
Typical exterior



Typical kitchen

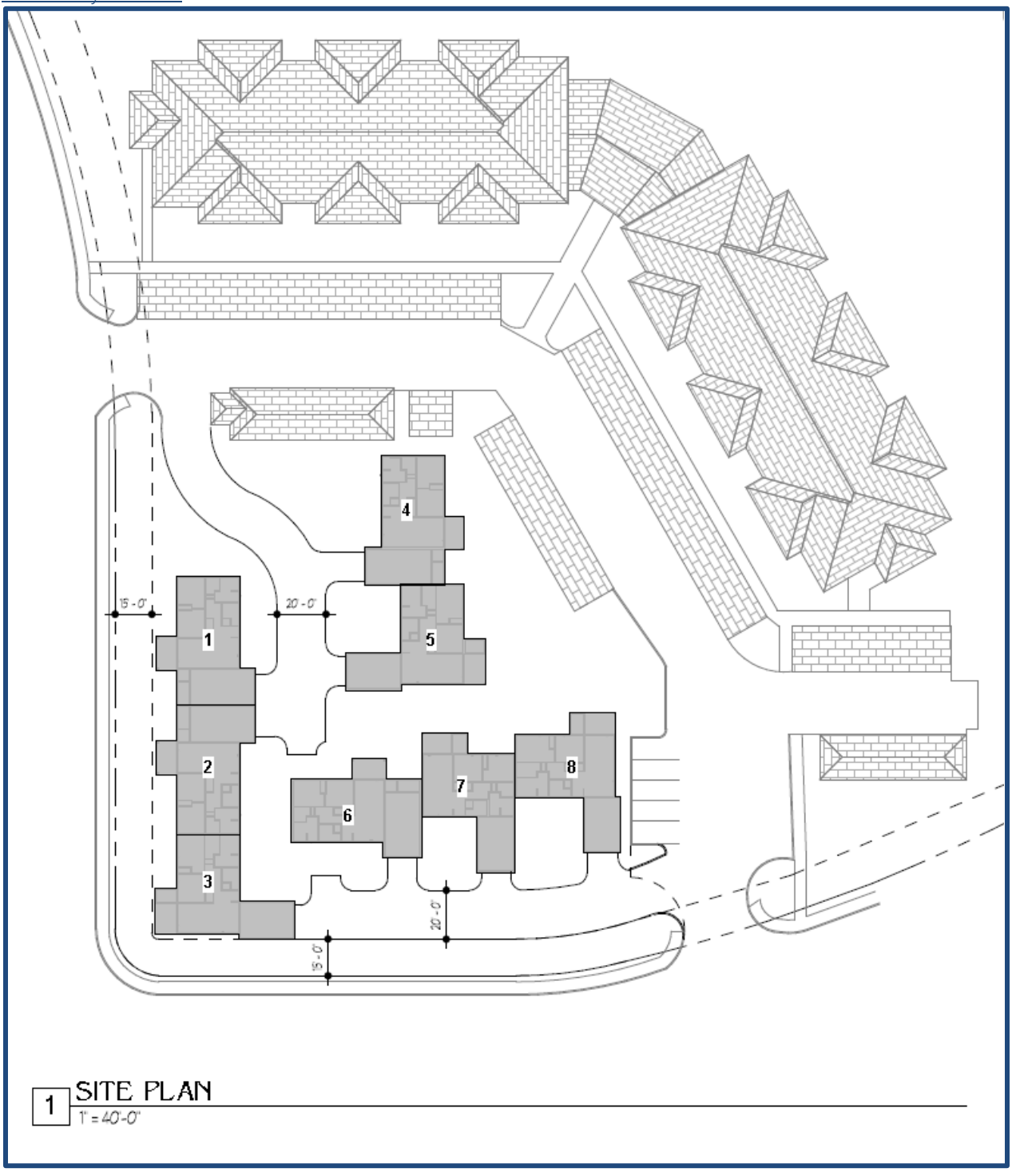


Typical master bedroom

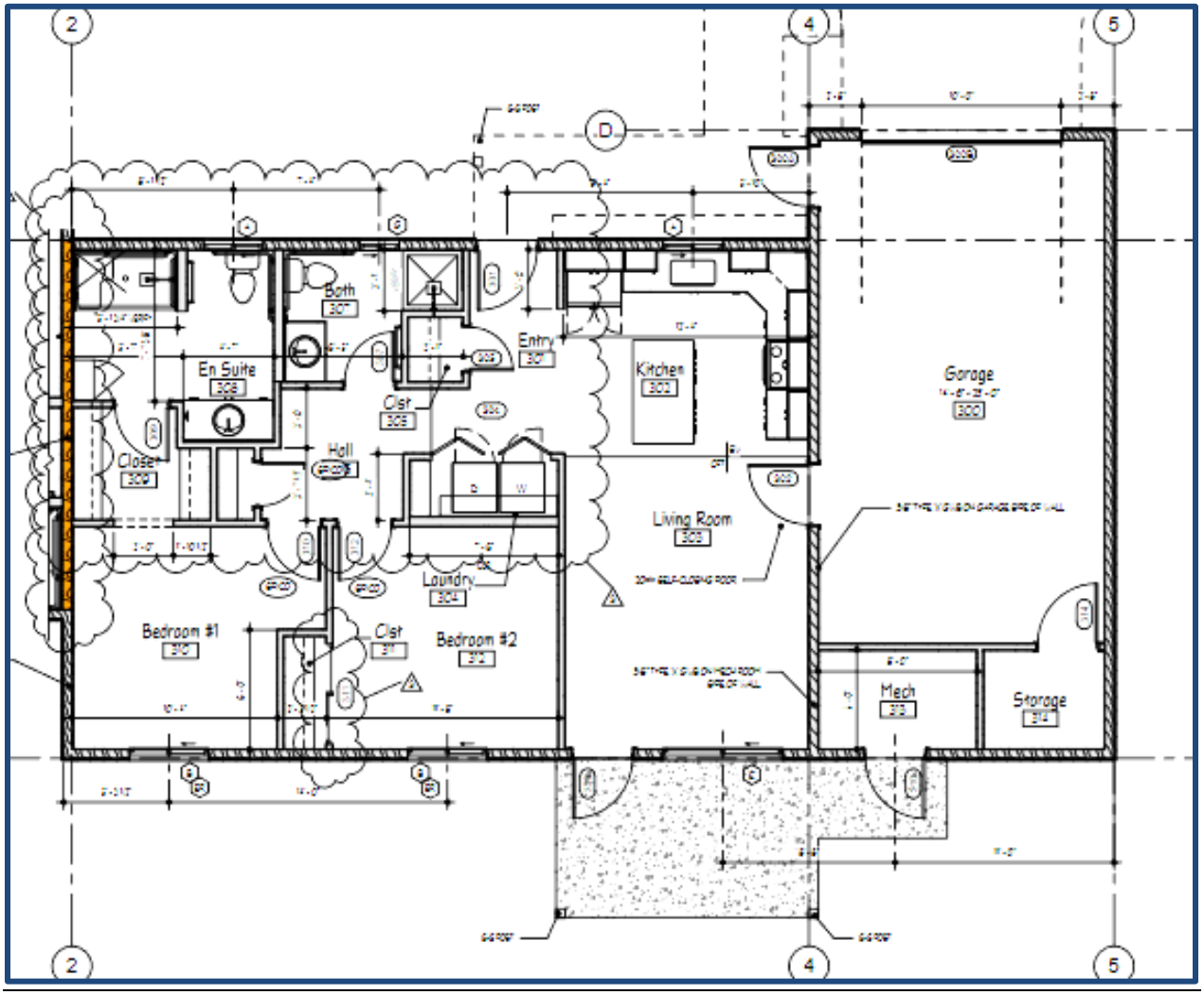


Typical bathroom

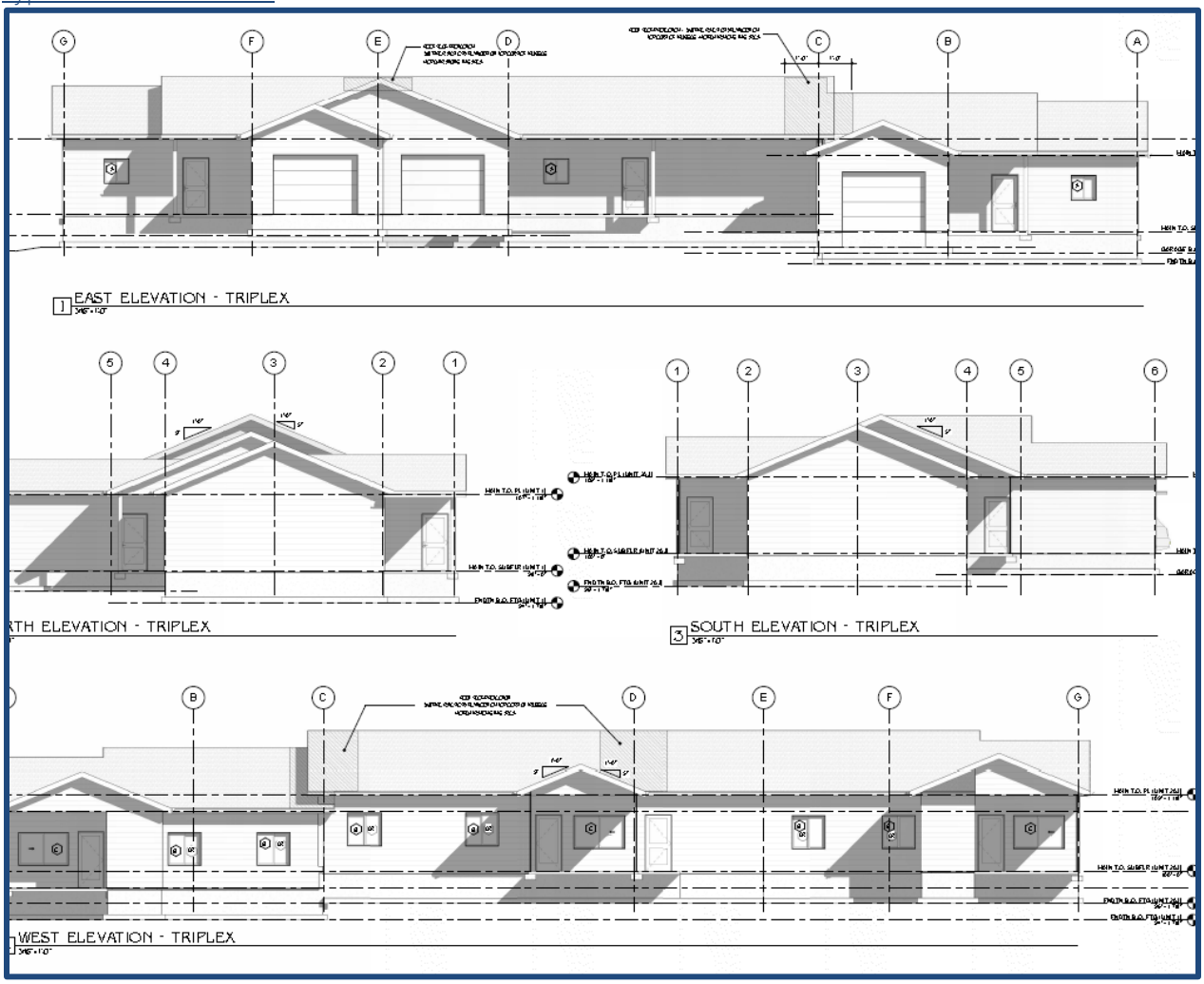
Preliminary Site Plan



Unit Floor Plan



Typical Exterior Elevations



Market Analysis

Introduction

The information presented in this market study is a requirement of IHFA when submitting for a reservation of workforce housing funds. It addresses the required data and information outlined in Exhibit H of the Allocation Plan for Idaho Workforce Housing Fund. The requirements are very similar to the LIHTC requirements set forth in Exhibit H: Market Study Requirements of the Idaho Housing and Finance Association (IHFA) 2022 Qualified Allocation Plan for the State of Idaho (QAP). The following sources were relied upon:

- Interviews with local property managers, owners and tenants
- City of Lewiston Planning/Building Departments
- Bonneville County Assessor
- Demographic data obtained from Site To Do Business (www.stdb.com)
- Idaho Department of Labor
- U.S. Census Bureau
- Dept. of Housing and Urban Development (HUD)

Regional Economic Profile

For a discussion of the regional economy, please refer to the Neighborhood Description section.

Primary Market Area (PMA) Defined

IHFA defines workforce housing as "affordable housing that serves the workforce of Idaho, or those populations, regardless of age, that earn a household income that is not to exceed the limits for incomes as defined as Low or Moderate per the ARPA-SLFRF Final Rule (1.1) and is at or below 80% of the area median income (AMI) of the Idaho county where the household is located". Therefore, data pertaining to the entire Bonneville County was analyzed. However, the primary focus is the city of Idaho Falls and adjacent bedroom community of Ammon, which comprise the majority of the county's population, households and multi-family developments.

Primary Market Area (PMA) Demographics

The following table summarizes historical, current and projected demographics in Bonneville County. The data was obtained from Site To Do Business (www.stdb.com), a market leader in commercial real estate demographics. A complete market profile is included in the addenda:

MARKET AREA DEMOGRAPHICS	
Population	
2027	137,249
2022	129,406
2010	104,229
Change: 2022-2027	6.1%
Change: 2010-2022	24.2%
Households	
2027	47,123
2022	44,510
2010	36,628
Change: 2022-2027	5.9%
Change: 2010-2022	21.5%
Average Household Size	2.87
Housing Units (2022; most current)	
Total	46,932
Total Occupied (94.8% of occupied)	44,510
Owner-Occupied (69.5% of occupied)	30,946
Renter-Occupied (30.5%)	13,564
Vacant (5.2% of occupied)	2,422
Income (current year)	
Median Household Income	$74,166
Average Household Income	$95,921
Per Capita Income	$33,014

Source: STDB Online

Population - As of Year 2022, the estimated population was 129,409, a 4.4% increase from Year 2010. It is projected to increase an additional 6.1% between Years 2022 and 2027.

Households - As of Year 2022, the estimated number of households was 44,510, a 21.5% increase since Year 2010. It is projected to increase an additional 5.9% between Years 2022 and 2027.

Housing Units - Of the estimated 46,932 housing units, owner-occupied units account for the majority (65.9% of total), with 30.5% occupied by renters. A breakdown of housing units is presented later.

Median Household Income - As of 2022 (most recent available), the median household income in Bonneville County was $74,166 per the data obtained from Site To Do Business. However, IHFA qualifies LIHTC residents in Bonneville County at a higher adjusted median household income of $82,900 (4-person family) for projects placed in service on or after 4/18/22. To qualify for occupancy, the maximum household income is 80% of the Area Median Income (AMI), or $66,320 (80% x $82,900). **Thus, prospective renter households would be able to earn no more than $66,320 to reside in the workforce housing project.**

Estimation of Qualifying Households - The following table segregates the number of households from total households by level of income and calculates the number of income-qualifying households based on the threshold of household income of $66,320.

2022 HOUSEHOLD BREAKDOWN BY INCOME @ 80% of AMI			
Income Level	% of Total Households	Total # Households	# Qualifying Households
<$15,000	6.8%	3,032	3,032
$15,000-$24,999	8.6%	3,831	3,831
$25,000-$34,999	5.1%	2,264	2,264
$35,000-$49,999	12.8%	5,698	5,698
$50,000-$74,999	17.1%	7,611	4,969
$75,000-$99,999	13.7%	6,097	0
$100,000-$149,999	21.7%	9,661	0
$150,000-$199,999	7.9%	3,508	0
$200,000+	6.3%	2,808	0
Total	100%	44,510	19,794

Source: STDB Online

All households within the four lowest income brackets would qualify for occupancy. Assuming normal distribution, 65% (4,969) of the households within the $50,000-$74,999 income bracket would also qualify. **In total, approximately 19,794 households (44.5% of the total households) within Bonneville County meets the income requirements of 80% AMI or lower, and can be classified as low to moderate-income.**

Primary Market Supply

According to the U.S. Census Bureau's 2021 American Community Survey 5-Year Estimate (most recent available), Bonneville County had a total of 44,562 housing units, which is 5% below the previously reported number obtained from Site To Do Business (46,932), effective as of 2022. The large majority (76%) consists of single-family homes. Bonneville County had an estimated 8,638 multi-family housing units, which comprises 19% of the total housing units. Smaller 2-4-unit developments account for nearly 50%. Housing composition is summarized in the following table:

Housing Composition, Bonneville County		
# Units	#	% of Total
Single-Family	33,921	76%
Multi-Family		
2-4	4,271	10%
5-9	1,576	4%
10+	2,791	6%
Subtotal	8,638	19%
Other (i.e., mobile home)	2,003	4%
Total	44,562	100%

Additional information published by the American Community Survey summarized below indicates that the majority (55%) of housing units were constructed prior to 1990. Above moderate development occurred in the 1990's (14%), and the rate of increase accelerated in the 2000's (20%), followed by 11% in 2000's. Since 2020, development has been limited (1%). However, it is recognized that the national census data lags actual development in the local market, and thus does not reflect the most recent additions to supply in 2021 and 2022, and is therefore moderately understated.

Year Structures Built		
Period	# Units	# of Total
2020 or later	284	1%
2010-2019	4,880	11%
2000-2009	8,763	20%
1990-1999	6,270	14%
1980-1989	3,664	8%
1970-1979	7,466	17%
1960-1969	3,998	9%
1950-1959	4,624	10%
1940-1949	1,353	3%
1939 or earlier	3,260	7%
Total	44,562	100%

Supply in Idaho Falls has followed the single-family residential and commercial timing and growth patterns within the city. In the 1950's and 1960's, typical complexes were less than 20 units and were located east of the downtown core extending east to Idaho Falls High School. Some new development also occurred to the west of Interstate 15. Average quality complexes with limited common amenities and predominantly 2BR unit types were most prominent.

In the late 1970's, construction began extending east beyond Idaho Falls High School toward 25th Street/Hitt Road, which corresponds with the city limits of Ammon. There were several projects of 30 to 60 units, again, average quality complexes with limited common amenities and predominantly 2BR unit types were dominant. In the 1970's and also continuing to the current market, the eastward growth in new construction flanked both sides of 17th Street, the major east/west arterial in Idaho Falls.

Several complexes ranging in size from 50 to 100 units were built in the 1980's and early 1990's. The mix included subsidized family projects, LIHTC family/senior projects and conventional projects. The expansion of the apartment community was a result of increase population and employment in combination with favorable zoning and proximity to shopping and services. Construction was steady in the 1990's, resulting in a rapid increase in inventory between 2004 and 2007, including several smaller four-plex projects with buildings sold to different individuals. In the 2000's, new construction also included two larger, full amenity conventional complexes, along with multiple projects developed with some form of subsidy (predominantly low-income housing tax credits). The two most prominent conventional projects developed in the 2000's were 1) Eagles Landing, a 168-unit complex built in 2002 and 2008, 2) The Meadows at Parkwood, a 120-unit complex built in 2007/2008.

Following the 2008 recession, new development commenced in 2016, when the first full-amenity conventional complex to be developed since 2008 entered the market, Phase 1 of The Falls Apartments.

We are aware of 13 new projects developed between 2016 and 2022 with a total of 1,420 units, as summarized in the following table. The data set includes two family LIHTC projects totaling 107 units.

Recent Multi-Family Developments		
Project	**# Units**	**Year Built/comments**
Teton Oasis, 1590 Bower Dr., Idaho Falls, ID	72	2022
The Chicane Apartments at River Walk,	129	2022; downtown Idaho Falls; renovated modern studio and 1B units
Sparrow Hill, 1764 Sparrow Hill, Idaho Falls, ID	24	2022
Teton Mesa, 885 Lomax St., Idaho Falls, ID	72	Late 2021; family LIHTC
Phase 2 of The Falls, 1415 Whitewater Dr., Idaho Falls, ID	96	Three buildings completed in 2020; one remaining building yet to be completed
Midwest Townhomes, SWC Skyline Dr. & Carmel Dr., Idaho Falls, ID	72	Completed phases in 2019
Bonneville Hotel Apartments, 635 Park Ave., Idaho Falls, ID	35	Rehabilitation of a historic building to an LIHTC project; placed in service in 2019
Trails End, Old Butte Dr., Idaho Falls, ID	200	Includes duplexes, townhomes and single-family homes; sold individually; completed in 2018
Valencia Park Patio Home Apartments,170 N. Holmes Ave., Idaho Falls, ID	77	Completed in 2017-2018
Big Sky Patio Home Apartments, 1500 Big Sky Way, Idaho Falls, ID	85	Completed in 2017-2018
Liberty Square, Phase 2, 2475 S. Ammon Rd., Ammon, ID	42	Addition completed in July 2018
Residences at 1st Street, 246 N. Curlew Dr., Ammon, ID	288	Reached full build-out in late 2018
The Falls, Phase 1, 1415 Whitewater Dr., Idaho Falls, ID	228	Completed in 2016-2017
Subtotal	**1,420**	

Proposed - Interviews with planning or building department representatives of the Cities of Idaho Falls, Ammon and Shelley, as well as the County of Bonneville revealed seven conventional multi-family projects either proposed or under construction, plus several scattered 4-plex developments, with a total of 1,346 units. We also identified two income-restricted projects, including the subject property and a senior LIHTC project that was awarded tax credits in 2022.

Historically, prevailing market rents had been too low to encourage significant levels of new market-rate construction. The trend reversed itself beginning in ±2016, a result of favorable economic conditions and increasing demand coupled with historically limited additions to new supply, which resulted in increasing market rents, very low vacancy and pent-up demand. The identified projects are summarized in the following table:

Idaho Falls/Ammon Proposed/Under Construction Supply Conventional			
Project Name/ID	Submarket	# Units	Comments
Ivory at Woodruff	Idaho Falls	99	55+ age senior complex; broke ground Jun-22; 18-month development period; to be completed fall 2023
Pioneer Apartments	Idaho Falls	226	Broke ground 4Q21; to be completed late 2023/mid-2024
Terrace Gate Apartments	Idaho Falls	220	Under review as of late 2022; status unknown
Rising Sun Townhomes	Idaho Falls	72	Under construction; nearing completion
Locke Apartments	Idaho Falls	108	Under construction; to be completed late 2023
Sage Point Village	Ammon	240	Approved with final plat; start date unknown
Hilcrest Ranch	Ammon	192	Approved; final plat has not been recorded
Various scattered 4-plexes	Ammon	189	Various stages at development
Total		**1,346**	
LIHTC/Income-Retricted			
Orchard Senior Apartments	Idaho Falls	55	Tax credit allocation in 2022
Rosslare Duplexes/Triplexes (subject property)	Idaho Falls	8	Seeking workforce housing funds from IHFA
Total		**63**	

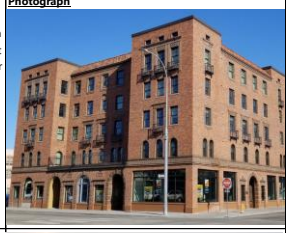
Impact on Existing Low-Income Rental Housing – The addition of the subject, with only eight units, will only nominally increase supply and will not create an oversupply given the currently strong market conditions including undersupply and low vacancy in both the conventional and restricted markets.

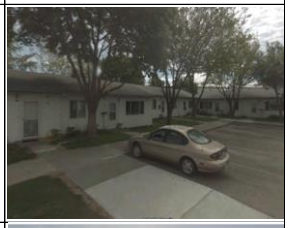
Restricted Demand

Demand is analyzed based on vacancy, rental rates, absorption rates and a capture rate analysis.

Vacancy - Our vacancy survey in conjunction with this market study revealed extremely low vacancy among restricted projects (i.e., LIHTC, HUD, USDA RD). The overall vacancy rate is below that of the conventional market, which is also experiencing low vacancy.

RESTRICTED MULTI-FAMILY SUPPLY

Project Name	Program	Year Built	Design	Unit Type	# of Units	SF	# Vacant	Vacancy Rate	Comments	Photograph
Bonneville Hotel Apartments 635 Park Ave. Idaho Falls, ID (208) 803-2759	LIHTC; family	2019 (Remodel)	5-story walk-up/elevator	Studio 1BR/1BA 2BR/1BA 3BR/1BA 3BR/1.5BA	8 20 3 2 2 35	542 660 988 1123 1241 1241	0	0.0%	2019 Renovation of building constructed in 1927. 30% to 60% rent limits. Fully leased prior to completion.	
Teton Mesa Apartments 885 Lomax St. Idaho Falls, ID 208.524.1268	LIHTC; family	2021	3-story	1BR/1BA 2BR/1BA 3BR/1BA	12 36 24 72	615 820 975	0	0.0%	30% - 60% income limits. Preleased prior to completion	
Bandon River 1755 White Sand Creek Way Idaho Falls, ID 208.524.1268	LIHTC; senior	2014	2-story interior corridor	1BR/1BA 2BR/1BA	32 16 48	681 945	0	0.0%	40% - 55% income limits; manager reported waiting list	
Carnoustie Apartments 606 W. Fir St. Shelley, ID (208) 357-5791	LIHTC; family	1998	2-story walk-up	2BR/1BA 3BR/2BA	27 8 35	Unk Unk	0	0.0%	Located in bedroom community eight miles south of Idaho Falls; unit count excludes 1 manager unit; manager reported waiting list of 22 persons	
Palisades Park 1451 Falcon Dr Ammon, ID (208) 522-5639	LIHTC; family	1996	2-story walk-up	2BR/1BA 3BR/2BA	44 20 64	910 1,120	0	0.0%	30% and 60% income limits	
Chelsea Court 2235 12th St Idaho Falls, ID (208) 528-9944	LIHTC; family	1996	2-story walk-up	Studio 1BR/1BA 2BR/1BA 3BR/2BA	6 6 30 24 66	437 661 847 1,070	1	1.5%	30% and 60% income limits	
Aspen Park 2135 Alan Idaho Falls, ID (208) 528-9117	LIHTC; family	1994	2-story 4-plexes & 6-plexes	2BR/1BA 3BR/2BA	4 68 72	1,060 1,073	0	0.0%	All units @ 60% income limit; recent spike in vacancy is considered an anomaly; manager reported waiting list of 60 persons	

RESTRICTED MULTI-FAMILY SUPPLY										
The Buttes 555 S. Old Butte Rd Idaho Falls, ID (208) 528-0074	LIHTC; family	2007	2-story walk-up	2BR/1BA 3BR/2BA	40 40 80	892 1,215	0	0.0%	30%, 40%, 50% and 55% income limits; manager reported waiting list	
Summerhill 965 Hoopes Ave. Idaho Falls, ID (208) 227-0164	LIHTC; family	2010	2-story walk-up	2BR/1BA 3BR/2BA	32 48 80	892 1,116	1	1.3%	30%-50% income limits; manager reported waiting list	
Rosslare 1085 Hoopes Ave. Idaho Falls, ID 208.227.0584	LIHTC; senior	2009	2-story interior corridor	1BR/1BA 2BR/1BA	32 16 48	654 905	0	0.0%	30% - 55% income limits; manager reported small waiting list	
Elk Creek 1960 Martha Ammon, ID 208.529.3595	LIHTC; senior	2002	2-story interior corridor	1BR/1BA 2BR/1BA 2BR/2BA	36 20 4 60	554 771 817	0	0.0%	30%-60% income limits; manager reported waiting list	
Saturn Apartments 740 Saturn Idaho Falls, ID (208) 529-9418	HUD Section 8/LIHTC family	1980	2-story walk-up	1BR/1BA 2BR/1BA 3BR/1BA	8 22 8 38	441 780 914	0	0.0%	Manager reported 12-month waiting list	
Creekside Apartments 1601 Falcon Dr. Ammon, ID (208) 520-8219	USDA RD/LIHTC family	1998	2-story walk-up	2BR/1BA	39	841	0	0.0%	Unit count excludes manager unit; recently renovated through LIHTC program; manager reported waiting list	
Teton View 1550-A Teton View Ln. Idaho Falls, ID 83402 208.524.3633	HUD Section 8; senior	1970's	1-story walk-up	1BR/1BA	36	600	0	0.0%	Manager reported 1-2 year waiting list	
Mountain Falls Apartments I & II 1275 S. Woodruff Ave. Idaho Falls, ID 83404 208.524.9910	HUD Section 8; senior	1998-2000	1-story walk-up	1BR/1BA	49	595	0	0.0%	Waiting list	

RESTRICTED MULTI-FAMILY SUPPY										
Riverside 450 J St. Idaho Falls, ID 83402 208.529.0224	HUD Section 8; senior	1978	1-story walk-up	1BR/1BA	41	600	0	0.0%	9-12 month wait list	
Sandcreek Apartments 1250 Ashment Ave. Idaho Falls, ID 83404 208.522.6500	HUD Section 8; family	1970's	2-story walk-up	1BR/1BA 2BR/1BA 3BR/2BA	32 16 24 72	N/Av N/Av N/Av	0	0.0%	Manager reported waiting list of approx. 20 persons	
Willowtree Apartments 194 S Adam Ln. Idaho Falls, ID 83406 208.522.2895	HUD Section 8; family	1979	2-story walk-up	2BR/1BA 3BR/2BA	24 4 28	N/Av N/Av	0	0.0%	Unit count excludes 12 market-rate units	
Cedars Apartments 355 W. Maple St. Shelley, ID (208) 357-5134	USDA RD; family	1980	2-story walk-up	2BR/1BA	77	775	0	0.0%	Located in bedroom community eight miles south of Idaho Falls; unit count excludes 2 employee units/1 market-rate unit	
West Pine Apartments 343 W. Pine St. Shelley, ID (208) 357-2025	USDA RD; senior	1994	1-story interior corridor	1BR/1BA	18	Unk	0	0.0%	Located in bedroom community eight miles south of Idaho Falls; manager reported waiting list	
				Overall Total	**1,058**		**2**	**0.2%**		
				LIHTC Total	**660**		**2**	**0.3%**		
				HUD & RD Total	**398**		**0**	**0.0%**		
				Senior Subset Total	**300**		**0**	**0.0%**		

The previously presented survey included all existing restricted projects in the defined PMA. **Among the 20 existing restricted projects (LIHTC, USDA RD, HUD) with a total of 1,508 units, the average vacancy rate was extremely low at 0.2% (3 units). Two vacant units existed among the 11 LIHTC projects, equating to a vacancy rate of 0.3%. All nine HUD/USDA RD projects were 100% occupied.** The majority of projects reported waiting lists and achievement of program maximum rent levels.

Rent Levels – A description of rent levels of comparable restricted properties (i.e., LIHTC, "deep" subsidy/HUD, HOME or workforce housing) is requested on Page 73 of Exhibit H. LIHTC rents vary widely depending on age (i.e., date project was placed in service), unit type and income limit levels. Seven of the senior designated with predominantly 1BR units. LIHTC projects rent to households whose incomes are no greater than 30% to 60% of the area median gross income (AMI). The HUD Section 8 and USDA RD projects rent under a scenario where the tenants pay 30% of income as rent, and HUD and USDA RD, through their contract agreements with the Idaho Housing and Finance Association (IHFA), are responsible for the

balance. **No meaningful comparison of either LIHTC, HUD or USDA RD rent levels can be made to the subject, which qualifies tenants at a higher 80% of AMI with significantly higher program maximum rent levels. Effectively, the subject's workforce housing rent is bracketed between 60% income limits at LIHTC projects and conventional projects.**

Capture Rate of Target Population – **The calculation of a capture rate as an indication of sufficient market demand is irrelevant for a small project such as the subject, with only eight units, which will only nominally increase supply.** However, to remain consistent with the market study directives of the IHFA, we have calculated a capture rate.

The capture rate is defined by the Dictionary of Real Estate Appraisal as "the estimated percentage of the total potential market for a specific property type, e.g., office space, retail space, single-family homes, that is currently absorbed by existing facilities or is forecast to be absorbed by proposed facilities."[1] In other words, the capture rate is the percentage of qualified potential residents necessary to fill a given project. Generally, the risk of a project is positively correlated with the capture rate (i.e., the lower the rate, the lower the risk). ***A capture rate at or below 10% is typically considered to be favorable and implies that the project is likely to achieve stabilized occupancy and rental rates***.[2]

The table to follow utilizes previously presented demographic information to estimate capture rate. The data is based on the most recent 2022 data, trended to 2024, which is the anticipated full build-out date for the subject property. Note the number of households is projected to increase 5.9% between 2022 and 2027, or a compounded rate of 1.15%/year. The following steps were taken to calculate the capture rate:

1. The first step is to apply an appropriate percentage of renter households to the trended 2024 number of households to derive the number of renter households. The percentage of renter-occupied housing units in Bonneville County was previously reported at 30.5%, which results in a total number of renter households of 13,877 (trended 2024 occupied households x 30.5% of renter households).

2. Adjust the estimated number of renter households upward to account for frictional vacancy, thereby rendering total demand by existing renter households. Based on low vacancy, we estimate a frictional vacancy rate of 5%, which results in a total demand by renter households ages 14,607.

3. Apply the previously concluded ratio of income-qualifying households (44.5%) to the derived total demand by renter households (4,905) to determine the total number of eligible renter households of 14,607.

4. Deduct the existing and proposed/under construction supply of low-income housing units from the total number of income qualifying renter households to determine the number of eligible renter households not currently residing in existing restricted projects (i.e., unmet demand). Total supply is currently 1,058 units, but is anticipated to increase by 55 units in 2024 due to a proposed senior LIHTC project, Orchard Senior Apartments.

5. A deduction of the existing number of workforce housing units from the number of income-qualifying renter households would be warranted. However, there are currently no existing workforce housing projects, which is a new program created in 2022.

[1] Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 3rd Ed., (Chicago, Illinois, 1993), pg. 49.
[2] Affordable Housing Finance, Common Pitfalls in the Development Process, January 2004

6. Apply another deduction of the total existing conventional supply of housing units renting at, or below, the 80% AMI rent limit threshold. To estimate, the following analysis is presented based on data derived from the 2022 STDB housing data and the most current Factfinder census data.

   Lacking rent-restrictions, the subject would compete directly with the majority of new(er) complexes in the primary market area and achieve comparable rents. Rental pricing for similar properties built since new apartment development began to occur in 2016 (±1-7) years generally ranges from $1,000 to $1,500 per month, depending on location, unit size, bedroom/bathroom count common amenities etc. Older complexes offering units below the $1,000 rent threshold would not be considered competitive to the subject. Among all rental housing units, 80.4% pay less than $1,500 per month. It is our opinion that recently constructed complexes offering similar units, but at higher prices would not be directly competitive. Similarly, older complexes offering units below an approximated rent threshold of $1,000 per month would also not be competitive to the subject.

   Among all rental housing (including mobile homes, multi-family, single-family), 30.6% pay between $1,000 to $1,500 per month. Further, of the rental housing units, 80.4% are comprised of multi-family apartment dwellings 2-units or greater. To conclude a final estimation of existing competitive conventionally-rented multi-family properties, the ratios described above are applied against the total number of renter households, less existing and proposed low-income supply projected in the year of completion. The calculation is presented in the following table.

Competitive Conventional Multi-Family Unit Deduction						
Source	**Category**			**Units**	**Total**	**Ratio**
Factfinder Census Data	$1,000	<	Rent < $1,500	4,378	14,308	30.6%
Factfinder Cencus Data	MF Units/Total Rental Units			11,502	14,308	80.4%
	Factor: % of Competitive Renter HH Below $1,500 Threshold					**24.6%**
	x Site To Do Business Renter Households Less LI Supply					**10,389**
	Conventional MF Units Paying Less Than $1,500					**2,556**

   Deducting the estimated number of conventional units renting at or below the 80% AMI rent limit threshold results in a net demand of 3,927 eligible renter households in Year 2024 (anticipated date of placement of subject). ***It is worth noting that only 80 eligible renter households would be required for the subject to remain within an acceptable level of risk of 10%.***

7. The capture rate for the subject is the ratio of workforce housing units proposed for the subject (8) divided by the estimated net number of eligible households not currently residing in income-restricted units and renting below the $1,500 rent threshold, is 3,927.

The following table summarizes the capture rate calculation:

Capture Rate Calculation				
Step	Year	2022	2023	2024
	Total # Occupied Households	44,510	45,021	45,537
	Percentage of Renter Households	30.5%	30.5%	30.5%
1	Total # of Renter Households	13,564	13,720	13,877
	Plus Frictional Vacancy	5%	5%	5%
2	Total Demand by Renter Households	14,278	14,442	14,607
	% of Income-Qualifying Households	44.5%	44.5%	44.5%
3	Total # of Eligible Renter Households	6,350	6,422	6,496
	Less Existing Supply of Low-Income Housing Units	1,058	1,058	1,113
	Less Existing Supply of Workforce Housing Units	0	0	0
	Less Existing Supply of Conventional Units Renting at or below 80% AMI Rent Limit Threshold	2,569	2,569	2,569
4	Net # of Eligible Renter Households (i.e., unmet demand	2,723	2,795	3,927
	Subject Workforce Housing Units			8
5	**Calculated Subject Capture Rate**			**0.2%**

As shown at the bottom of the table, utilizing trended 2024 demographic data, the calculated capture rate is nominal at 0.2% and well within an acceptable level of risk range (0-10%). In other words, the subject's proposed eight units will constitute only 0.2% of the estimated total number of eligible renter households not currently residing in existing low-income units. The indication is that the subject market can support new development well beyond the number of proposed units for the subject site.

Anticipated Demand at Completion of Proposed Development/Pent-Up Demand - As previously discussed, development of the subject will only nominally satisfy unmet demand. It will nominally capture only 0.2% (8 units) of the estimated net number of eligible renter households (3,927), which illustrates significant pent-up demand. Furthermore, the majority of surveyed income-restricted projects reported waiting lists, which also illustrates pent-up demand. Further, using 5% vacancy as an indication of in-balance supply and demand, our vacancy survey results for both the conventional and restricted markets indicate that the market is undersupplied and pent-up demand exists.

The workforce housing program will target the labor force in Bonneville County, regardless of age, that earn a household income that is at or below 80% of the area median income (AMI). The pent-up demand segment potentially seeking occupancy in the subject project will likely accrue from 1) wait-list applicants for existing conventional and restricted projects, 2) households residing in less desirable housing, 3) homeowners converting to renters, 4) qualifying households in existing conventional housing units renting above the 80% threshold rent and 5) out-of-area persons relocating to the subject market for employment.

Absorption – Initial lease-up for the subject is anticipated to be strong given 1) the small size of the project (11 units), low vacancy and/or waiting lists reported at existing conventional and income-restricted projects, the aforementioned existing pent-up demand and the lack of available housing options.

Given the limited number of units, partially offset by relatively high program maximum rents (versus historical 30%-60% LIHTC income limit rents), we estimate an absorption period of one month or 8.0 units/month, under the assumption that pre-leasing would occur 1-2 months prior to completion. The absorption forecast is toward the low-end of regional market norms for LIHTC projects, which qualify tenants at lower income levels. The data indicates strong market acceptance with absorption rates ranging of approximately 5.0 to 15.0 units per month, but with lower program maximum rent levels (i.e., 30%-60% versus 80% at subject*). It is worth noting that the two most recent LIHTC projects developed in Idaho Falls were nearly 100% pre-leased prior to completion.* Regional LIHTC absorption comparable data is provided below:

LIHTC Absorption Comparables			
Project Name/Location	**Year Built**	**# Units**	**Absorption Rate**
Teton Mesa Apartments Idaho Falls, ID	2021	72	Nearly 100% preleased prior to completion. Approximately 9 units per week.
Bonneville Apartments Idaho Falls, ID	2020	35	Nearly 100% preleased prior to completion. Approximately 7 units per week.
Las Brisas Caldwell, ID	2020	48	Nearly 100% preleased prior to completion. Approximately 15 units per week.
Vineyards Suites On The Blvd. Nampa, ID	2019	50	Nearly 100% preleased prior to completion. Approximately 15 units per week. 5 units set aside for supportive housing (homeless).
Vineyards At Sycamore Place Caldwell, ID	2018	30	Approximately 15 units per week; 10% preleased on completion. Tenants moved in within 2 weeks.
Cottonwood Meadows Eagle, ID	2018	48	Approximately 5 units per week; 25% preleased
Colorado Gardens Nampa, ID	2018	50	Approximately 5 units per week; 25% preleased
Moon Valley Apartments Star, Idaho	2017	37	15.0 units per month; 13 units pre-leased
Bandon River Idaho Falls, ID	2014	48	7.0 units per month; 13 units pre-leased
Trailwinds Apartments Garden City, ID	2015	64	Const. compl. Dec. 2015 - approx 20% preleased. As of Jan. 20 ,2016 45 units were occupied. As of May 2016, all units were occupied. Average absorption rate of appox. 15.0 units/mo.
Vineyards at Broadmore Nampa, ID	2013	34	Average absorption rate of 8.0 units/mo.
River Street Idaho Falls, ID	2012	23	57% pre-leased; average absorption rate of 6.0 units/mo.
Rosslare Idaho Falls, ID	2009	48	8.0 unit/mo. average absorption rate
Devon Apartments Twin Falls, ID	2006	48	12.0 unit/mo. average absorption rate
Sagewood Caldwell, ID	2005	48	9.6 unit/mo. average absorption rate
Sisters Villa Eagle, ID	2004	69	LIHTC/HUD 202; 9.6 unit/mo. average absorption rate
Tramore Meridian, ID	2003	72	35% pre-leased; absorption rate of 10 units/mo.
Vineyards at Eagle Prominade Eagle, ID	2016	30	Cont. Compl in April 2016. Full occupancy achieved in two months. Average absorption rate of 15.0 units/mo.
Maryland Village II Nampa, ID	2000	80	Opened during winter; 8.0 unit/mo. average absorption rate
Port Stewart Caldwell, ID	2000	30	Open during winter; 6.0 unit/mo. average absorption rate
Valencia Apartments Fruitland, Oregon	2015	48	21% pre-leased; absorption rate of 6 units/mo.
Carlow Apartments Rexburg, ID	2016	48	Pre-leasing began approx. 2 months prior to completion. Full occupancy achieved 6 months after completion; absorption rate of 6 units/mo.
Glen Eagle Twin Falls, ID	1999	30	9.0 unit/mo. average absorption rate

Conventional Demand

Demand is analyzed based on vacancy and rent levels.

Vacancy - Our research of vacancy in the subject market was conducted in May 2020 included ten conventional projects supplemented with data from three local property management companies. The total supply sampling of 3,602 units represents ±40% of the estimated total supply of multi-family housing units in the PMA. Although some crossover exists between some of the individual surveyed projects and the supplemented management company data, the data is sufficient to conclude overall market vacancy with a high degree of confidence. The survey results are summarized in the following table:

Conventional Multi-Family Vacancy Survey; March 2023					
Project Name/ID	**Type**	**Year Built**	**# Units**	**# Vacant**	**Vacancy %**
The Residences at First Street	Idaho Falls, ID	2017-2018	288	1	0.3%
The Falls Apartments	Idaho Falls, ID	2016-2020	324	4	1.2%
Big Sky Patio Apartment Homes	Idaho Falls, ID	2017-2018	85	0	0.0%
Teton Oasis	Idaho Falls	2022 (initial lease-up phase)	72	10	13.9%
Valencia Park Patio Apartment Homes	Idaho Falls, ID	2017	77	0	0.0%
Midwest Patio Home Apartments	Idaho Falls, ID	2019	72	1	1.4%
Eagles Landing I & II	Ammon, ID	2000-2008	168	4	2.4%
The Meadows at Parkwood	Idaho Falls, ID	2007-2008	120	1	0.8%
Parkwood Pointe	Idaho Falls	1993	120	7	5.8%
Meadowood	Idaho Falls, ID	2001; 2011	157	13	8.3%
Liberty Square	Ammon, ID	2006 & 2018	84	3	3.6%
Portfolio Managed by Home River Group	Idaho Falls/Ammon, ID	Varies	771	32	4.2%
Porfolio Managed by Rooftop Rentals	Idaho Falls/Ammon/ Blackfoot/Rexburg, ID	Varies	450	18	4.0%
Portfolio Managed by Jakob Grant	Idaho Falls/Ammon, ID	Varies	814	20	2.5%
Total/Average			**3,602**	**114**	**3.2%**
Total/Average (Excluding Teton Oasis; New Project in Initial Lease-Up Phase)			**3,530**	**104**	**2.9%**

Excluding a new project in initial lease-up phase (Teton Oasis), the survey results indicate an average vacancy rate of 2.9% (104 vacant units out of 3,530 units) for conventional units. The survey indicates that the conventional market is moderately undersupplied, which is a result of population and employment gains that have thus far outpaced new additions to supply. Over the past ±1 year, vacancy has trended moderately upward due to the recent additions to supply. Regardless, it is near a historic low.

Based on the anticipated level of new construction near-term, partially offset by continued gains in population and employment, vacancy is anticipated to remain relatively stable or trend moderately upward for the next ±1-2 years. A moderate softening in the conventional multi-family market may occur as the aforementioned proposed/under construction projects are completed over the next 1-2 years. We conclude at a very high level of confidence that occupancy well above the 93% threshold will be sustained at the subject property.

Rent Levels – Mountain States has periodically surveyed the Idaho Falls market for the past 20 years. Rental rates have exhibited an increasing trend since 2016, and have far surpassed pre-recession levels and represent a historically high. Additionally, concessions are rare. Due to the significant recent increase in supply, there is evidence of some projects lowering asking rents, but this primarily pertains to older, inferior projects. Near-term, rents are anticipated to remain stable or continue to moderately increase.

Absorption – Absorption rates experienced at new projects develop in the PMA also provide an indication of demand. The following are examples of conventional complexes. Low-income projects will be referenced later.

Absorption rates experienced at new conventional projects develop in the primary market area also provide an indication of strong demand.

1) Teton Oasis, with 72 units, is in the final stage of initial lease-up. It was completed in phases between August 2022 and late November 2022. As of the effective date of this study, it was 86% occupied with ten remaining vacant units. The average absorption rate between August 2022 and February 2023 (approx. 6 months) was **±9 units/month**.

2) The Residences at First Street is a 288-unit full-amenity complex that was constructed in phases between 2017 and 2018, with the developer targeting a completion rate of one building/month, on average. The first building was completed in November 2017, and full build-out was reached in late 2018. The last buildings to be completed reached stabilization in March 2019. Based on an approximate total absorption period of 17 months and 288 units, an average absorption rate of **±17 units/month** is inferred.

3) Phase 1 of The Falls Apartments, a 228-unit full-amenity complex that was built in phases, reached full build-out in March 2017. Pre-leasing began in March 2016. Approx. one year later in March 2017, it was 81% occupied, which indicates an average absorption rate of **±15 units/month** over a ±12-month period.

Workforce Housing Program Maximum Rents

The following table summarizes the program maximum rents at the proposed income limits. The rents were obtained from the Novogradac rent & income limit calculator accessible from the IHFA website. It is based on a placed in-service date on or after 4/18/22. Deducting the utility allowance reported by the developer ($95) yields the following net program maximum rent.

Program Maximum Rent Schedule 80% Income & Rent Limit				
Unit Type	# Units	Gross Rent	Utility Allowance	**Net Max Rent**
2BR/2BA	11	$1,454	-$95	**$1,359**

Conventional Market Rate Rent Estimate

Introduction - The local market Idaho Falls and adjacent bedroom community of Ammon was surveyed for apartment complexes of reasonably similar physical characteristics. Four comparables were selected for comparative analysis. They are within a 4-mile radius of the subject, including three within a 2-mile radius. The data set includes four of the most recent apartment projects that have been developed in the Idaho Falls market. All were built between 2016 and 2022, and range in size from 72 to 324 units. Comparable data sheets are provided on the following pages, followed by a location map:

Rent Comparable 1

Identification

Name	Teton Oasis
Address	1590 Bower Ln.
City, State, Zip	Idaho Falls, ID 83404
Distance From Subject	1 mi. SW



Physical Characteristics

Type	Walk-up
# Stories	3
# Units	72
Unit Type	Stacked flats
Year Built	2022 (1st occupancy July)
Quality/Condition	Good
Site size (acres)	3.58

Features/Amenities

Concessions	None	**Cooling**	Central
Utilities Included	Water, sewer, trash	**Washer/Dryer**	Yes
Balcony/Patio	Yes	**Clubhouse**	No
Parking	Open	**Fitness Center**	No
Appliances	All standard	**Pool/spa**	No
Storage Closet	Yes	**Laundry room**	No
Heating	Forced-air	**Landscaping**	Some

Unit Mix/Rents

Unit Type	#	Size (SF)	Rent
1BR/1BA	Unk	725-735	$1,099-$1,125
2BR/1BA	Unk	950	$1,375
2BR/2BA	Unk	1,025	$1,475

Confirmation

Manager; 208.516.3526; confirmed by Kevin Ritter, Mar-23.

Comments

Located near subject property. Completed in phases between August 2022 and late November 2022. As of the effective date of this study, it was 86% occupied with ten remaining vacant units. The average absorption rate between August 2022 and February 2023 (approx. 6 months) was 9 units/month.

Rent Comparable 2



Identification

Name	Big Sky Patio Homes
Address	170 N. Holmes Ave.
City, State, Zip	Idaho Falls, ID 83401
Distance From Subject	2 mi. NW

Physical Characteristics

Type	Duplexes
# Stories	1
# Units	85
Unit Type	Flat w/ attached garage
Year Built	2018
Quality/Condition	Good
Site size (acres)	Unk

Features/Amenities

Concessions	None	**Cooling**	Central
Utilities Included	None	**Washer/Dryer**	Yes
Balcony/Patio	Yes	**Clubhouse**	No
Parking	Attached 1-car garage	**Fitness Center**	No
Appliances	All standard	**Pool/spa**	No
Storage Closet	Yes	**Laundry room**	No
Heating	Forced-air	**Landscaping**	Yes

Unit Mix/Rents

Unit Type	#	Size (SF)	Rent
2BR/1BA	85	895	$1,200-$1,250

Confirmation

Manager; 208.523.0039; confirmed by Kevin Ritter, Mar-23.

Comments

100% occupied. Each unit includes attached 1-car garage.

Rent Comparable 3



Identification

Name	Residences at 1st Street
Address	246 N. Curlew Dr.
City, State, Zip	Idaho Falls, ID 83401
Distance From Subject	1.8 mi. NE

Physical Characteristics

Type	Walk-up
# Stories	3-Jan
# Units	288
Unit Type	Stacked flats
Year Built	2017-2018
Quality/Condition	Good
Site size (acres)	Unk

Features/Amenities

Concessions	None	**Cooling**	Central
Utilities Included	None	**Washer/Dryer**	Yes
Balcony/Patio	Yes	**Clubhouse**	Yes
Parking	Carport, open	**Fitness Center**	Yes
Appliances	All standard	**Pool/spa**	Yes
Storage Closet	Yes	**Laundry room**	No
Heating	Forced-air	**Landscaping**	Yes

Unit Mix/Rents

Unit Type	#	Size (SF)	Rent
1BR/1BA	Unk	740	$1,295-$1,315
2BR/1BA	Unk	920	$1,425-$1,445
2BR/2BA	Unk	1,150	$1,675-$1,695
3BR/2BA	Unk	1,150	$1,775-$1,795

Confirmation

Manager; 208.529.5555; confirmed by Kevin Ritter, Mar-23.

Comments

Located 2 miles northeast in adjacent bedroom community of Ammon. 99.7% occupied (1 furnished vacant unit).

Rent Comparable 4

Identification

Name	The Falls
Address	1415 Whitewater Dr.
City, State, Zip	Idaho Falls, ID 83402
Distance From Subject	4 mi. SW



Physical Characteristics

Type	Walk-up
# Stories	3
# Units	324
Unit Type	Stacked flats
Year Built	2016-2020
Quality/Condition	Good
Site size (acres)	9.46

Features/Amenities

Concessions	None	**Cooling**	Central
Utilities Included	Water, sewer, trash, Internet	**Washer/Dryer**	Yes
Balcony/Patio	Yes	**Clubhouse**	Yes
Parking	Carport, open	**Fitness Center**	Yes
Appliances	All standard	**Pool/spa**	No
Storage Closet	Yes	**Laundry room**	No
Heating	Forced-air	**Landscaping**	Yes

Unit Mix/Rents

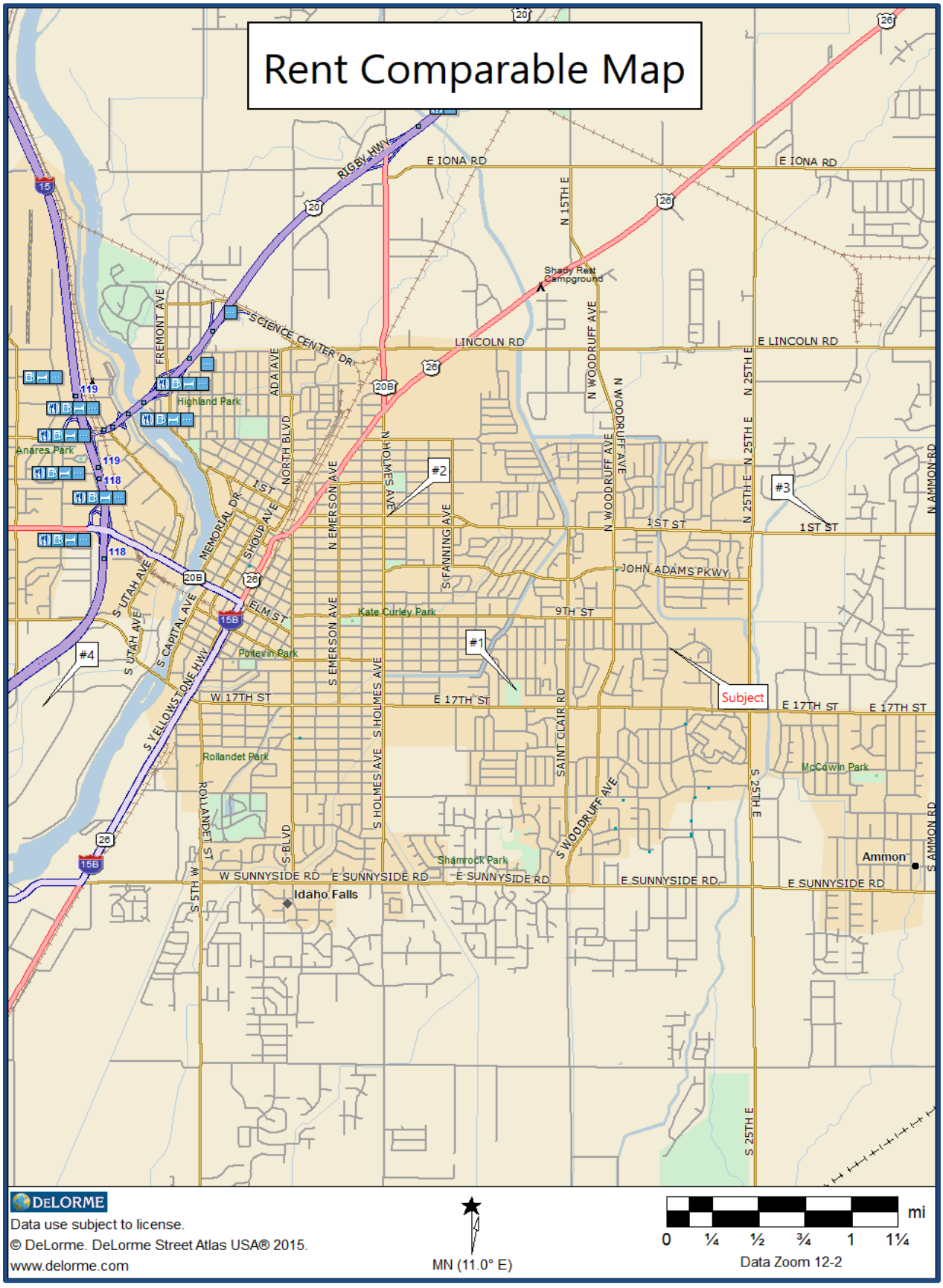
Unit Type	#	Size (SF)	Rent
1BR/1BA	Unk	792-843	$1,355-$1,425
2BR/2BA	Unk	976-1,115	$1,540-$1,735
3BR/2BA	Unk	1,219	$1,850-$1,870

Confirmation

Manager; 208.529.0010; confirmed by Kevin Ritter, Mar-23.

Comments

Located in prestigious Snake River Landing master-planned development in west Idaho Falls. 2nd phase (96 units) completed in 2020. 99% occupied (4 vacant units incl. 2 furnished units).


Rent Comparable Map
#1
#2
#3
#4
Subject
E IONA RD
LINCOLN RD
E LINCOLN RD
1ST ST
JOHN ADAMS PKWY
9TH ST
E 17TH ST
W 17TH ST
ELM ST
W SUNNYSIDE RD
E SUNNYSIDE RD
Idaho Falls
Ammon
Highland Park
Anares Park
Kate Curley Park
Potevin Park
Rollandet Park
Shamrock Park
McCowin Park
Shady Rest Campground
RIGBY HWY
SCIENCE CENTER DR
FREMONT AVE
ADA AVE
NORTH BLVD
MEMORIAL DR
SHOUP AVE
S UTAH AVE
S CAPITAL AVE
S YELLOWSTONE HWY
N EMERSON AVE
S EMERSON AVE
N HOLMES AVE
S HOLMES AVE
S FANNING AVE
N WOODRUFF AVE
S WOODRUFF AVE
SAINT CLAIR RD
N 15TH E
N 25TH E
S 25TH E
N AMMON RD
S AMMON RD
S BLVD
S 5TH W
ROLLANDET ST
DeLORME
Data use subject to license.
© DeLorme. DeLorme Street Atlas USA® 2015.
www.delorme.com
MN (11.0° E)
0 ¼ ½ ¾ 1 1¼ mi
Data Zoom 12-2

Quantitative Adjustments - Quantitative adjustments are applied for differences in location and physical characteristics/amenities. The adjustments are based on paired property analysis, owner/management responses and the appraisers' experience in the regional apartment market. *Note that in some cases it was necessary to utilize data from the nearest major metropolitan area (Boise City-Nampa MSA) for paired analysis due to a lack of available data in the local market.* This is reasonable as Boise is similar to Idaho Falls in differential characteristics.

Neighborhood Location – This category accounts for property value differences associated with different location qualities and desirability, and also considers such factors as exposure, access and linkage. The subject is in east Idaho Falls. Comparables 1-3 are within a 2-mile radius. Based on property appeal levels and proximity to a major retail corridor and schools, no adjustments warranted for locational differences. Comparable 4 is four miles east in Snake River Landing, a prestigious, high-profile master-planned development; a -$25 adjustment is applied.

Type of Project/Design – The subject units will feature a 1-story triplex or duplex design with direct access from the ground floor, which is rated superior to the 2- or 3-story walk-up design of the comparables. The appraiser estimated premium is +$50.

Quality/Effective Age/Condition – Based on our analysis of the building plans and experience with other projects developed by the subject developer, it is anticipated that the subject will be constructed to good quality standards, with upgraded interior finishes, which is typical for new(er) apartment complexes in the local and regional markets. The comparables were selected due in part to similar age and are reasonably similar in quality. Comparables 1-3 were built between 2018-2022. Comparables 4 was built in phases between 2016 and 2020, and we have incorporated rents for the newest phase. Overall, no adjustments are warranted for effective age/condition.

Unit Size – Unit size appears to have an impact on rent. Our paired property analysis, presented in the following table, indicates rent differences ranging from 18% to 43% of rent/SF, with an average and median of 34% and 37%, respectively. Larger units/older projects typically trend to the lower end of the adjustment range, and vice versa. Given the physical characteristics of the subject and rent levels in the subject market (versus Boise), an adjustment rate toward the lower mid-range of the paired analysis, or 35% of rent/SF is most appropriate. On average, the adjustment equates to approximately $\pm$$25 for each 50 SF difference.

Unit Size Paired Analysis										
Project Name	Location	Year Built	Unit Type	Size (SF	Rent	Rent/SF	Size Difference	Rent Difference	Marginal Rent/SF	% of Base Rent/SF
High Point on Overland	1495 S. Tech Ln., Meridian, ID	2016	2BR/2BA	986	$1,775	$1.80	59	$46	$0.78	43%
			2BR/2BA	1,045	$1,821	$1.74				
Cortland at Ten Mile	3800 W. Perugia St., Meridian, ID	2016-2017	2BR/2BA	968	$1,688	$1.74	91	$45	$0.49	28%
			2BR/2BA	1059	$1,733	$1.64				
The Retreat at Union Square	1461 S. Goldking Way, Boise, ID	2013-2014	1BR/1BA	624	$1,425	$2.28	183	$100	$0.55	24%
			1BR/1BA	807	$1,525	$1.89				
Liberty Lake	1105 N. Liberty St., Boise, ID	2001	1BR/1BA	665	$1,315	$1.98	135	$115	$0.85	43%
			1BR/1BA	800	$1,430	$1.79				
Liberty Lake	1105 N. Liberty St., Boise, ID	2001	1BR/1BA	550	$1,265	$2.30	250	$165	$0.66	29%
			1BR/1BA	800	$1,430	$1.79				
Huntington	173 Mallard Dr., Boise, ID	1991	1BR/1BA	959	$1,950	$2.03	64	$50	$0.78	38%
			1BR/1BA	1,023	$2,000	$1.96				
Huntington	173 Mallard Dr., Boise, ID	1991	1BR/1BA	622	$1,550	$2.49	100	$100	$1.00	40%
			1BR/1BA	722	$1,650	$2.29				
Regency at River Valley	3400 E. River Valley St.	2013-2019	1BR/1BA	700	$1,483	$2.12	67	$50	$0.75	35%
			1BR/1BA	767	$1,533	$2.00				
Regency at River Valley	3400 E. River Valley St.	2013-2019	2BR/2BA	892	$1,633	$1.83	86	$29	$0.34	18%
			2BR/2BA	978	$1,662	$1.70				
The Farmstead	10201 Cherry Ln., Nampa, ID	2020	1BR/1BA	752	$1,260	$1.68	109	$75	$0.69	41%
			1BR/1BA	861	$1,335	$1.55				
Minimum										**18%**
Maximum										**43%**
Average										**34%**
Median										**37%**

Bathroom Count – The bathroom count adjustment is based on a rate of $50 per full bathroom difference. Support is based on regional paired data is summarized in the following table:

Bathroom Count Paired Analysis							
Project Name	Location	Unit Type	SF	Avg. Rent	Size Diff. (SF)	Size Adj.	Premium
The Farmstead	10201 Cherry Ln., Nampa, ID	2BR/1BA	882	$1,425			
		2BR/2BA	1,034	$1,505	152	-$49	$31
Heron Village	51 E. Blue Heron Ln., Meridian, ID	2BR/1BA	950	$1,600			
		2BR/2BA	989	$1,650	39	$6	$56
The Retreat at Silver Cloud	8278 W. Limelight, Boise, ID	2BR/1BA	907	$1,625			
		2BR/2BA	1,087	$1,725	180	-$70	$30
The Village at Columbia	2500 E. Red Cedar Ln., Boise, ID	2BR/1BA	951	$1,696			
		2BR/2BA	1,007	$1,730	56	$57	$91
Aspen Creek	6152-6242 Birch Ln., Nampa, ID	2BR/1BA	989	$1,445			
		2BR/2BA	1,003	$1,495	14	$16	$66
River Quarrty	1618 S. Loggers Pond Pl., Boise, ID	2BR/1BA	875	$1,750			
		2BR/2BA	1,040	$1,875	165	-$69	$56
Mean							$60
Median							$56
Minimum							$30
Maximum							$91

Base Utilities – The analysis is based on the assumption that the subject units will be separately metered for electricity, with water, sewer and trash charges included in the monthly rent, similar to Comparables 1,3 and 4. Comparable 2 require tenants to reimburse for their pro-rata usage of water, sewer and trash. The Idaho Falls Utilities Department reported a total flat rate, regardless of unit type, of $71.75 for water, sewer and trash. The rate was increased from $59.50 in October 2022. An adjustments of +$72 are applied to Comparable 2.

Internet – The subject units will not include Internet in the base rent, which is consistent with Comparables 1 and 2. Comparables 2 and 3 include Internet in the base rent. Downward adjustments based on an individual tenant's cost to acquire the service(s) is warranted (as opposed to a negotiated bulk rate for an entire complex, which is typically lower). Based on actual rates charged at other complexes throughout the region, the adjustment rate is estimated at -$50 (Internet).

Parking – The subject units will include an attached or detached 1-car garage, similar to Comparable 2. Comparable 1 only includes open parking in the base rent. Comparables 3 and 4 include covered parking. Comparable 4 provides detached 1-car garages for $125. A premium for a garage of $100 is estimated. With an estimated carport premium of $25, the net adjustment to Comparables 3 and 4 is +$75. For additional support, carport and garage rental rates in regional apartment complexes was considered.

Parking Comparables

Project	Location	Carport	Garage
Prelude at Paramount	4909 N. Elsinore Ave., Meridian, ID	$25-$50	$95
Whitewater Park	365 N. Whitewater Park Blvd., Boise, ID	$25	$85
Gramercy Villas	2543-2549 E. Blue Tick St., Meridian, ID	$15	--
The Fields at Gramercy	2020 S. Luxury Ln., Meridian, ID	$30	$80
Heron Village	51 E. Blue Heron Ln., Meridian, ID	--	$60
River Walk	1689 W. Shoreline Dr., Boise, ID	$20	--
The Pines	7501 W. Florence Ln., Boise, ID	--	$65
Arbor Crossing	5122 W. Stoker Ln., Boise, ID	$25	$60
Benchmark	7225 W. Colonial St., Boise, ID	--	$50
Silver Bay	5445 Pierce Park Ln., Boise, ID	$15	--
Selway	2552 W. Selway Rapids Ln., Meridian, ID	$10	$85
Gekeler Farms	3210 S. Gekeler Ln., Boise, ID	--	$75
The Village at Columbia	2500 E. Red Cedar Ln., Boise, ID	--	$50
High Point on Overland	1495 S. Tech Ln., Meridian, ID	$25	$100
The Franklin at Ten Mile	3800 W. Perugia St., Meridian, ID	$25	$100
The Lofts at Ten Mile	2940 W. Cobalt Dr., Meridian, ID	$25	$125
Red Tail	121 E. Victory Rd., Meridian, ID	--	$95
Regency at River Valley	3400 River Valley, Meridian, ID	$25	$100-$125
River Pointe	6200 River Pointe Dr., Boise, ID	--	$100
The Lakes at Eagle	985 N. Maple Grove Rd., Boise, ID	$15	$100
Kensington at North Pointe	1436 N. Cormorant Pl., Boise, ID	$25	$100-$125
The Retreat at Union Square	1461 S. Goldking Way, Boise, ID	$25	$120
Min		$10	$50
Max		$30	$125

Heating/Cooling Systems – No adjustments warranted.

Common Amenities – Per the developer, the tenants will have full access to the common amenities available at the adjacent Rosslare senior apartment complex. It include a community room, fitness room, crafts room, library, laundry room and patio area. Comparables 1 and 2 have limited, inferior amenities; adjustments of +$50 are applied. Comparables 3 and 4 re larger, full-amenity complexes with a clubhouse, pool, spa, fitness center, playground and large open landscaped areas. Adjustments of -$25 are applied. The estimated premiums are based on the appraisers' significant experience in the regional market and interviews of regional market participants.

Presentation - Following the rent comparable summation tables/adjustment grids, location map and photographs is our analysis and conclusions of market rent for each unit type.

RENT COMPARABLE SUMMATION TABLE
989 SF 2BR/2BA

	Subject	Comp #1		Comp #2		Comp #3		Comp #4	
	Data	Data	Adjust	Data	Adjust	Data	Adjust	Data	Adjust
LOCATION									
Project Name	**Rosslare Workforce Housing Units**	**Teton Oasis**		**Big Sky Patio Homes**		**The Residences at 1st Street**		**The Falls Apartments**	
Address	**TBD Hoopes Ave.**	1590 Bower Dr.		170 N. Holmes Ave.		246 N. Curlew Dr.		1415 Whitewater Dr.	
Town/City	**Idaho Falls, ID 83404**	Idaho Falls, ID 83404		Idaho Falls, ID 83401		Idaho Falls, ID 83401		Idaho Falls, ID 83402	
General Location	**Average; east Idaho Falls**	Average; west Idaho Falls		Average; north Idaho Falls		Average; east Idaho Falls		Good; west Idaho Falls/Snake River Landing	($25)
PHYSICAL CHARACTERISTICS									
Type of Project	**Triplex, duplex**	Exterior walk-up	$50	Exterior walk-up	$50	Exterior walk-up	$50	Exterior walk-up	$50
# of Stories	**1**	3		3		3		3	
Tot. Units in Project	**8**	72		85		288		324	
Data Source	**Plans, similar project developed by subject developer**	Manager: 208.516.3526		Manager: 208.523.0039		Manager: 208.529.5555		Manager: 208.529.0010	
Confirmation	**Kevin Ritter**	Kevin Ritter		Kevin Ritter		Kevin Ritter		Kevin Ritter	
Year Built	**Proposed**	2022		2018		2017-2018		Phase 1 (2016); Phase 2 (2020)	
Effective Age/Quality/Condition	**Good (new upon completion)**	Good (new)		Good		Good		Good (Phase 2)	
Apartment Size (SF)	**989**	1,025	($20)	895	$45	1,150	($80)	976	
Number of Bedrooms	**2**	2		2		2		2	
Number of Baths	**2**	2		1	$50	2		2	
Number of Floors	**1**	1		1		1		1	
FEATURES/AMENITIES									
Concessions	**None**	None		None		None		None	
Base Utilities Included In Rent	**Water, sewer, trash**	Water, sewer, trash		None	$72	Water, sewer, trash		Water, sewer, trash	
Cable TV/Internet Included	**No**	No		No		Internet	($50)	Internet	($50)
Balcony/Patio	**Yes**	Yes		Yes		Yes		Yes	
Parking	**1-car attached garage**	Open	$100	1-car attached garage		Carport	$75	Carport	$75
Kitchen Appliances	**All standard**	All standard		All standard		All standard		All standard	
Heating/Cooling	**Forced-air heat/central a/c**	Forced-air heat/central a/c		Forced-air heat/central a/c		Forced-air heat/central a/c		Forced-air heat/central a/c	
In-Unit Washer/Dryer	**Yes**	Yes		Yes		Yes		Yes	
Fireplace	**No**	No		No		No		No	
Storage Closet	**Yes**	Yes		Yes		Yes		Yes	
View	**None**	None		None		None		None	
Project Amenities	**Lounge, fitness room, crafts room, library, laundry room, landscaped areas, patio area (located in adjacent Rosslare apartment complex)**	Some landscaped areas, covered pavillion, playground, dog park	$25	Landscaped areas	$25	Clubhouse, fitness center, heated pool, spa, playground, landscaped areas	($25)	Clubhouse, fitness center, game room, pool, spa, playground, landscaped areas	($25)
Rent Range	--	$1,475		$1,200-$1,250		$1,675-$1,695		$1,540-$1,560	
Standard Rent @ Turnover	--	$1,475		$1,225		$1,675		$1,560	
Rent/SF	--	$1.44		$1.37		$1.46		$1.60	
Net Adjustment	--		$155		$242		($30)		$25
Adjusted Market Rent		**$1,630**		**$1,467**		**$1,645**		**$1,585**	

© 2023 MOUNTAIN STATES APPRAISAL, LLC

Market Rent Conclusion – Prior to applying quantitative adjustments, the comparables indicated a range from $1,095 to $1,395. The following table summarizes the adjusted rents of the four comparables:

Adjusted Rent Comparable Summary				
Unit Type	Minimum	Maximum	Average	Median
2BR/2BA	$1,467	$1,645	$1,582	$1,608

After applying quantitative adjustments, the comparables exhibit a relatively narrow range except for Comparable 2. **Comparable 2 ($1,467)** forms the low-end. It is a new project still in initial lease-up phase, and rents have been held flat since opening in July 2022. **Comparables 1, 3 and 4** exhibit a narrower range from $1,585 to $1.645, with a median of $1,630.

Based on the subject's location and physical characteristics including good quality, design and amenities (e.g., garage, common use amenities), a market rent at the upper mid-range of the adjusted comparable range or **$1,625** is concluded.

Commentary on Impact of COVID-19 and Concessions - Based on our experience in the local and regional apartment market, supplemented with extensive market participant interviews, there is no evidence that the local apartment market has been adversely impacted since COVID-19 was declared a pandemic in March 2020. Our observations pertaining to the impact in the local market over the past ±2.5 years are summarized below:

- Regarding transactions, most stated deals that were pending to close between March 2020 to May 2020 were delayed but did close without price changes. In the 2nd half of 2020, prices for apartment transactions remained strong with buyers accepting moderately stronger lender requirements. Investor interest in the region appears to remain strong, and there are few properties available for sale.

- There has been no adverse impact on vacancy in the subject market. The exception is that new lease signings initially slowed due to the "stay-at-home" order in March and April 2020, but absorption rates than quickly returned to pre-pandemic levels. Vacancy remains very low.

- Rents briefly flattened in the 2nd Quarter or 2020 but have since exhibited an increasing trend.

- There was no evidence in price declines. Investor interest in the regional apartment market did not slow and is apparently increasing, and there are few properties available for sale.

Conventional Market Rents vs. Program Maximum Rents

To demonstrate the advantages of the workforce housing program and marketability of the subject units, the concluded conventional market rent is compared to the program maximum rent:

Rent Gap Summary 80% Income & Rent Limit					
		Program	Conventional	Rent Gap	
Unit Type	# Units	Maximum Rent	Market Rent	$	%
2BR/2BA	11	$1,359	$1,625	**$266**	**16%**

The program maximum rent is $266 (16%) below the estimated conventional market rent. Based on the subject's physical characteristics and the current low vacancy and moderate undersupply of multi-family housing units, market acceptance at the program maximum rent level is anticipated to be good.

General Assumptions and Limiting Conditions

This appraisal is subject to the following general assumptions and limiting conditions:

1. The legal description – if furnished to us – is assumed to be correct.
2. No responsibility is assumed for legal matters, questions of survey or title, soil or subsoil conditions, engineering, availability or capacity of utilities, or other similar technical matters. The appraisal does not constitute a survey of the property appraised. All existing liens and encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management unless otherwise noted.
3. Unless otherwise noted, the appraisal will value the property as though free of contamination. Mountain States Appraisal, LLC will conduct no hazardous materials or contamination inspection of any kind. It is recommended that the client hire an expert if the presence of hazardous materials or contamination poses any concern.
4. Unless otherwise noted, it is assumed there are no encroachments, zoning violations or restrictions existing in the subject property.
5. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, unless previous arrangements have been made.
6. Unless expressly specified in the engagement letter, the fee for this appraisal does not include the attendance or giving of testimony by Appraiser at any court, regulatory or other proceedings, or any conferences or other work in preparation for such proceeding. If any partner or employee of Mountain States Appraisal, LLC is asked or required to appear and/or testify at any deposition, trial, or other proceeding about the preparation, conclusions or any other aspect of this assignment, client shall compensate Appraiser for the time spent by the partner or employee in appearing and/or testifying and in preparing to testify according to the Appraiser's then current hourly rate plus reimbursement of expenses.
7. The values for land and/or improvements, as contained in this report, are constituent parts of the total value reported and neither is (or are) to be used in making a summation appraisal of a combination of values created by another appraiser. Either is invalidated if so used.
8. The dates of value to which the opinions expressed in this report apply are set forth in this report. We assume no responsibility for economic or physical factors occurring at some point at a later date, which may affect the opinions stated herein. The forecasts, projections, or operating estimates contained herein are based on current market conditions and anticipated short-term supply and demand factors and are subject to change with future conditions. Appraiser is not responsible for determining whether the date of value requested by Client is appropriate for Client's intended use.
9. The sketches, maps, plats and exhibits in this report are included to assist the reader in visualizing the property. The appraiser has made no survey of the property and assumed no responsibility in connection with such matters.
10. The information, estimates and opinions, which were obtained from sources outside of this office, are considered reliable. However, no liability for them can be assumed by the appraiser.
11. Possession of this report, or a copy thereof, does not carry with it the right of publication. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to property value, the identity of the appraisers, professional designations, reference to any professional appraisal organization or the firm with which the appraisers are connected), shall be disseminated to the public through advertising, public relations, news, sales, or other media without prior written consent and approval.

12. No claim is intended to be expressed for matters of expertise that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers. We claim no expertise in areas such as, but not limited to, legal, survey, structural, environmental, pest control, mechanical, etc.
13. This appraisal was prepared for the sole and exclusive use of the client for the function outlined herein. Any party who is not the client or intended user identified in the appraisal or engagement letter is not entitled to rely upon the contents of the appraisal without express written consent of Mountain States Appraisal, LLC and Client. The Client shall not include partners, affiliates, or relatives of the party addressed herein. The appraiser assumes no obligation, liability or accountability to any third party.
14. Distribution of this report is at the sole discretion of the client, but third-parties not listed as an intended user on the face of the appraisal or the engagement letter may not rely upon the contents of the appraisal. In no event shall client give a third-party a partial copy of the appraisal report. We will make no distribution of the report without the specific direction of the client.
15. This appraisal shall be used only for the function outlined herein, unless expressly authorized by Mountain States Appraisal, LLC.
16. This appraisal shall be considered in its entirety. No part thereof shall be used separately or out of context.
17. Unless otherwise noted in the body of this report, this appraisal assumes that the subject property does not fall within the areas where mandatory flood insurance is effective. Unless otherwise noted, we have not completed nor have we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the subject property. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
18. The flood maps are not site specific. We are not qualified to confirm the location of the subject property in relation to flood hazard areas based on the FEMA Flood Insurance Rate Maps or other surveying techniques. It is recommended that the client obtain a confirmation of the subject property's flood zone classification from a licensed surveyor.
19. If the appraisal is for mortgage loan purposes 1) we assume satisfactory completion of improvements if construction is not complete, 2) no consideration has been given for rent loss during rent-up unless noted in the body of this report, and 3) occupancy at levels consistent with our "Income and Expense Projection" are anticipated.
20. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures which would render it more or less valuable. No responsibility is assumed for such conditions or for engineering which may be required to discover them.
21. Our inspection included an observation of the land and improvements thereon only. It was not possible to observe conditions beneath the soil or hidden structural components within the improvements. We inspected the buildings involved, and reported damage (if any) by termites, dry rot, wet rot, or other infestations as a matter of information, and no guarantee of the amount or degree of damage (if any) is implied. Condition of heating, cooling, ventilation, electrical and plumbing equipment is considered to be commensurate with the condition of the balance of the improvements unless otherwise stated. Should the client have concerns in these areas, it is the client's responsibility to order the appropriate inspections. The appraiser does not have the skill or expertise to make such inspections and assumes no responsibility for these items.

22. This appraisal does not guarantee compliance with building code and life safety code requirements of the local jurisdiction. It is assumed that all required licenses, consents, certificates of occupancy or other legislative or administrative authority from any local, state or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value conclusion contained in this report is based unless specifically stated to the contrary.

23. When possible, we have relied upon building measurements provided by the client, owner, or associated agents of these parties. In the absence of a detailed rent roll, reliable public records, or "as-built" plans provided to us, we have relied upon our own measurements of the subject improvements. We follow typical appraisal industry methods; however, we recognize that some factors may limit our ability to obtain accurate measurements including, but not limited to, property access on the day of inspection, basements, fenced/gated areas, grade elevations, greenery/shrubbery, uneven surfaces, multiple story structures, obtuse or acute wall angles, immobile obstructions, etc. Professional building area measurements of the quality, level of detail, or accuracy of professional measurement services are beyond the scope of this appraisal assignment.

24. We have attempted to reconcile sources of data discovered or provided during the appraisal process, including assessment department data. Ultimately, the measurements that are deemed by us to be the most accurate and/or reliable are used within this report. While the measurements and any accompanying sketches are considered to be reasonably accurate and reliable, we cannot guarantee their accuracy. Should the client desire more precise measurement, they are urged to retain the measurement services of a qualified professional (space planner, architect or building engineer) as an alternative source. If this alternative measurement source reflects or reveals substantial differences with the measurements used within the report, upon request of the client, the appraiser will submit a revised report for an additional fee.

25. In the absence of being provided with a detailed land survey, we have used assessment department data to ascertain the physical dimensions and acreage of the property. Should a survey prove this information to be inaccurate, upon request of the client, the appraiser will submit a revised report for an additional fee.

26. If only preliminary plans and specifications were available for use in the preparation of this appraisal, and a review of the final plans and specifications reveals substantial differences upon request of the client the appraiser will submit a revised report for an additional fee.

27. Unless otherwise stated in this report, the value conclusion is predicated on the assumption that the property is free of contamination, environmental impairment or hazardous materials. Unless otherwise stated, the existence of hazardous material was not observed by the appraiser and the appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required for discovery. The client is urged to retain an expert in this field, if desired.

28. The Americans with Disabilities Act ("ADA") became effective January 26, 1992. We have not made a specific compliance survey of the property to determine if it is in conformity with the various requirements of the ADA. It is possible that a compliance survey of the property, together with an analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in developing an opinion of value.

29. This appraisal applies to the land and building improvements only. The value of trade fixtures, furnishings, and other equipment, or subsurface rights (minerals, gas, and oil) were not considered in this appraisal unless specifically stated to the contrary.

30. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated, unless specifically stated to the contrary.

31. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute prediction of future operating results. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance.

32. Any estimate of insurable value, if included within the scope of work and presented herein, is based upon figures developed consistent with industry practices. However, actual local and regional construction costs may vary significantly from our estimate and individual insurance policies and underwriters have varied specifications, exclusions, and non-insurable items. As such, we strongly recommend that the Client obtain estimates from professionals experienced in establishing insurance coverage. This analysis should not be relied upon to determine insurance coverage and we make no warranties regarding the accuracy of this estimate.

33. The data gathered in the course of this assignment (except data furnished by the Client) shall remain the property of the Appraiser. The appraiser will not violate the confidential nature of the appraiser-client relationship by improperly disclosing any confidential information furnished to the appraiser. Notwithstanding the foregoing, the Appraiser is authorized by the client to disclose all or any portion of the appraisal and related appraisal data to appropriate representatives of the Appraisal Institute if such disclosure is required to enable the appraiser to comply with the Bylaws and Regulations of such Institute now or hereafter in effect.

34. You and Mountain States Appraisal, LLC both agree that any dispute over matters in excess of $5,000 will be submitted for resolution by arbitration. This includes fee disputes and any claim of malpractice. The arbitrator shall be mutually selected. If Mountain States Appraisal, LLC and the client cannot agree on the arbitrator, the presiding head of the Local County Mediation & Arbitration panel shall select the arbitrator. Such arbitration shall be binding and final. In agreeing to arbitration, we both acknowledge that, by agreeing to binding arbitration, each of us is giving up the right to have the dispute decided in a court of law before a judge or jury. In the event that the client, or any other party, makes a claim against Mountain States Appraisal, LLC or any of its employees in connections with or in any way relating to this assignment, the maximum damages recoverable by such claimant shall be the amount actually received by Mountain States Appraisal, LLC for this assignment, and under no circumstances shall any claim for consequential damages be made.

35. Mountain States Appraisal, LLC shall have no obligation, liability, or accountability to any third party. Any party who is not the "client" or intended user identified on the face of the appraisal or in the engagement letter is not entitled to rely upon the contents of the appraisal without the express written consent of Mountain States Appraisal, LLC. "Client" shall not include partners, affiliates, or relatives of the party named in the engagement letter. Client shall hold Mountain States Appraisal, LLC and its employees harmless in the event of any lawsuit brought by any third party, lender, partner, or part-owner in any form of ownership or any other party as a result of this assignment. The client also agrees that in case of lawsuit arising from or in any way involving these appraisal services, client will hold Mountain States Appraisal, LLC harmless from and against any liability, loss, cost, or expense incurred or suffered by Mountain States Appraisal, LLC in such action, regardless of its outcome.

36. Acceptance and/or use of this appraisal report constitutes acceptance of the foregoing general assumptions and limiting conditions.

37. The global outbreak of a "novel coronavirus" (known as COVID-19) was officially declared a pandemic by the World Health Organization (WHO). It is currently unknown what direct, or indirect, effect, if any, this event may have on the national economy, the local economy or the market in which the subject property is located. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of this event, or any event, subsequent to the effective date of the appraisal.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.

3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of the appraisal within the three-year period immediately preceding acceptance of this assignment.

5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. Our analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

9. Kevin Ritter, MAI did not performed an inspection of the property that is the subject of this report. Moe Therrien, MAI, did not perform an inspection in conjunction with this assignment.

10. No one provided significant real property appraisal assistance to the persons signing this certification.

11. The reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.

12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

13. As of the date of this report, I, Kevin Ritter, MAI, have completed the continuing education program for Designated Members of the Appraisal Institute.

14. As of the date of this report, I, Moe Therrien, MAI, have completed the continuing education program for Designated Members of the Appraisal Institute.

Kevin Ritter, MAI
Senior Appraiser
State of Idaho Certificate No. CGA-2582
Certificate Expiration Date: 9/10/23

Moe Therrien, MAI
Senior Appraiser
State of Idaho Certification No. CGA-8
Certification Expiration Date: 12/31/2023

Addenda

Bonneville County Demographic and Income Profile

Bonneville County Market Profile

Bonneville County Dept. of Labor Profile

Qualifications

- Kevin Ritter, MAI – Senior Appraiser
- Moe Therrien, MAI – Senior

Glossary

Bonneville County Demographic and Income Profile

esri

Demographic and Income Comparison Profile

Bonneville County, ID
Bonneville County, ID (16019)
Geography: County

Prepared by Esri

	Bonneville Co...
Census 2010 Summary	
Population	104,229
Households	36,628
Families	26,786
Average Household Size	2.81
Owner Occupied Housing Units	26,335
Renter Occupied Housing Units	10,293
Median Age	31.8
Census 2020 Summary	
Population	123,964
Households	42,684
Average Household Size	2.87
2022 Summary	
Population	129,406
Households	44,510
Families	31,942
Average Household Size	2.87
Owner Occupied Housing Units	30,946
Renter Occupied Housing Units	13,564
Median Age	34.0
Median Household Income	$74,166
Average Household Income	$95,921
2027 Summary	
Population	137,249
Households	47,123
Families	33,798
Average Household Size	2.88
Owner Occupied Housing Units	33,176
Renter Occupied Housing Units	13,947
Median Age	34.3
Median Household Income	$88,979
Average Household Income	$112,429
Trends: 2022-2027 Annual Rate	
Population	1.18%
Households	1.15%
Families	1.14%
Owner Households	1.40%
Median Household Income	3.71%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

©2023 Esri

esri

Demographic and Income Comparison Profile

Bonneville County, ID 7
Bonneville County, ID (16019)
Geography: County

Prepared by Esri

2022 Households by Income	Bonneville Co... Number	Percent
<$15,000	3,032	6.8%
$15,000 - $24,999	3,831	8.6%
$25,000 - $34,999	2,264	5.1%
$35,000 - $49,999	5,698	12.8%
$50,000 - $74,999	7,611	17.1%
$75,000 - $99,999	6,097	13.7%
$100,000 - $149,999	9,661	21.7%
$150,000 - $199,999	3,508	7.9%
$200,000+	2,808	6.3%
Median Household Income	$74,166	
Average Household Income	$95,921	
Per Capita Income	$33,014	

2027 Households by Income	Number	Percent
<$15,000	2,136	4.5%
$15,000 - $24,999	2,985	6.3%
$25,000 - $34,999	1,770	3.8%
$35,000 - $49,999	4,684	9.9%
$50,000 - $74,999	7,714	16.4%
$75,000 - $99,999	6,808	14.4%
$100,000 - $149,999	12,310	26.1%
$150,000 - $199,999	5,300	11.2%
$200,000+	3,416	7.2%
Median Household Income	$88,979	
Average Household Income	$112,429	
Per Capita Income	$38,622	

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

©2023 Esri

esri

Demographic and Income Comparison Profile

Bonneville County, ID 7
Bonneville County, ID (16019)
Geography: County

Prepared by Esri

	Bonneville Co...	
2010 Population by Age	**Number**	**Percent**
Age 0 - 4	9,975	9.6%
Age 5 - 9	9,506	9.1%
Age 10 - 14	8,351	8.0%
Age 15 - 19	7,516	7.2%
Age 20 - 24	6,279	6.0%
Age 25 - 34	15,302	14.7%
Age 35 - 44	11,968	11.5%
Age 45 - 54	13,207	12.7%
Age 55 - 64	10,782	10.3%
Age 65 - 74	6,127	5.9%
Age 75 - 84	3,633	3.5%
Age 85+	1,583	1.5%
2022 Population by Age	**Number**	**Percent**
Age 0 - 4	11,053	8.5%
Age 5 - 9	10,943	8.5%
Age 10 - 14	10,633	8.2%
Age 15 - 19	8,942	6.9%
Age 20 - 24	7,423	5.7%
Age 25 - 34	17,615	13.6%
Age 35 - 44	17,193	13.3%
Age 45 - 54	12,888	10.0%
Age 55 - 64	14,148	10.9%
Age 65 - 74	10,958	8.5%
Age 75 - 84	5,395	4.2%
Age 85+	2,215	1.7%
2027 Population by Age	**Number**	**Percent**
Age 0 - 4	11,736	8.6%
Age 5 - 9	11,574	8.4%
Age 10 - 14	11,134	8.1%
Age 15 - 19	9,608	7.0%
Age 20 - 24	7,957	5.8%
Age 25 - 34	18,031	13.1%
Age 35 - 44	18,383	13.4%
Age 45 - 54	14,197	10.3%
Age 55 - 64	13,125	9.6%
Age 65 - 74	12,252	8.9%
Age 75 - 84	6,848	5.0%
Age 85+	2,404	1.8%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

©2023 Esri

esri

Demographic and Income Comparison Profile

Bonneville County, ID 7
Bonneville County, ID (16019)
Geography: County

Prepared by Esri

2010 Race and Ethnicity	Bonneville Co... Number	Percent
White Alone	94,406	90.6%
Black Alone	585	0.6%
American Indian Alone	790	0.8%
Asian Alone	856	0.8%
Pacific Islander Alone	86	0.1%
Some Other Race Alone	5,334	5.1%
Two or More Races	2,172	2.1%
Hispanic Origin (Any Race)	11,912	11.4%

2020 Race and Ethnicity	Number	Percent
White Alone	103,736	83.7%
Black Alone	626	0.5%
American Indian Alone	1,261	1.0%
Asian Alone	1,423	1.1%
Pacific Islander Alone	154	0.1%
Some Other Race Alone	7,890	6.4%
Two or More Races	8,874	7.2%
Hispanic Origin (Any Race)	17,094	13.8%

2022 Race and Ethnicity	Number	Percent
White Alone	108,029	83.5%
Black Alone	665	0.5%
American Indian Alone	1,332	1.0%
Asian Alone	1,538	1.2%
Pacific Islander Alone	160	0.1%
Some Other Race Alone	8,289	6.4%
Two or More Races	9,393	7.3%
Hispanic Origin (Any Race)	17,821	13.8%

2027 Race and Ethnicity	Number	Percent
White Alone	113,752	82.9%
Black Alone	726	0.5%
American Indian Alone	1,445	1.1%
Asian Alone	1,742	1.3%
Pacific Islander Alone	168	0.1%
Some Other Race Alone	9,086	6.6%
Two or More Races	10,330	7.5%
Hispanic Origin (Any Race)	18,917	13.8%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

©2023 Esri

esri

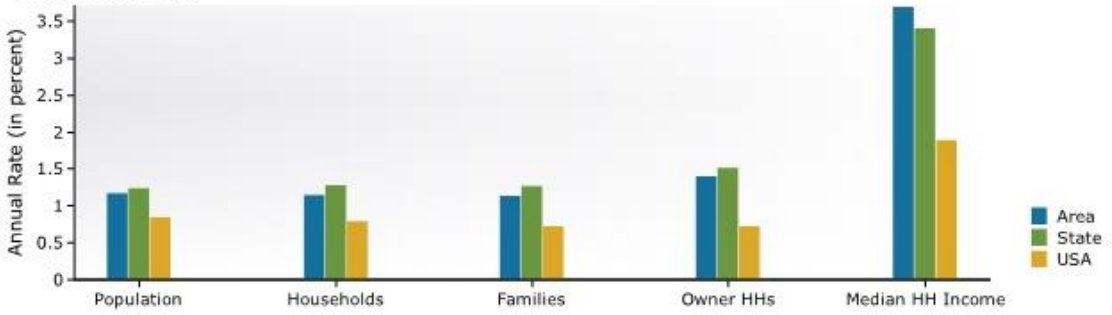
Demographic and Income Comparison Profile

Bonneville County, ID 7
Bonneville County, ID (16019)
Geography: County

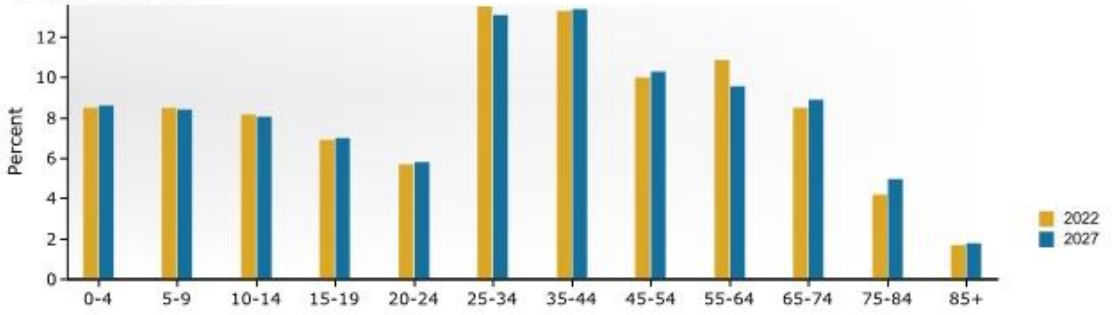
Prepared by Esri

Bonneville Co...

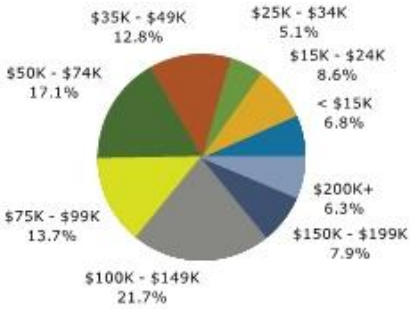
Trends 2022-2027



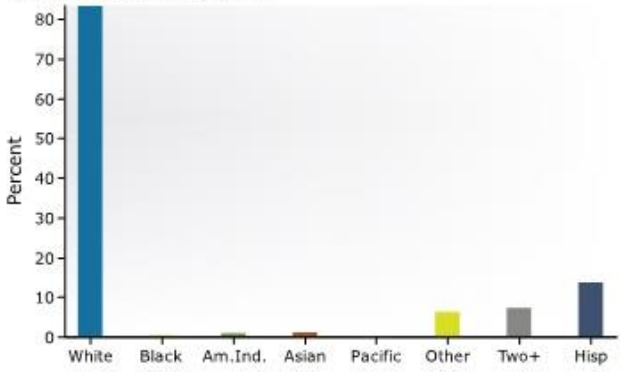
Population by Age



2022 Household Income



2022 Population by Race



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

©2023 Esri

Bonneville County Market Profile

esri

Market Profile

Bonneville County, ID
Bonneville County, ID (16019)
Geography: County

Prepared by Esri

	Bonneville Co...
Population Summary	
2010 Total Population	104,229
2020 Total Population	123,964
2020 Group Quarters	1,652
2022 Total Population	129,406
2022 Group Quarters	1,652
2027 Total Population	137,249
2022-2027 Annual Rate	1.18%
2022 Total Daytime Population	135,335
Workers	65,754
Residents	69,581
Household Summary	
2010 Households	36,628
2010 Average Household Size	2.81
2020 Total Households	42,684
2020 Average Household Size	2.87
2022 Households	44,510
2022 Average Household Size	2.87
2027 Households	47,123
2027 Average Household Size	2.88
2022-2027 Annual Rate	1.15%
2010 Families	26,786
2010 Average Family Size	3.32
2022 Families	31,942
2022 Average Family Size	3.42
2027 Families	33,798
2027 Average Family Size	3.42
2022-2027 Annual Rate	1.14%
Housing Unit Summary	
2000 Housing Units	30,484
Owner Occupied Housing Units	70.4%
Renter Occupied Housing Units	23.9%
Vacant Housing Units	5.7%
2010 Housing Units	39,730
Owner Occupied Housing Units	66.3%
Renter Occupied Housing Units	25.9%
Vacant Housing Units	7.8%
2020 Housing Units	45,214
Vacant Housing Units	5.6%
2022 Housing Units	46,932
Owner Occupied Housing Units	65.9%
Renter Occupied Housing Units	28.9%
Vacant Housing Units	5.2%
2027 Housing Units	49,567
Owner Occupied Housing Units	66.9%
Renter Occupied Housing Units	28.1%
Vacant Housing Units	4.9%
Median Household Income	
2022	$74,166
2027	$88,979
Median Home Value	
2022	$237,988
2027	$317,853
Per Capita Income	
2022	$33,014
2027	$38,622
Median Age	
2010	31.8
2022	34.0
2027	34.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

©2023 Esri

esri

Market Profile

Bonneville County, ID 7
Bonneville County, ID (16019)
Geography: County

Prepared by Esri

	Bonneville Co...
2022 Households by Income	
Household Income Base	44,510
<$15,000	6.8%
$15,000 - $24,999	8.6%
$25,000 - $34,999	5.1%
$35,000 - $49,999	12.8%
$50,000 - $74,999	17.1%
$75,000 - $99,999	13.7%
$100,000 - $149,999	21.7%
$150,000 - $199,999	7.9%
$200,000+	6.3%
Average Household Income	$95,921
2027 Households by Income	
Household Income Base	47,123
<$15,000	4.5%
$15,000 - $24,999	6.3%
$25,000 - $34,999	3.8%
$35,000 - $49,999	9.9%
$50,000 - $74,999	16.4%
$75,000 - $99,999	14.4%
$100,000 - $149,999	26.1%
$150,000 - $199,999	11.2%
$200,000+	7.2%
Average Household Income	$112,429
2022 Owner Occupied Housing Units by Value	
Total	30,946
<$50,000	3.7%
$50,000 - $99,999	3.3%
$100,000 - $149,999	9.4%
$150,000 - $199,999	17.3%
$200,000 - $249,999	21.3%
$250,000 - $299,999	15.0%
$300,000 - $399,999	17.0%
$400,000 - $499,999	5.7%
$500,000 - $749,999	5.4%
$750,000 - $999,999	1.1%
$1,000,000 - $1,499,999	0.3%
$1,500,000 - $1,999,999	0.2%
$2,000,000 +	0.3%
Average Home Value	$275,652
2027 Owner Occupied Housing Units by Value	
Total	33,176
<$50,000	1.7%
$50,000 - $99,999	0.8%
$100,000 - $149,999	1.8%
$150,000 - $199,999	5.8%
$200,000 - $249,999	15.9%
$250,000 - $299,999	18.8%
$300,000 - $399,999	29.4%
$400,000 - $499,999	12.5%
$500,000 - $749,999	10.3%
$750,000 - $999,999	1.7%
$1,000,000 - $1,499,999	0.4%
$1,500,000 - $1,999,999	0.6%
$2,000,000 +	0.3%
Average Home Value	$361,673

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

©2023 Esri

esri

Market Profile

Bonneville County, ID 7
Bonneville County, ID (16019)
Geography: County

Prepared by Esri

	Bonneville Co...
2010 Population by Age	
Total	104,229
0 - 4	9.6%
5 - 9	9.1%
10 - 14	8.0%
15 - 24	13.2%
25 - 34	14.7%
35 - 44	11.5%
45 - 54	12.7%
55 - 64	10.3%
65 - 74	5.9%
75 - 84	3.5%
85 +	1.5%
18 +	68.5%
2022 Population by Age	
Total	129,406
0 - 4	8.5%
5 - 9	8.5%
10 - 14	8.2%
15 - 24	12.6%
25 - 34	13.6%
35 - 44	13.3%
45 - 54	10.0%
55 - 64	10.9%
65 - 74	8.5%
75 - 84	4.2%
85 +	1.7%
18 +	70.4%
2027 Population by Age	
Total	137,249
0 - 4	8.6%
5 - 9	8.4%
10 - 14	8.1%
15 - 24	12.8%
25 - 34	13.1%
35 - 44	13.4%
45 - 54	10.3%
55 - 64	9.6%
65 - 74	8.9%
75 - 84	5.0%
85 +	1.8%
18 +	70.4%
2010 Population by Sex	
Males	51,993
Females	52,236
2022 Population by Sex	
Males	64,744
Females	64,662
2027 Population by Sex	
Males	68,829
Females	68,420

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

©2023 Esri

esri

Market Profile

Bonneville County, ID 7
Bonneville County, ID (16019)
Geography: County

Prepared by Esri

	Bonneville Co...
2010 Population by Race/Ethnicity	
Total	104,229
White Alone	90.6%
Black Alone	0.6%
American Indian Alone	0.8%
Asian Alone	0.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	5.1%
Two or More Races	2.1%
Hispanic Origin	11.4%
Diversity Index	34.3
2020 Population by Race/Ethnicity	
Total	123,964
White Alone	83.7%
Black Alone	0.5%
American Indian Alone	1.0%
Asian Alone	1.1%
Pacific Islander Alone	0.1%
Some Other Race Alone	6.4%
Two or More Races	7.2%
Hispanic Origin	13.8%
Diversity Index	45.9
2022 Population by Race/Ethnicity	
Total	129,406
White Alone	83.5%
Black Alone	0.5%
American Indian Alone	1.0%
Asian Alone	1.2%
Pacific Islander Alone	0.1%
Some Other Race Alone	6.4%
Two or More Races	7.3%
Hispanic Origin	13.8%
Diversity Index	46.1
2027 Population by Race/Ethnicity	
Total	137,249
White Alone	82.9%
Black Alone	0.5%
American Indian Alone	1.1%
Asian Alone	1.3%
Pacific Islander Alone	0.1%
Some Other Race Alone	6.6%
Two or More Races	7.5%
Hispanic Origin	13.8%
Diversity Index	46.8
2010 Population by Relationship and Household Type	
Total	104,229
In Households	98.9%
In Family Households	87.4%
Householder	25.7%
Spouse	20.6%
Child	36.6%
Other relative	2.5%
Nonrelative	2.0%
In Nonfamily Households	11.4%
In Group Quarters	1.1%
Institutionalized Population	0.5%
Noninstitutionalized Population	0.6%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

©2023 Esri

esri

Market Profile

Bonneville County, ID 7
Bonneville County, ID (16019)
Geography: County

Prepared by Esri

	Bonneville Co...
2022 Population 25+ by Educational Attainment	
Total	80,412
Less than 9th Grade	2.0%
9th - 12th Grade, No Diploma	4.4%
High School Graduate	19.6%
GED/Alternative Credential	4.1%
Some College, No Degree	23.4%
Associate Degree	11.7%
Bachelor's Degree	23.0%
Graduate/Professional Degree	11.7%
2022 Population 15+ by Marital Status	
Total	96,777
Never Married	23.4%
Married	59.3%
Widowed	5.1%
Divorced	12.1%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	61,375
Population 16+ Employed	98.4%
Population 16+ Unemployment rate	1.6%
Population 16-24 Employed	16.9%
Population 16-24 Unemployment rate	3.2%
Population 25-54 Employed	62.9%
Population 25-54 Unemployment rate	1.2%
Population 55-64 Employed	14.6%
Population 55-64 Unemployment rate	2.0%
Population 65+ Employed	5.7%
Population 65+ Unemployment rate	0.5%
2022 Employed Population 16+ by Industry	
Total	60,387
Agriculture/Mining	1.8%
Construction	9.3%
Manufacturing	8.4%
Wholesale Trade	3.1%
Retail Trade	12.4%
Transportation/Utilities	5.2%
Information	1.4%
Finance/Insurance/Real Estate	3.6%
Services	50.5%
Public Administration	4.2%
2022 Employed Population 16+ by Occupation	
Total	60,387
White Collar	62.2%
Management/Business/Financial	15.9%
Professional	23.8%
Sales	10.4%
Administrative Support	12.2%
Services	14.3%
Blue Collar	23.5%
Farming/Forestry/Fishing	1.0%
Construction/Extraction	6.1%
Installation/Maintenance/Repair	2.9%
Production	6.0%
Transportation/Material Moving	7.5%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

©2023 Esri

esri

Market Profile

Bonneville County, ID 7
Bonneville County, ID (16019)
Geography: County

Prepared by Esri

	Bonneville Co...
2010 Households by Type	
Total	36,628
Households with 1 Person	22.4%
Households with 2+ People	77.6%
Family Households	73.1%
Husband-wife Families	58.7%
With Related Children	29.8%
Other Family (No Spouse Present)	14.4%
Other Family with Male	4.3%
With Related Children	2.9%
Other Family with Female	10.1%
With Related Children	7.2%
Nonfamily Households	4.4%
All Households with Children	40.4%
Multigenerational Households	3.0%
Unmarried Partner Households	5.3%
Male-female	4.9%
Same-sex	0.4%
2010 Households by Size	
Total	36,628
1 Person Household	22.4%
2 Person Household	32.6%
3 Person Household	15.4%
4 Person Household	13.2%
5 Person Household	8.5%
6 Person Household	4.9%
7 + Person Household	3.0%
2010 Households by Tenure and Mortgage Status	
Total	36,628
Owner Occupied	71.9%
Owned with a Mortgage/Loan	52.3%
Owned Free and Clear	19.6%
Renter Occupied	28.1%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	146
Percent of Income for Mortgage	16.9%
Wealth Index	88
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	39,730
Housing Units Inside Urbanized Area	86.4%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	13.6%
2010 Population By Urban/ Rural Status	
Total Population	104,229
Population Inside Urbanized Area	87.1%
Population Inside Urbanized Cluster	0.0%
Rural Population	12.9%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

©2023 Esri

esri

Market Profile

Bonneville County, ID 7
Bonneville County, ID (16019)
Geography: County

Prepared by Esri

	Bonneville Co...
Top 3 Tapestry Segments	
1.	Middleburg (4C)
2.	Green Acres (6A)
3.	Set to Impress (11D)
2022 Consumer Spending	
Apparel & Services: Total $	$98,479,065
Average Spent	$2,212.52
Spending Potential Index	92
Education: Total $	$75,118,776
Average Spent	$1,687.68
Spending Potential Index	86
Entertainment/Recreation: Total $	$151,294,643
Average Spent	$3,399.12
Spending Potential Index	93
Food at Home: Total $	$251,336,602
Average Spent	$5,646.74
Spending Potential Index	91
Food Away from Home: Total $	$175,105,163
Average Spent	$3,934.06
Spending Potential Index	91
Health Care: Total $	$295,757,853
Average Spent	$6,644.75
Spending Potential Index	94
HH Furnishings & Equipment: Total $	$106,437,472
Average Spent	$2,391.32
Spending Potential Index	93
Personal Care Products & Services: Total $	$41,912,267
Average Spent	$941.64
Spending Potential Index	92
Shelter: Total $	$912,155,343
Average Spent	$20,493.27
Spending Potential Index	89
Support Payments/Cash Contributions/Gifts in Kind: Total	$115,825,993
Average Spent	$2,602.25
Spending Potential Index	96
Travel: Total $	$117,422,815
Average Spent	$2,638.12
Spending Potential Index	92
Vehicle Maintenance & Repairs: Total $	$53,023,151
Average Spent	$1,191.26
Spending Potential Index	95

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

March 01, 2023

©2023 Esri

Bonneville Profile



Last Updated: January 2023

Bonneville County Economic Overview

Civilian Labor Force (Dec 2022)	63,875
Unemployment Rate (Dec 2022)	2.1%
Population (2021)	127,930
Median Household Income (2021)	$64,928
Per Capita Personal Income (2020)	$54,601
Poverty Rate (2021)	9.5%



Idaho Department of Labor | labor.idaho.gov | A proud partner of the americanjobcenter network

The Idaho Department of Labor is an equal opportunity employer and service provider. Reasonable accommodations are available upon request. Dial 711 for Idaho Relay Service.

1. Bonneville County Demographic Characteristics, 2021 5-Year ACS

	Bonneville County	Bonneville County (%)	State of Idaho (%)	United States (%)
Total Population	121,771	100.0%	1,811,617	329,725,481
Race and Ethnicity				
White alone, not hispanic	112,498	92.4%	86.5%	68.2%
Black or African American alone, not hispanic	1,374	1.1%	0.7%	12.6%
Native American alone, not hispanic	1,710	1.4%	1.3%	0.8%
Asian alone, not hispanic	2,290	1.9%	1.4%	5.7%
Hispanic, or Latino (of any race)	16,597	13.6%	12.9%	18.4%
Gender				
Male	61,261	50.3%	50.4%	49.5%
Female	60,510	49.7%	49.6%	50.5%
Age				
Median age	33.0	-	36.8	38.4
Under 18 years	37,500	30.8%	25.3%	22.5%
Over 18 years	84,271	69.2%	74.7%	77.5%
21 years and over	74,050	60.8%	65.4%	68.3%
Over 65 years	15,874	13.0%	15.8%	16.0%
Educational Attainment (Population 25 years and Over)				
Less than 9th grade	1,984	1.6%	2.2%	3.3%
High school graduate (with equivalencies)	18,759	15.4%	18.7%	18.2%
Some college, no degree	18,632	15.3%	16.4%	13.4%
Associate's degree	7,935	6.5%	7.0%	6.1%
Bachelor's degree	15,723	12.9%	14.0%	14.7%
Graduate or professional degree	7,449	6.1%	7.3%	9.5%
Median Household Income	$64,928	-	$63,377	$69,021

Source: US Census Bureau, American Community Survey 5-Year Estimates

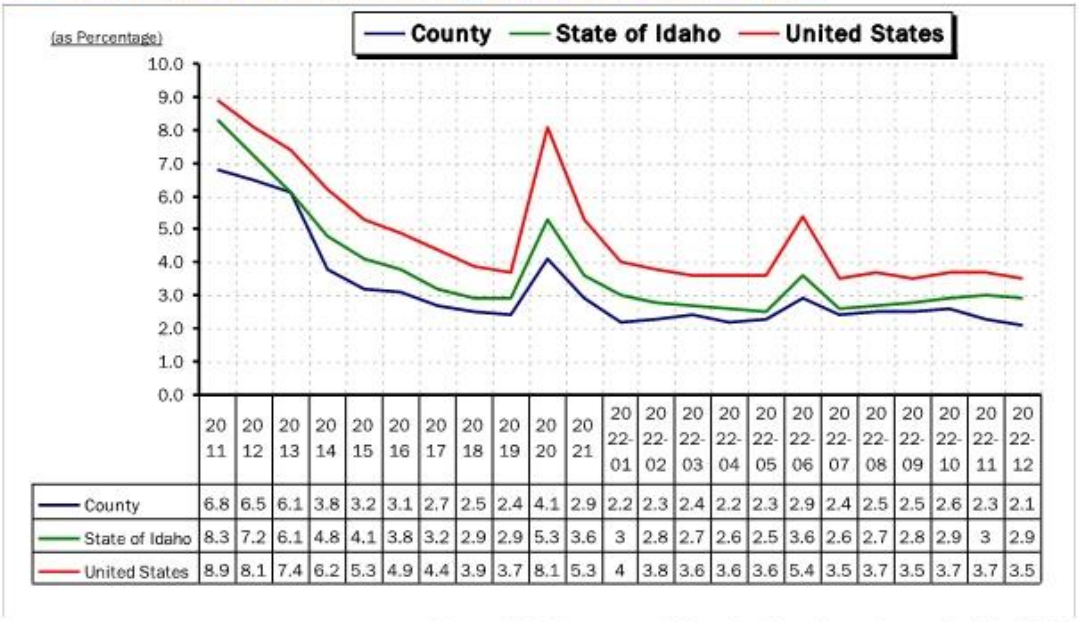
2. Labor Force Growth, December 2021 to December 2022

	Labor Force	Employment	Unemployed	Unemployment Rate
December 2022	63,875	62,548	1,327	2.1%
December 2021	60,934	59,616	1,318	2.2%
YoY % Change	4.8%	4.9%	0.7%	-0.1%

Source: Idaho Department of Labor- Local Area Unemployment Statistics (LAUS)

© 2023 MOUNTAIN STATES APPRAISAL, LLC

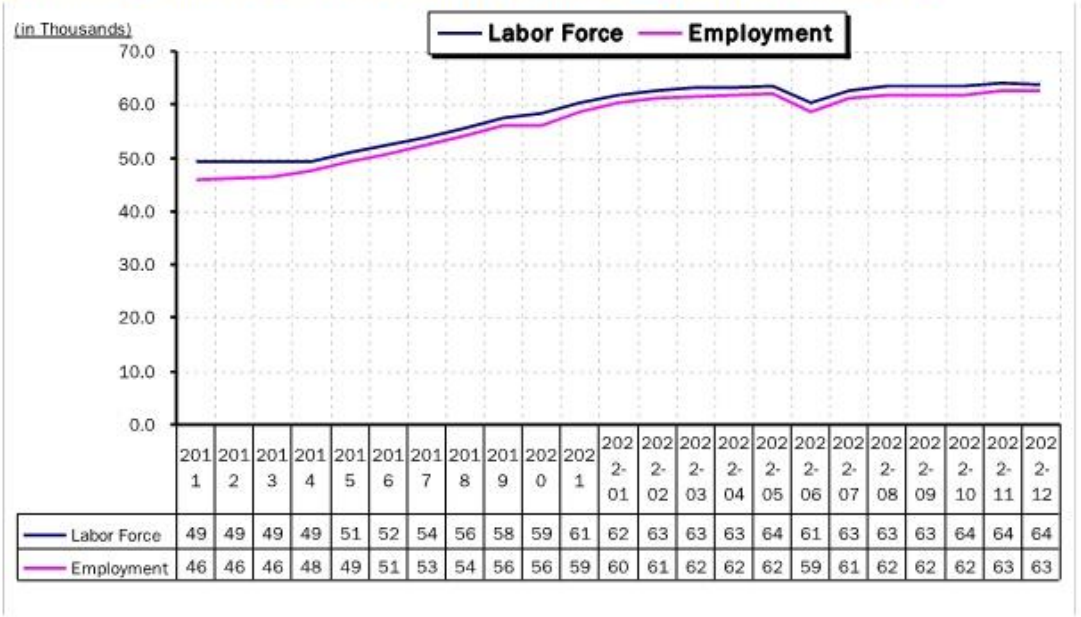
3. Seasonally-Adjusted Unemployment Rate, 2011 to December 2022



	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022-01	2022-02	2022-03	2022-04	2022-05	2022-06	2022-07	2022-08	2022-09	2022-10	2022-11	2022-12
County	6.8	6.5	6.1	3.8	3.2	3.1	2.7	2.5	2.4	4.1	2.9	2.2	2.3	2.4	2.2	2.3	2.9	2.4	2.5	2.5	2.6	2.3	2.1
State of Idaho	8.3	7.2	6.1	4.8	4.1	3.8	3.2	2.9	2.9	5.3	3.6	3	2.8	2.7	2.6	2.5	3.6	2.6	2.7	2.8	2.9	3	2.9
United States	8.9	8.1	7.4	6.2	5.3	4.9	4.4	3.9	3.7	8.1	5.3	4	3.8	3.6	3.6	3.6	5.4	3.5	3.7	3.5	3.7	3.7	3.5

Source: Idaho Department of Labor- Local Area Unemployment Statistics (LAUS)

4. Seasonally-Adjusted Labor Force and Employment, 2011 to December 2022



	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022-01	2022-02	2022-03	2022-04	2022-05	2022-06	2022-07	2022-08	2022-09	2022-10	2022-11	2022-12
Labor Force	49	49	49	49	51	52	54	56	58	59	61	62	63	63	63	64	61	63	63	63	64	64	64
Employment	46	46	46	48	49	51	53	54	56	56	59	60	61	62	62	62	59	61	62	62	62	63	63

Source: Idaho Department of Labor- Local Area Unemployment Statistics (LAUS)

5. Industry Employment and Wages, 2011, 2020, and 2021

	2011		2020		2021	
Supersector	**Average Employment**	**Average Wages**	**Average Employment**	**Average Wages**	**Average Employment**	**Average Wages**
Total Covered Wages	42,750	$32,503	53,921	$42,383	57,077	$44,014
Natural Resources and Mining	433	$32,483	662	$44,021	620	$46,099
Construction	2,225	$40,472	3,484	$45,288	3,747	$48,232
Manufacturing	2,150	$38,046	3,512	$49,912	3,944	$48,356
Trade,Transportation, and Utilities	11,771	$31,703	12,649	$40,426	13,324	$42,208
Information	1,065	$36,055	477	$44,922	468	$47,084
Financial Activities	1,785	$39,808	2,138	$61,480	2,355	$65,743
Professional and Business Services	4,496	$39,353	6,421	$60,910	6,552	$63,001
Education and Health Services	10,368	$32,076	14,672	$39,035	15,441	$41,006
Leisure and Hospitality	4,514	$12,908	5,891	$16,653	6,596	$18,412
Other Services	1,451	$23,310	1,484	$31,535	1,534	$33,260
Public Administration	2,480	$48,085	2,525	$59,474	2,487	$62,132

Source: Idaho Department of Labor- Quarterly Census of Employment Wages (QCEW)

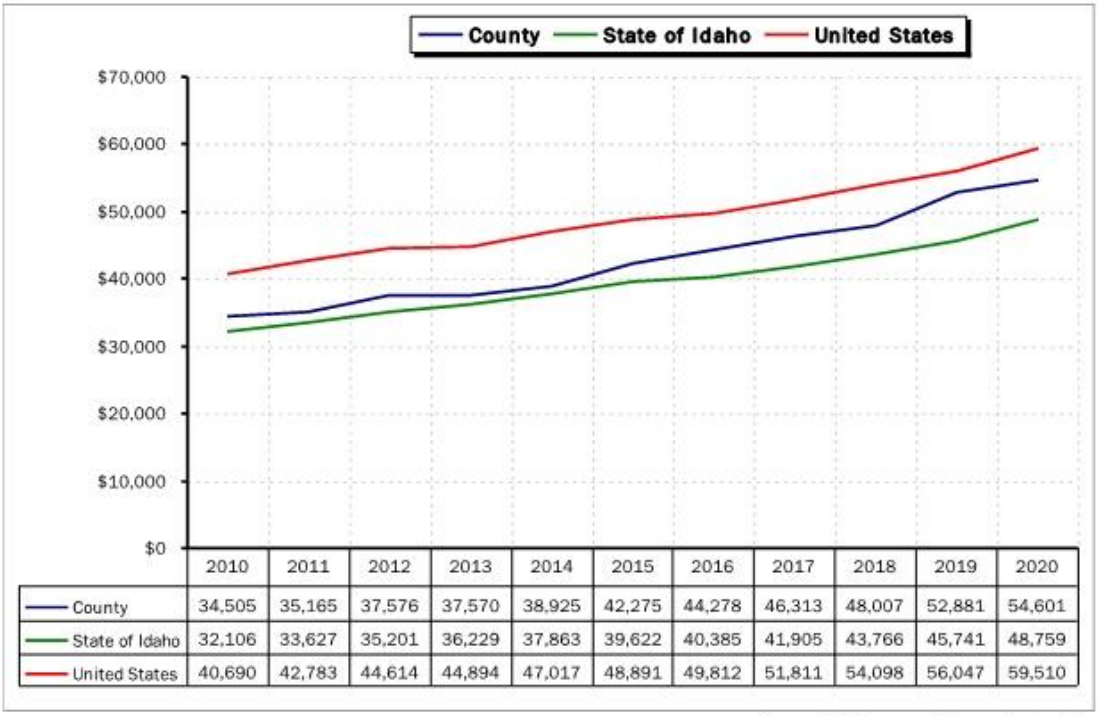
© 2023 MOUNTAIN STATES APPRAISAL, LLC

6. Top Employers, 2021

Employer	Ownership	Employment Range
Bonneville Joint School District	Local Government	1,000 - 2,499
Melaleuca	Private	1,000 - 2,499
Eastern Idaho Regional Medical Center	Private	1,000 - 2,499
Idaho Falls School District	Local Government	1,000 - 2,499
Wal-mart	Private	1,000 - 2,499
City Of Idaho Falls	Local Government	500 - 999
Bonneville County	Local Government	500 - 999
Has	Private	250 - 499
Idaho Falls Community Hospital	Private	250 - 499
College Of Eastern Idaho	Local Government	250 - 499

NOTE: Only employers that have given the Department permission to release employment range data are listed.
Source: Idaho Department of Labor- Quarterly Census of Employment Wages (QCEW)

7. Real Per Capita Income, 2010 to 2020



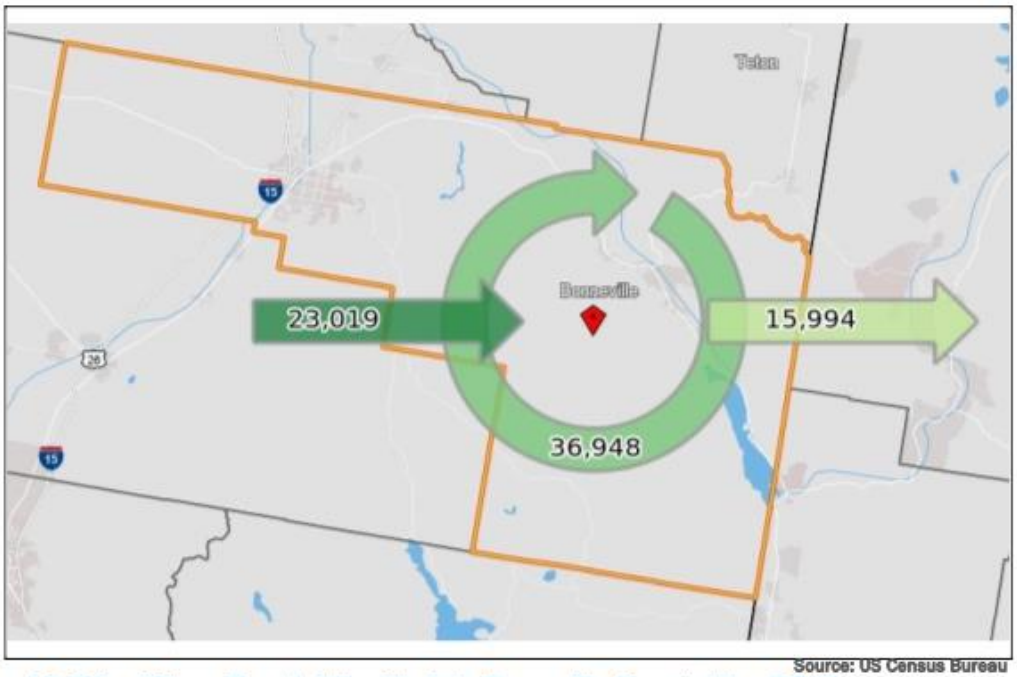
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
County	34,505	35,165	37,576	37,570	38,925	42,275	44,278	46,313	48,007	52,881	54,601
State of Idaho	32,106	33,627	35,201	36,229	37,863	39,622	40,385	41,905	43,766	45,741	48,759
United States	40,690	42,783	44,614	44,894	47,017	48,891	49,812	51,811	54,098	56,047	59,510

Source: U.S. Bureau of Economic Analysis

© 2023 MOUNTAIN STATES APPRAISAL, LLC

8. Labor Force Commuting Patterns, 2019

It is estimated that 36,948 workers lived and worked in Bonneville County in 2019. Another 23,019 workers were employed in Bonneville County but lived outside, while 15,993 workers commuted to other counties for work.



Source: US Census Bureau

9. Top 10 Cities Where People Who Work in Bonneville County Live, 2019

City of Residence	Count of All Jobs	Percentage of Total Jobs
Idaho Falls	19,944	33.3%
Ammon	4,907	8.2%
Pocatello	2,074	3.5%
Rexburg	1,412	2.4%
Lincoln	1,339	2.2%
Shelley	1,025	1.7%
Iona	983	1.6%
Blackfoot	958	1.6%
Rigby	829	1.4%
Boise City	653	1.1%

Note: "All Jobs" includes private and public sector jobs. It also includes a count of workers with multiple jobs. Source: US Census Bureau- Longitudinal Employer-Household Dynamics (LEHD)

© 2023 MOUNTAIN STATES APPRAISAL, LLC

10. Top 10 Cities Where People Who Live in Bonneville County Work, 2019

City of Employment	Count of All Jobs	Percentage of Total Jobs
Idaho Falls	26,007	49.1%
Ammon	4,018	7.6%
Pocatello	1,563	3.0%
Rexburg	1,553	2.9%
Boise City	1,384	2.6%
Twin Falls	674	1.3%
Shelley	629	1.2%
Rigby	616	1.2%
Blackfoot	587	1.1%
Meridian	458	0.9%

Note: "All Jobs" includes private and public sector jobs. It also includes a count of workers with multiple jobs. Source: US Census Bureau- Longitudinal Employer-Household Dynamics (LEHD)

For more Information, Contact:

#Error

© 2023 MOUNTAIN STATES APPRAISAL, LLC

— Blank Page —

Qualifications



Qualifications of Kevin Ritter, MAI
Senior Appraiser

Membership/Affiliations:
Member: Appraisal Institute – MAI Designation (2006)

Appraisal Institute & Related Courses:
Uniform Standards of Professional Practice
The Dirty Dozen
Real Estate Finance, Statistics & Valuation Modeling
Advanced Sales Comparison & Cost Approaches
Advanced Income Capitalization
The Discounted Cash Flow
Advanced Applications
Apartment Appraisal
Small Hotel/Motel Valuation
Appraisal of Assisted Living Facilities
Appraisal of Fast Food Facilities
Foreclosure, Short Sale, Auction Price = Market Value
Other (transcript available upon request)

Experience:
Commercial Appraiser
Mountain States Appraisal, LLC, Boise, ID (formally Valbridge) Property Advisors | Mountain States) (2008 – Current)

Commercial Appraiser/Manager
PGP Valuation Inc./Colliers, San Diego, CA (2001 – 2008)

Commercial Appraiser Trainee
Jones, Roach and Caringella, San Diego, CA (2000 – 2001)

Residential Appraiser
Roger M. Ritter, SRA, Boise, ID (1998 – 2000)

State Certifications
State of Idaho, CGA-2582

Education
Bachelor of Science, Finance
Boise State University (2000)


Division of Occupational and Professional Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is entitled under the laws and rules of the State of Idaho to operate as a(n)
CERTIFIED GENERAL APPRAISER
KEVIN S RITTER
1459 TYRELL LN STE B
BOISE ID 83706
Russell S. Barron — Division Admin
CGA-2582 — Number
09/10/2023 — Expires

Contact Information:
Office: 208.336.1097
Cell: 208.499.4884
Fax: 208.345.1175
Email: kevin@appraiseidaho.com

Mountain States Appraisal, LLC
1459 Tyrell Lane, Suite B
Boise, Idaho 83706
www.appraiseidaho.com

Appraisal/valuation and consulting assignments for all commercial property types, including multi-family residential, hotels, mini-storage, mobile home parks, office, retail, industrial, vacant land, net-lease and special-purpose (convenience stores/gas stations, carwashes, health clubs, bowling alleys). Multi-family residential assignments include both conventional and restricted projects (USDA RD, HUD, LIHTC), rent comparability studies, HUD Section 223(f) and 221 (d)(4) programs, Fannie Mae and Freddie Mac.



Qualifications of Maurice (Moe) J. Therrien, MAI
Senior Appraiser

Membership/Affiliations:
Member: Appraisal Institute – MAI Designation (1982)
President of Southern Idaho Chapter of Appraisal Institute (1987)

Appraisal Institute & Related Courses:
Uniform Standards of Professional Practice
Business Practices and Ethics
Advanced Sales Comparison & Cost Approaches
Income Capitalization
Report Writing/Valuation Analysis
Case Studies in Real Estate Valuation
Highest & Best Use/Market Analysis
Forecasting Revenue/Expenses
Intro to Valuing Green Buildings
Low Income Housing Tax Credits for Apartments
Easement Valuation
Litigation Valuation
Other (transcript available upon request)

Experience:
Commercial Appraiser
Mountain States Appraisal, LLC, Boise, ID (2022 - Current)

Principle/Owner
Valbridge Property Advisors | Mountain States, Boise, ID (2013 – 2022)

Principle/Owner
Mountain States Appraisal & Consulting, Inc, Boise, ID. (1982 – 2022)

State Certifications
State of Idaho, CGA-8

Education
Bachelor of Arts – Business Admin.
Washington State University

Division of Occupational and Professional Licenses
Department of Self Governing Agencies
The person named has met the requirements for licensure and is entitled under the laws and rules of the State of Idaho to operate as a(n)
CERTIFIED GENERAL APPRAISER

MAURICE J THERRIEN
490 W. FALL DR
BOISE ID 83706

Russell S. Barron	CGA-8	12/31/2023
Division Admin	Number	Expires

Contact Information:
Office: 208.336.1097
Cell: 208.859.7935
Fax: 208.345.1175

Email: moe@appraiseidaho.com
Mountain States Appraisal, LLC
1459 Tyrell Lane, Suite B
Boise, Idaho 83706
www.appraiseidaho.com

Appraisal/valuation and consulting assignments include: office; light-industrial; retail, multi-family residential; service-commercial; special-purpose (restaurants, fitness facilities, childcare); Land (retail, office, light-industrial, multi-family, residential subdivision, etc.); Market Studies for LIHTC Projects; Ad-valorem Assessment Consulting

Glossary

Definitions are taken from The Dictionary of Real Estate Appraisal, 6th Edition (Dictionary), the Uniform Standards of Professional Appraisal Practice (USPAP), and Building Owners and Managers Association International (BOMA).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (Dictionary)

Amortization

The process of retiring a debt or recovering a capital investment, typically through scheduled, systematic repayment of the principal; a program of periodic contributions to a sinking fund or debt retirement fund. (Dictionary)

As Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (Dictionary)

Base Rent

The minimum rent stipulated in a lease. (Dictionary)

Base Year

The year on which escalation clauses in a lease are based. (Dictionary)

Building Common Area

In office buildings, the areas of the building that provide services to building tenants but which are not included in the office area or store area of any specific tenant. These areas may include, but shall not be limited to, main and auxiliary lobbies, atrium spaces at the level of the finished floor, concierge areas or security desks, conference rooms, lounges or vending areas, food service facilities, health or fitness centers, daycare facilities, locker or shower facilities, mail rooms, fire control rooms, fully enclosed courtyards outside the exterior walls, and building core and service areas such as fully enclosed mechanical or equipment rooms. Specifically excluded from building common area are floor common areas, parking space, portions of loading docks outside the building line, and major vertical penetrations. (BOMA)

Building Rentable Area

The sum of all floor rentable areas. Floor rentable area is the result of subtracting from the gross measured area of a floor the major vertical penetrations on that same floor. It is generally fixed for the life of the building and is rarely affected by changes in corridor size or configuration. (BOMA)

Certificate of Occupancy (COO)

A formal written acknowledgment by an appropriate unit of local government that a new construction or renovation project is at the stage where it meets applicable health and safety codes and is ready for commercial or residential occupancy. (Dictionary)

Common Area Maintenance (CAM)

The expense of operating and maintaining common areas; may or may not include management charges and usually does not include capital expenditures on tenant improvements or other improvements to the property. (Dictionary)

The amount of money charged to tenants for their shares of maintaining a [shopping] center's common area. The charge that a tenant pays for shared services and facilities such as electricity, security, and maintenance of parking lots. Items charged to common area maintenance may include cleaning services, parking lot sweeping and maintenance, snow removal, security and upkeep. (ICSC – International Council of Shopping Centers, 4th Ed.)

Condominium

A multiunit structure, or a unit within such a structure, with a condominium form of ownership. (Dictionary)

Conservation Easement

An interest in real estate restricting future land use to preservation, conservation, wildlife habitat, or some combination of those uses. A conservation easement may permit farming, timber harvesting, or other uses of a rural nature as well as some types of conservation-oriented development to continue, subject to the easement. (Dictionary)

Contributory Value

A type of value that reflects the amount a property or component of a property contributes to the value of another asset or to the property as a whole.

The change in the value of a property as a whole, whether positive or negative, resulting from the addition or deletion of a property component. Also called deprival value in some countries. (Dictionary)

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service (DCR = NOI/Im), which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. A larger *DCR* typically indicates a greater ability for a property to withstand a reduction of income, providing an improved safety margin for a lender. (Dictionary)

Deed Restriction

A provision written into a deed that limits the use of land. Deed restrictions usually remain in effect when title passes to subsequent owners. (Dictionary)

Depreciation

1) In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date.
2) In accounting, an allocation of the original cost of an asset, amortizing the cost over the asset's life; calculated using a variety of standard techniques. (Dictionary)

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
- The property is subjected to market conditions prevailing as of the date of valuation;
- Both the buyer and seller are acting prudently and knowledgeably;
- The seller is under compulsion to sell;
- The buyer is typically motivated;
- Both parties are acting in what they consider to be their best interests;
- An adequate marketing effort will be made during the exposure time;
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (Dictionary)

Easement

The right to use another's land for a stated purpose. (Dictionary)

EIFS

Exterior Insulation Finishing System. This is a type of exterior wall cladding system. Sometimes referred to as dry-vit.

Effective Date

1) The date on which the appraisal or review opinion applies. (SVP)
2) In a lease document, the date upon which the lease goes into effect. (Dictionary)

Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. (Dictionary)

Effective Rent

Total base rent, or minimum rent stipulated in a lease, over the specified lease term minus rent concessions; the rent that is effectively paid by a tenant net of financial concessions provided by a landlord. (TIs). (Dictionary)

EPDM

Ethylene Propylene Diene Monomer Rubber. A type of synthetic rubber typically used for roof coverings. (Dictionary)

Escalation Clause

A clause in an agreement that provides for the adjustment of a price or rent based on some event or index. e.g., a provision to increase rent if operating expenses increase; also called *escalator clause, expense recovery clause or stop clause*. (Dictionary)

Estoppel Certificate

A signed statement by a party (such as a tenant or a mortgagee) certifying, for another's benefit, that certain facts are correct, such as that a lease exists, that there are no defaults, and that rent is paid to a certain date. (Black's) In real estate, a buyer of rental property typically requests estoppel certificates from existing tenants. Sometimes referred to as an *estoppel letter*. (Dictionary)

Excess Land

Land that is not needed to serve or support the existing use. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (Dictionary)

Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated

parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. (Dictionary)

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying operating expenses above a stated level or amount. (Dictionary)

Exposure Time

1) The time a property remains on the market.
2) The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (Dictionary)

Extraordinary Assumption

An assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary)

Floor Common Area

In an office building, the areas on a floor such as washrooms, janitorial closets, electrical rooms, telephone rooms, mechanical rooms, elevator lobbies, and public corridors which are available primarily for the use of tenants on that floor. (BOMA)

Full Service (Gross) Lease

A lease in which the landlord receives stipulated rent and is obligated to pay all of the property's operating and fixed expenses; also called a *full service lease*. (Dictionary)

Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (Dictionary)

Going-Concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (Dictionary)

Gross Building Area (GBA)

1) Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved.
2) Gross leasable area plus all common areas.
3) For residential space, the total area of all floor levels measured from the exterior of the walls and including the superstructure and substructure basement; typically does not include garage space. (Dictionary)

Gross Measured Area

The total area of a building enclosed by the dominant portion (the portion of the inside finished surface of the permanent outer building wall which is 50 percent or more of the vertical floor-to-ceiling dimension, at the given point being measured as one moves horizontally along the wall), excluding parking areas and loading docks (or portions of same) outside the building line. It is generally not used for leasing purposes and is calculated on a floor by floor basis. (BOMA)

Gross Up Method

A method of calculating variable operating expenses in income-producing properties when less than 100% occupancy is assumed. Expenses reimbursed based on the amount of occupied space, rather than on the total building area, are described as "grossed up." (Dictionary)

Gross Retail Sellout

The sum of the separate and distinct market value opinions for each of the units in a condominium, subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as though sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called the *aggregate of the retail values, aggregate retail selling price or sum of the retail values*. (Dictionary)

Ground Lease

A lease that grants the right to use and occupy land. Improvements made by the ground lessee typically revert to the ground lessor at the end of the lease term. (Dictionary)

Ground Rent

The rent paid for the right to use and occupy land according to the terms of a ground lease; the portion of

the total rent allocated to the underlying land. (Dictionary)

HVAC

Heating, ventilation, air conditioning (HVAC) system. A unit that regulates the temperature and distribution of heat and fresh air throughout a building. (Dictionary)

Highest and Best Use

1) The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2) The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use of for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid. (IVS)
3) [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions) (Dictionary)

Hypothetical Condition

1) A condition that is presumed to be true when it is known to be false. (SVP – Standards of Valuation Practice, effective January 1, 2015)
2) A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (USPAP, 2016-2017 ed.) (Dictionary)

Industrial Gross Lease

A type of modified gross lease of an industrial property in which the landlord and tenant share expenses. The landlord receives stipulated rent and is obligated to pay certain operating expenses, often structural maintenance, insurance and real property taxes, as specified in the lease. There are significant regional and local differences in the use of this term. (Dictionary)

Insurable Value

A type of value for insurance purposes. (Typically this includes replacement cost less basement excavation, foundation, underground piping and architect's fees). (Dictionary)

Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (Dictionary)

Just Compensation

In condemnation, the amount of loss for which a property owner is compensated when his or her property is taken. Just compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken. (Dictionary)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires. (Dictionary)

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (Dictionary)

Lessee (Tenant)

One who has the right to occupancy and use of the property of another for a period of time according to a lease agreement. (Dictionary)

Lessor (Landlord)

One who conveys the rights of occupancy and use to others under a lease agreement. (Dictionary)

Liquidation Value

The most probable price that a specified interest in property should bring under the following conditions:

- Consummation of a sale within a short time period.
- The property is subjected to market conditions prevailing as of the date of valuation.
- Both the buyer and seller are acting prudently and knowledgeably.
- The seller is under extreme compulsion to sell.
- The buyer is typically motivated.
- Both parties are acting in what they consider to be their best interests.
- A normal marketing effort is not possible due to the brief exposure time.
- Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.
- The price represents the normal consideration for the property sold, unaffected by special or creative

financing or sales concessions granted by anyone associated with the sale. (Dictionary)

Loan to Value Ratio (LTV)

The ratio between a mortgage loan and the value of the property pledged as security, usually expressed as a percentage. (Dictionary)

Major Vertical Penetrations

Stairs, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls. Atria, lightwells and similar penetrations above the finished floor are included in this definition. Not included, however, are vertical penetrations built for the private use of a tenant occupying office areas on more than one floor. Structural columns, openings for vertical electric cable or telephone distribution, and openings for plumbing lines are not considered to be major vertical penetrations. (BOMA)

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting the conditions and restrictions of a specified lease agreement, including the rental adjustment and revaluation, permitted uses, use restrictions, expense obligations; term, concessions, renewal and purchase options and tenant improvements (TIs). (Dictionary)

Market Value

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Dictionary)

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of an appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of the Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.) (Dictionary)

Master Lease

A lease in which the fee owner leases a part or the entire property to a single entity (the master lease) in return for a stipulated rent. The master lessee then leases the property to multiple tenants. (Dictionary)

Modified Gross Lease

A lease in which the landlord receives stipulated rent and is obligated to pay some, but not all, of the property's operating and fixed expenses. Since assignment of expenses varies among modified gross leases, expense responsibility must always be specified. In some markets, a modified gross lease may be called a *double net lease, net net lease, partial net lease, or semi-gross l*ease. (Dictionary)

Operating Expense Ratio

The ratio of total operating expenses to effective gross income (TOE/EGI); the complement of the net income ratio, i.e., OER = 1 – NIR (Dictionary)

Option

A legal contract, typically purchased for a stated consideration, that permits but does not require the holder of the option (known as the *optionee*) to buy, sell, or lease real estate for a stipulated period of time in accordance with specified terms; a unilateral right to exercise a privilege. (Dictionary)

Partial Interest

Divided or undivided rights in real estate that represent less than the whole, i.e., a fractional interest such as a tenancy in common, easement, or life interest. (Dictionary)

Pass Through

A tenant's portion of operating expenses that may be composed of common area maintenance (CAM), real property taxes, property insurance, and any other expenses determined in the lease agreement to be paid by the tenant. (Dictionary)

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (Dictionary)

Prospective Future Value Upon Completion

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report. … The prospective market value –as completed- reflects the property's market value as of the time that development is expected to be complete. (Dictionary)

Prospective Future Value Upon Stabilization

A prospective market value may be appropriate for the valuation of a property interest related to a credit decision for a proposed development or renovation project. According to USPAP, an appraisal with a prospective market value reflects an effective date that is subsequent to the date of the appraisal report …The prospective market value – as stabilized – reflects the property's market value as of the time the property is projected to achieve stabilized occupancy. For an income-producing property, stabilized occupancy is the occupancy level that a property is expected to achieve after the property is exposed to the market for lease over a reasonable period of time and at comparable terms and conditions to other similar properties. (Dictionary)

Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (Dictionary)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all of the deficiencies, superadequacies, and obsolescence of the subject building. (Dictionary)

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (Dictionary)

Sandwich Leasehold Estate

The interest held by the sandwich leaseholder when the property is subleased to another party; a type of leasehold estate. (Dictionary)

Sublease

An agreement in which the lessee in a prior lease conveys the right of use and occupancy of a property to another, the sublessee, for a specific period of time, which may or may not be coterminous with the underlying lease term. (Dictionary)

Subordination

A contractual arrangement in which a party with a claim to certain assets agrees to make his or her claim junior, or subordinate, to the claims of another party. (Dictionary)

Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (Dictionary)

Triple Net (Net Net Net) Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management; also called *NNN lease, net net net lease, or fully net lease*. (Dictionary)

(The market definition of a triple net lease varies; in some cases tenants pay for items such as roof repairs, parking lot repairs, and other similar items.)

Usable Area

The measured area of an office area, store area, or building common area on a floor. The total of all the usable areas for a floor shall equal floor usable area of that same floor. (BOMA)

Value-in-Use

The value of a property assuming a specific use, which may or may not be the property's highest and best use on the effective date of the appraisal. Value in use may or may not be equal to market value but is different conceptually. (Dictionary)

HARPER – LEAVITT ENGINEERING, INC.
CIVIL, GEOTECHNICAL & STRUCTURAL ENGINEERING, MATERIALS TESTING & LAND SURVEYING

Project: 1954
Client: Thomas Development
Date: August 27, 2008
By: JCH

LOT 1 BLOCK 1 REVISED DESCRIPTION

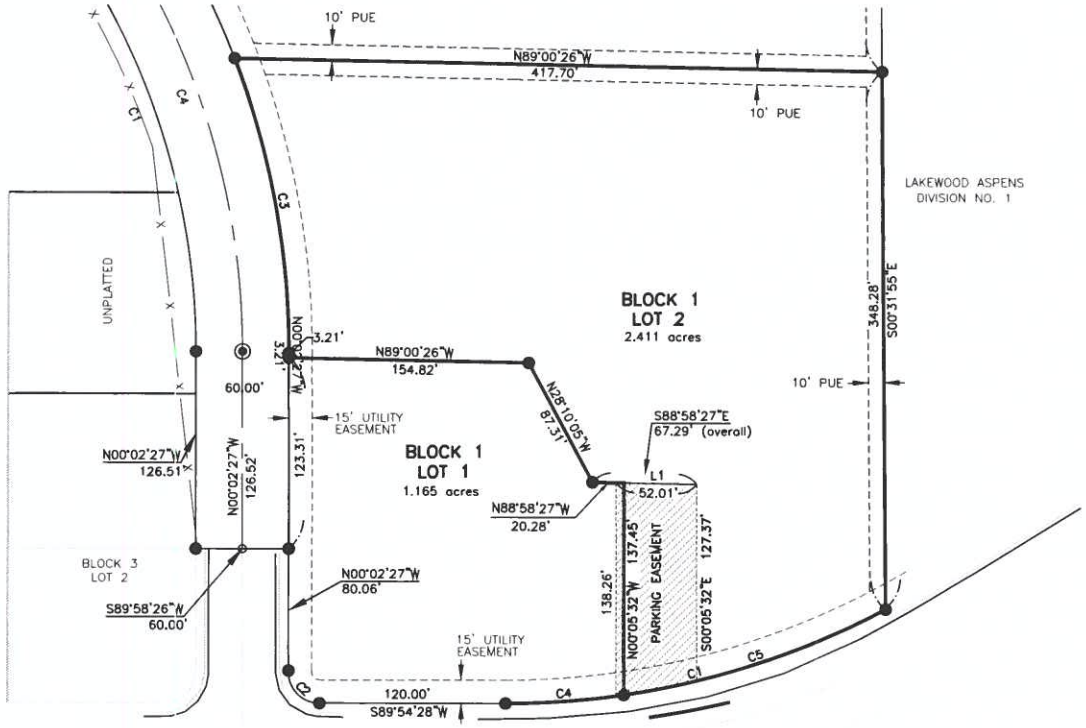
Lot 1 Block 1 less the East 47 feet of Summerhill Division #1 being part of the South 1/2 Section 21, Township 2 North, Range 38 East, B.M., City of Idaho Falls, Bonneville County, Idaho described as:

Beginning at the NW corner of said Lot 1 Block 1 and running thence S89°00'26"E 154.82 feet; thence S28°10'05"E 87.31 feet; thence S88°58'27"E 20.28 feet; thence S00°05'32"E 137.45 feet to a point on the northerly right-of-way of 12th Street said point also being the point of curve of a non tangent curve to the right, of which the radius point lies N08°28'44"W, a radial distance of 520.00 feet; whose chord bearing is S85°44'30"W and whose chord distance is 76.54 feet; thence westerly along the arc through a central angle of 08°26'28" a distance of 76.61 feet along said northerly right-of-way ; thence S89°54'28"W 120.00 feet along said northerly right-of-way to the point of curve of a non tangent curve to the right, of which the radius point lies N00°05'53"W, a radial distance of 20.00 feet; whose chord bearing is N45°05'11"W and whose chord distance is 28.29 feet; thence northwesterly along the arc through a central angle of 90°01'24" a distance of 31.42 feet along said northerly right-of-way to the easterly right-of-way of Hoopes Avenue; thence N00°02'27"W 80.06 feet along said easterly right-of-way; thence N00°02'27"W 123.31 feet along said easterly right-of-way to the POINT OF BEGINNING.

Containing 1.022 acres, more or less.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	255.21	520.00	28°07'14"	N75°54'07"E	252.66
C2	31.42	20.00	90°01'24"	S45°05'11"E	28.29
C3	195.09	530.00	21°05'25"	N10°35'10"W	193.99
C4	76.61	520.00	8°26'28"	N85°44'30"E	76.54
C5	178.61	520.00	19°40'46"	N71°40'53"E	177.73

LINE TABLE		
LINE	LENGTH	BEARING
L1	47.01	S88°58'27"E





GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

HARPER-LEAVITT ENGINEERING, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
985 N. CAPITAL AVE., P.O. BOX 50691, IDAHO FALLS IDAHO 83405
Telephone: (208) 524-0212 Fax: (208) 524-0229

THOMAS DEVELOPMENT
LOT SPLIT
IDAHO FALLS IDAHO
PARCEL VIEW

1964
AUG. 28, 2008

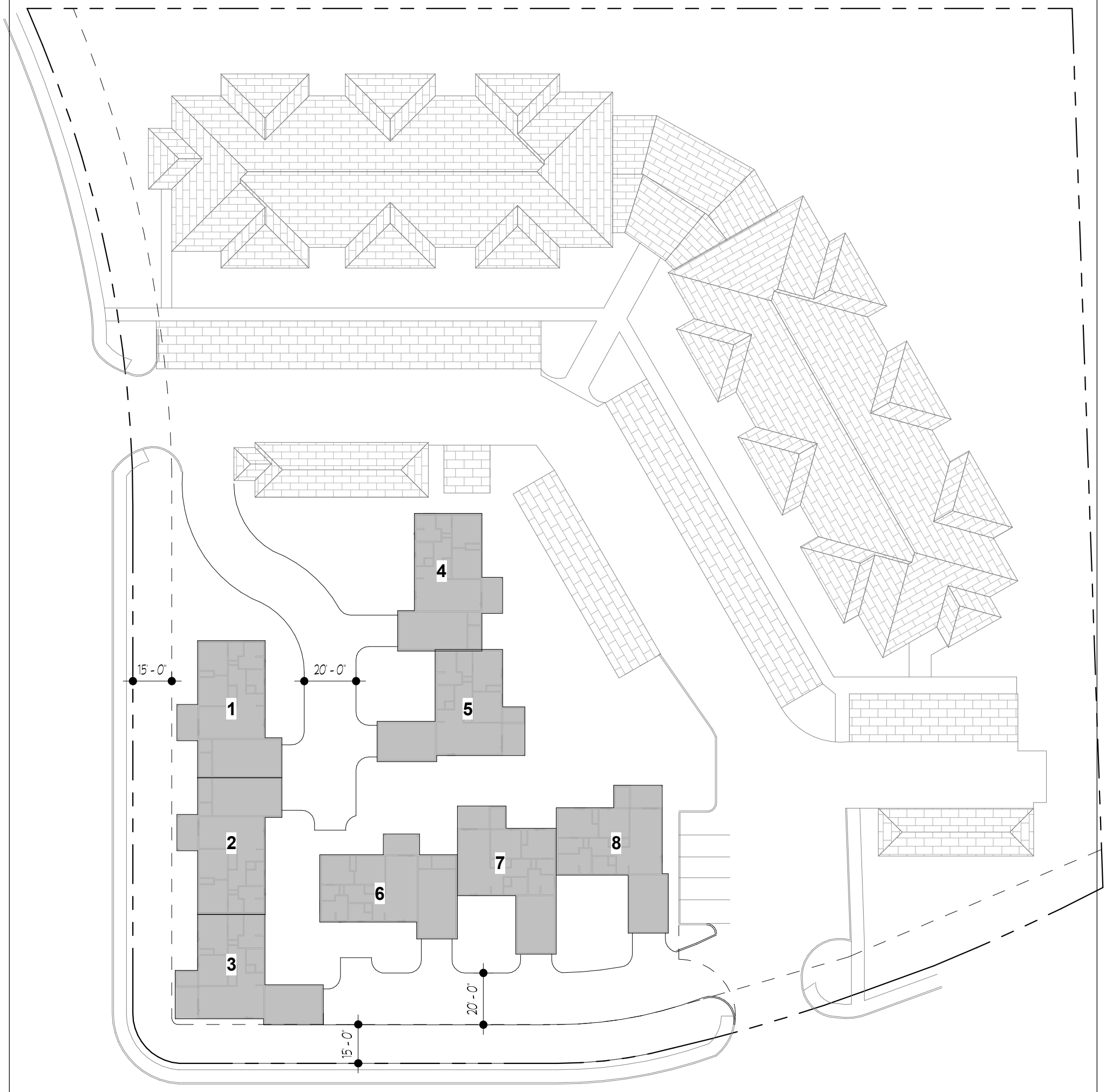
1
1

COPYRIGHT © 2007 H.E.
ALL RIGHTS RESERVED

12th & Hoopes, Idaho Falls, Idaho

Tab 17 Location Map





1 SITE PLAN

1" = 40'-0"

Idaho Falls Sr Town Houses
Thomas Development Co.

12th & Hoopes
Idaho Falls, ID

504 MAIN STREET, SUITE 480
LEWISTON, ID 83501
(208) 743-5902

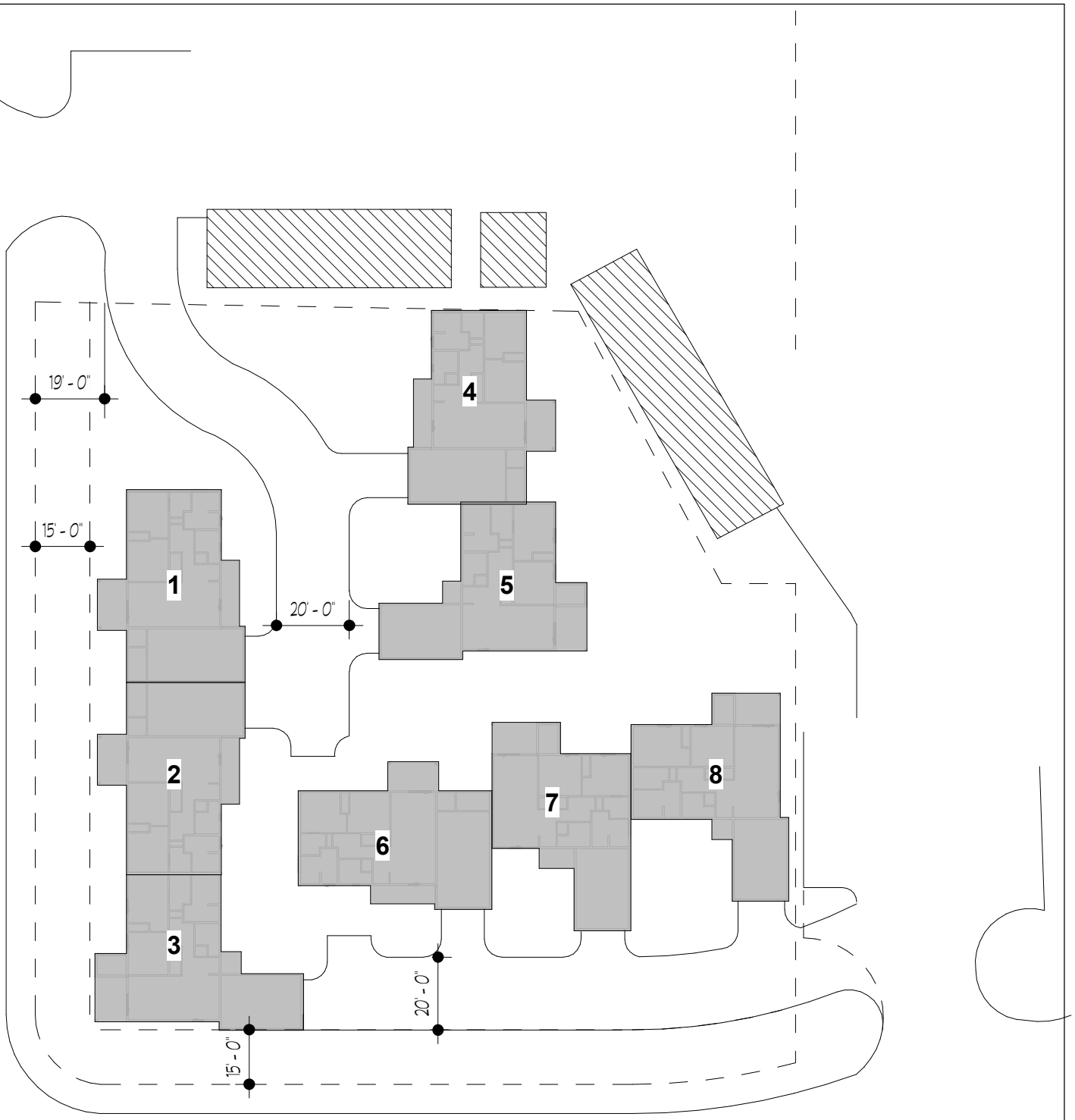
MY ARCHITECT

Another Thomas DEVELOPMENT CO. COMMUNITY
Building today's dream with tomorrow's vision since 1990

Conceptual Site

Project number	23-001
Date	03/01/23
Drawn by	tpl
Checked by	TPL

DRM-01



1 SITE PLAN - Option 3 (8)

1" = 40'-0"

MY ARCHITECT	TDC Idaho Falls Sr Town Houses	SITE PLAN - Option 3
		Project number 23-001 Date 02/22/2023 Drawn by Author Checked by Checker
		SD-03
		Scale 1" = 40'-0"

2/22/2023 3:21:14 PM

12th & Hoopes Senior

Architectural Plans

The typical unit layout and building elevations of 12th & Hoopes will be substantially similar to those attached here of a sister property in Lewiston, Idaho.

Room Finish Schedule - Unit #1

ROOM No.	ROOM NAME	FRL MAT'L	BASE MAT'L	BASE FIN	WALL FINISH North	WALL FINISH South	WALL FINISH East	WALL FINISH West	CEILING / FINISH	Remarks
100	Garage	CONC	--	--	PT	PT	PT	PT	GWB/PT	INSTALLATION OF BASE - CONTRACTORS CHOICE
101	Entry	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
102	Kitchen	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
103	Living	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
104	Laundry	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
105	Clst	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
106	Hall	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
107	Bath	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
108	En Suite	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
109	M Closet	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
110	Bedroom #1	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
111	Clst	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
112	Bedroom #2	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
113	Mech	CONC	--	--	PT	PT	PT	PT	GWB/PT	INSTALLATION OF BASE - CONTRACTORS CHOICE
114	Storage	CONC	--	--	PT	PT	PT	PT	GWB/PT	INSTALLATION OF BASE - CONTRACTORS CHOICE

Room Finish Schedule - Unit #2

No.	Name	Floor Finish	BASE MAT'L	BASE FIN	Wall Finish North	Wall Finish South	Wall Finish East	Wall Finish West	Ceiling Finish	Remarks
200	Garage	CONC	--	--	PT	PT	PT	PT	GWB/PT	INSTALLATION OF BASE - CONTRACTORS CHOICE
201	Entry	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
202	Kitchen	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
203	Living	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
204	Laundry	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
205	Clst	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
206	Hall	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
207	Bath	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
208	En Suite	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
209	Closet	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
210	Bedroom #1	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
211	Clst	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
212	Bedroom #2	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
213	Mech	CONC	--	--	PT	PT	PT	PT	GWB/PT	INSTALLATION OF BASE - CONTRACTORS CHOICE
214	Storage	CONC	--	--	PT	PT	PT	PT	GWB/PT	INSTALLATION OF BASE - CONTRACTORS CHOICE

Room Finish Schedule - Unit #3

No.	Name	Floor Finish	BASE MAT'L	BASE Finish	Wall Finish North	Wall Finish South	Wall Finish East	Wall Finish West	Ceiling Finish	Remarks
300	Garage	CONC	--	--	PT	PT	PT	PT	GWB/PT	INSTALLATION OF BASE - CONTRACTORS CHOICE
301	Entry	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
302	Kitchen	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
303	Living Room	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
304	Laundry	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
305	Clst	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
306	Hall	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
307	Bath	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
308	En Suite	SV	RB	FF	PT	PT	PT	PT	GWB/PT	
309	Closet	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
310	Bedroom #1	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
311	Clst	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
312	Bedroom #2	CPT	MDF	PT	PT	PT	PT	PT	GWB/PT	
313	Mech	CONC	--	--	PT	PT	PT	PT	GWB/PT	INSTALLATION OF BASE - CONTRACTORS CHOICE
314	Storage	CONC	--	--	PT	PT	PT	PT	GWB/PT	INSTALLATION OF BASE - CONTRACTORS CHOICE

Door & Frame Schedule - Unit 1

No.	TYPE	DOOR MAT'L	DOOR FIN	DOOR W	DOOR H	FRAME MAT'L	FRAME FIN	Glazing	Hardware	Comments
100A	F	ALUM	FF	10' - 0"	7' - 0"	WD	PT			POWER OPENER w/ REMOTE
100B	A	FG	PT	3' - 0"	6' - 8"	WD	PT		DEADBOLT	DOOR BELL
100E	6			2' - 2"	6' - 8"					
100F	C			2' - 6"	6' - 8"					
100G	C			2' - 6"	6' - 8"					
101	A	FG	PT	3' - 0"	6' - 8"	WD	PT		DEADBOLT	
103	B	FG	PT	3' - 0"	6' - 8"	WD	PT	Yes	DEADBOLT	
104	21	WD	PT	6' - 0"	6' - 8"	WD	PT			
105	C	WD	PT	2' - 6"	6' - 8"	WD	PT			
107	C	WD	PT	2' - 6"	6' - 8"	WD	PT		PRIVACY LOCK	
109	K	WD	PT	2' - 8"	6' - 8"	WD	PT			
110	K	WD	PT	2' - 8"	6' - 8"	WD	PT		PRIVACY LOCK	
111	J	WD	PT	5' - 0"	6' - 8"	WD	PT			
112	K	WD	PT	2' - 8"	6' - 8"	WD	PT		PRIVACY LOCK	
113	A	FG	PT	3' - 0"	6' - 8"	WD	PT		DEADBOLT	
114	A	WD	PT	3' - 0"	6' - 8"	WD	PT			

Door & Frame Schedule - Unit 2

No.	TYPE	DOOR MAT'L	DOOR FIN	DOOR W	DOOR H	FRAME MAT'L	FRAME FIN	Glazing	Hardware	Comments
200A	A	FG	PT	3' - 0"	6' - 8"	WD	PT		DEADBOLT	
200B	F	ALUM	FF	10' - 0"	7' - 0"	WD	PT			POWER OPENER w/ REMOTE
201	A	FG	PT	3' - 0"	6' - 8"	WD	PT		DEADBOLT	DOOR BELL
202	A	FG	PT	3' - 0"	6' - 8"	WD	PT		PRIVACY LOCK	20 MIN SELF CLOSING DOOR
203	B	FG	PT	3' - 0"	6' - 8"	WD	PT	Yes	DEADBOLT	
204	21	WD	PT	6' - 0"	6' - 8"	WD	PT		BALL LATCH	
205	C	WD	PT	2' - 6"	6' - 8"	WD	PT			
207	C	WD	PT	2' - 6"	6' - 8"	WD	PT		PRIVACY LOCK	
209	K	WD	PT	2' - 8"	6' - 8"	WD	PT			
210	K	WD	PT	2' - 8"	6' - 8"	WD	PT		PRIVACY LOCK	
211	J	WD	PT	5' - 0"	6' - 8"	WD	PT			BI-FOLD
212	K	WD	PT	2' - 8"	6' - 8"	WD	PT		PRIVACY LOCK	
213	A	FG	PT	3' - 0"	6' - 8"	WD	PT		DEADBOLT	
214	A	WD	PT	3' - 0"	6' - 8"	WD	PT			

Door & Frame Schedule - Unit 3

No.	TYPE	DOOR MAT'L	DOOR FIN	DOOR W	DOOR H	FRAME MAT'L	FRAME FIN	Glazing	Hardware	Comments
300A	A	FG	PT	3' - 0"	6' - 8"	WD	PT		DEADBOLT	
300B	F	ALUM	FF	10' - 0"	7' - 0"	WD	PT			POWER OPENER w/ REMOTE
301	A	FG	PT	3' - 0"	6' - 8"	WD	PT		DEADBOLT	DOOR BELL
302	A	FG	PT	3' - 0"	6' - 8"	WD	PT		PRIVACY LOCK	20 MIN SELF CLOSING DOOR
303	B	FG	PT	3' - 0"	6' - 8"	WD	PT	Yes	DEADBOLT	
304	21	WD	PT	6' - 0"	6' - 8"	WD	PT			
305	6	WD	PT	2' - 2"	6' - 8"	WD	PT			
307	C	WD	PT	2' - 6"	6' - 8"	WD	PT		PRIVACY LOCK	
309	K	WD	PT	2' - 8"	6' - 8"	WD	PT			
310	K	WD	PT	2' - 8"	6' - 8"	WD	PT		PRIVACY LOCK	
311	J	WD	PT	5' - 0"	6' - 8"	WD	PT			BI-FOLD
312	K	WD	PT	2' - 8"	6' - 8"	WD	PT		PRIVACY LOCK	
313	A	FG	PT	3' - 0"	6' - 8"	WD	PT		DEADBOLT	
314	A	WD	PT	3' - 0"	6' - 8"	WD	PT			

MATERIAL

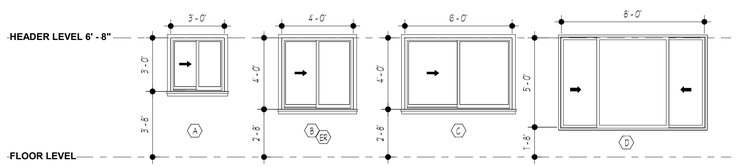
CONC	CONCRETE
CPT	CARPET
GWB	GYPSUM WALL BOARD
GMWRGWB	GLASS MAT WATER-RESISTANT GYPSUM WALLBOARD
MDF	MEDIUM DENSITY FIBERBOARD
RB	RUBBER BASE
SV	SHEET VINYL

FINISH

FF	FACTORY FINISH
PT	PAINT

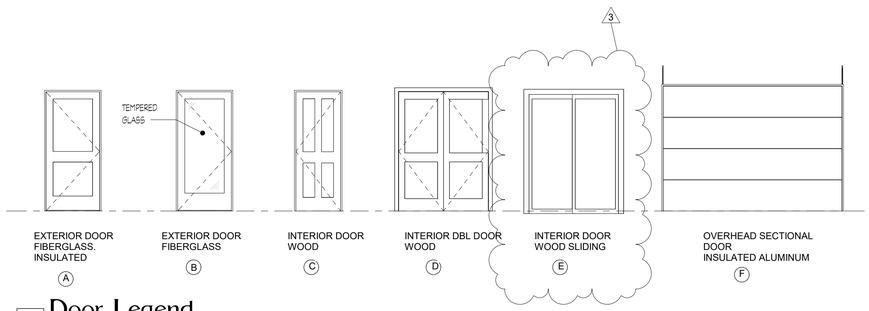
ROOM FINISH LEGEND

1/4" = 1'-0"



Window Legend

1/4" = 1'-0"



Door Legend

1/4" = 1'-0"

Reviewed for Code Compliance
11/10/2021

LICENSED ARCHITECT
AR-914886
TIMOTHY P LYNCH
STATE OF IDAHO

Revisions

No.	Description	Date
1	ADD NO. 01	9/30/21
3	City / Owner / GC Review	10/26/21

Lewiston Senior Townhouses
for Thomas Development Co.

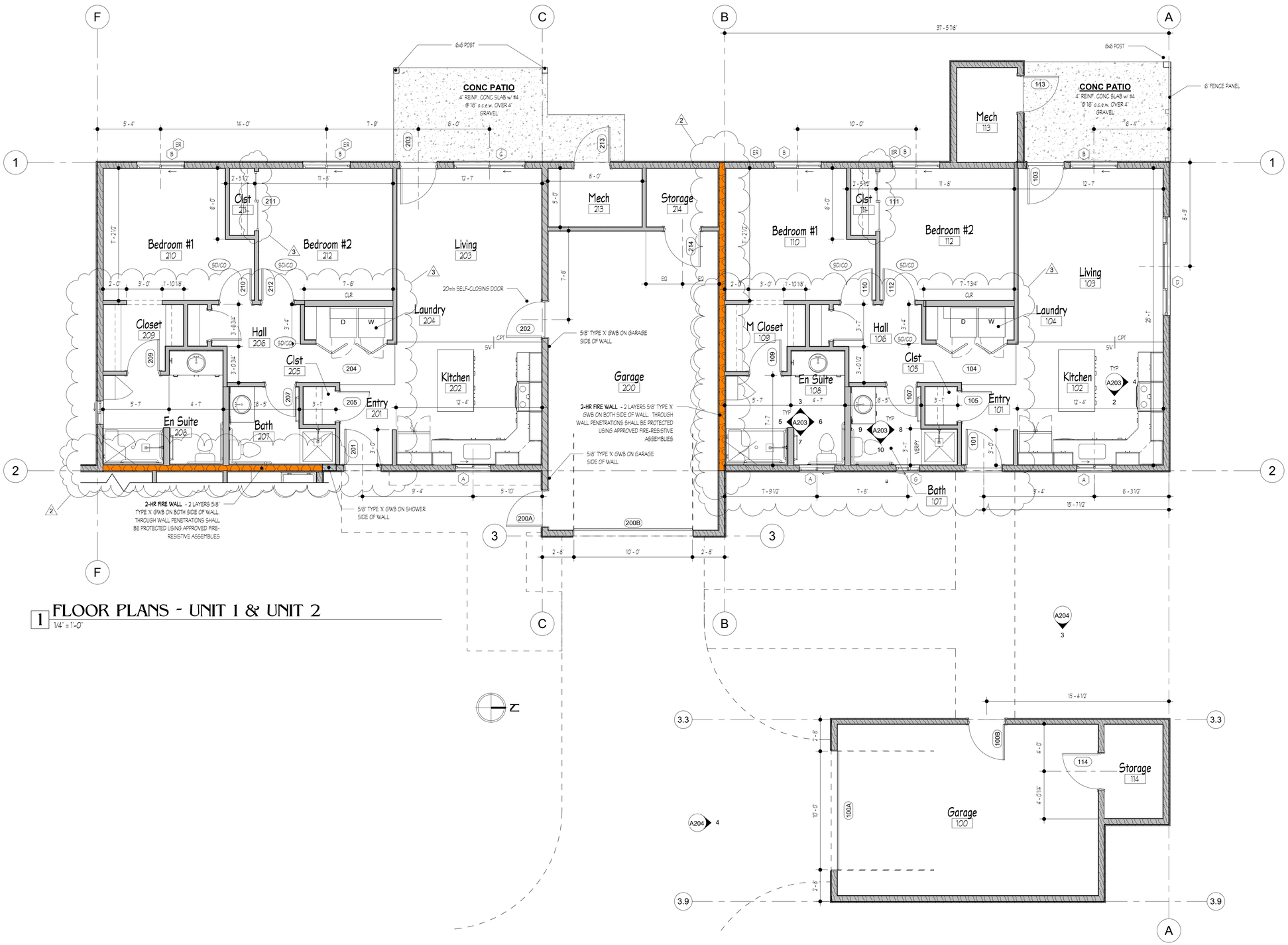
905 Bryden Ave
Lewiston, ID 83501

MY ARCHITECT
Towne Square
504 Main Street, Suite 480
Lewiston, Idaho 83501

Date 08/30/2021
Job No. 21-011A

A601
SCHEDULES & LEGENDS

11/8/2021 12:48:59 PM



1 FLOOR PLANS - UNIT 1 & UNIT 2

1/4" = 1'-0"

A202

LICENSED ARCHITECT
AR-914886
TIMOTHY P LYNCH
STATE OF IDAHO

Revisions

No.	Description	Date
2	ADD NO. 02	10/1/21
3	City / Ower / GC Review	10/26/21

Lewiston Senior Townhouses
for Thomas Development Co.

905 Bryden Ave
Lewiston, ID 83501

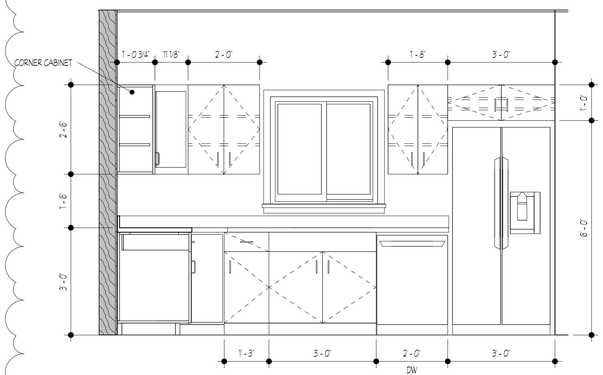
LYNCH ARCHITECT
Towne Square
504 Main Street, Suite 480
Lewiston, Idaho 83501

Date: 08/30/2021
Job No.: 21-011A

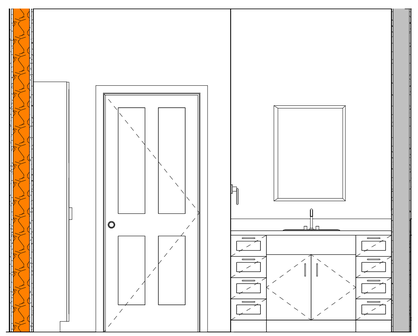
Reviewed for Code Compliance
11/10/2021

A202
UNIT 1 & 2 PLAN (rotated)

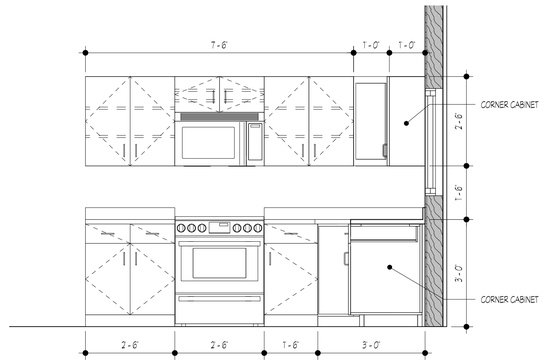
11/8/2021 12:48:30 PM



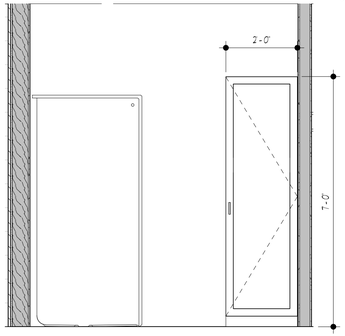
2 KITCHEN ENTRY TYP
1/2" = 1'-0"



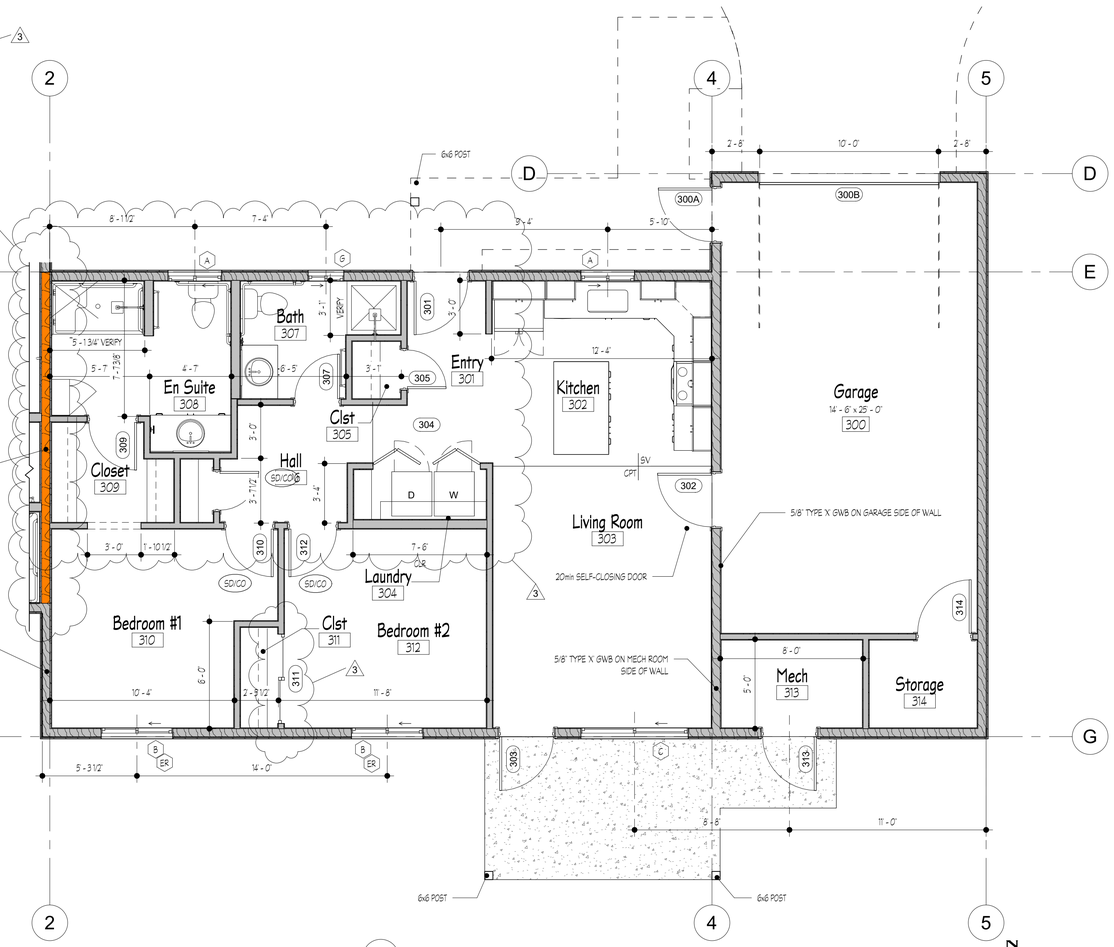
3 MASTER BAATH VANITY
1/2" = 1'-0"



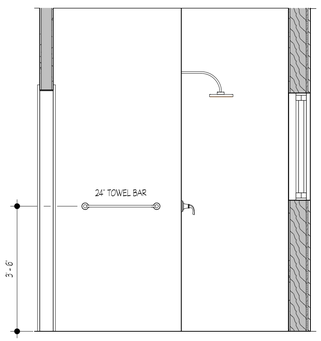
4 KITCHEN GARAGE TYP
1/2" = 1'-0"



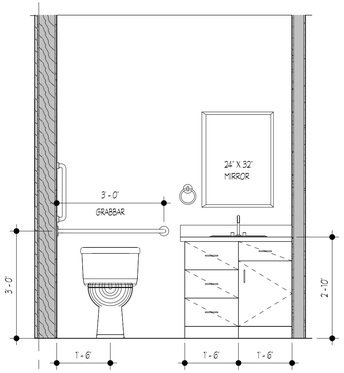
5 MASTER BATH
1/2" = 1'-0"



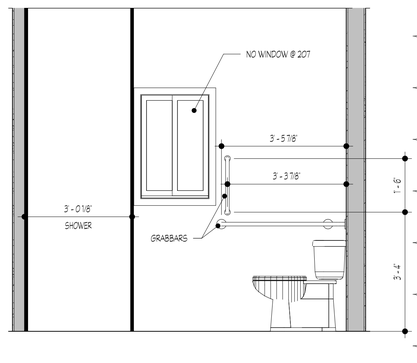
1 FLOOR PLAN - UNIT 3
1/4" = 1'-0"



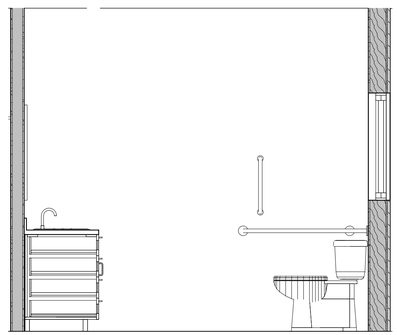
8 BATH SHOWER
1/2" = 1'-0"



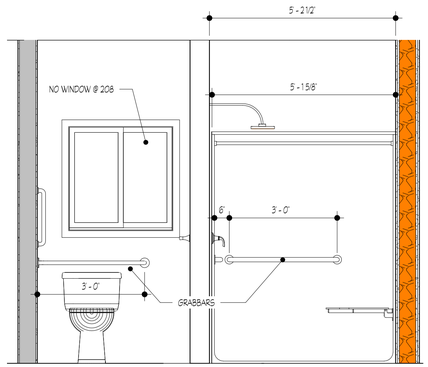
9 BATH VANITY
1/2" = 1'-0"



10 BATH TOILET SIDE
1/2" = 1'-0"



6 MASTER BATH
1/2" = 1'-0"



7 MASTER BATH
1/2" = 1'-0"

A203

LICENSED ARCHITECT
AR-914886
TIMOTHY P LYNCH
STATE OF IDAHO

Revisions

No.	Description	Date
2	ADD NO. 02	10/1/21
3	City / Ower / GC Review	10/26/21

Lewiston Senior Townhouses
for Thomas Development Co.

905 Bryden Ave
Lewiston, ID 83501

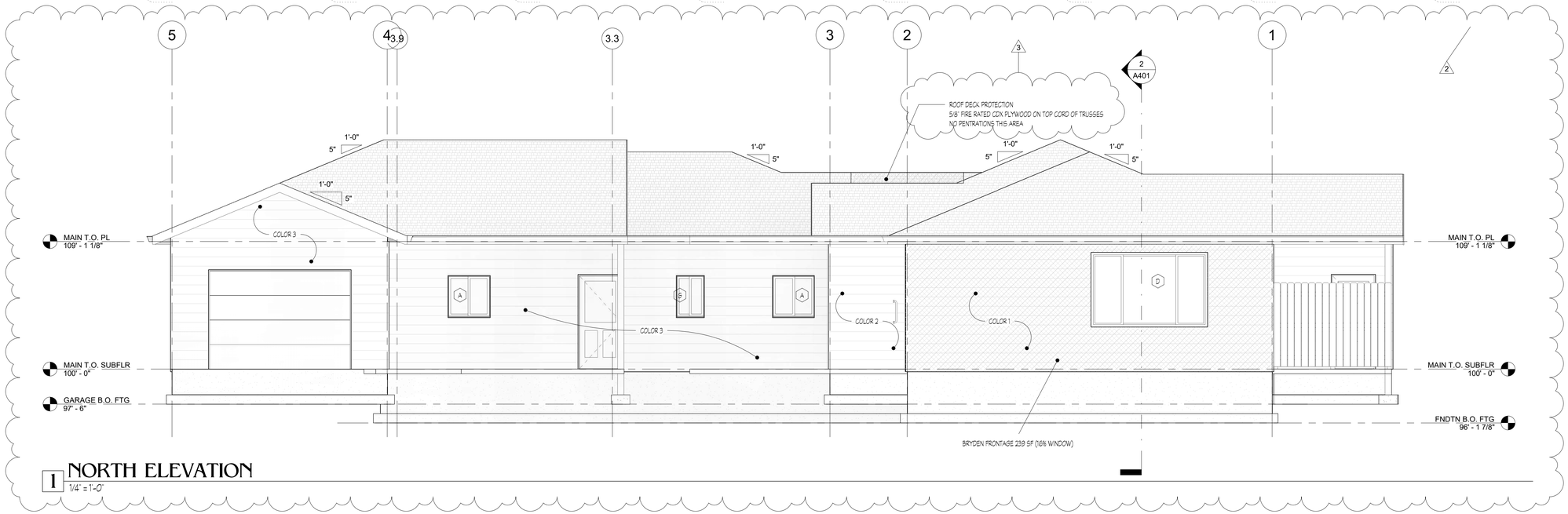
MYLARCHITECT
Towne Square
504 Main Street, Suite 480
Lewiston, Idaho 83501

Date 08/30/2021
Job No. 21-011A

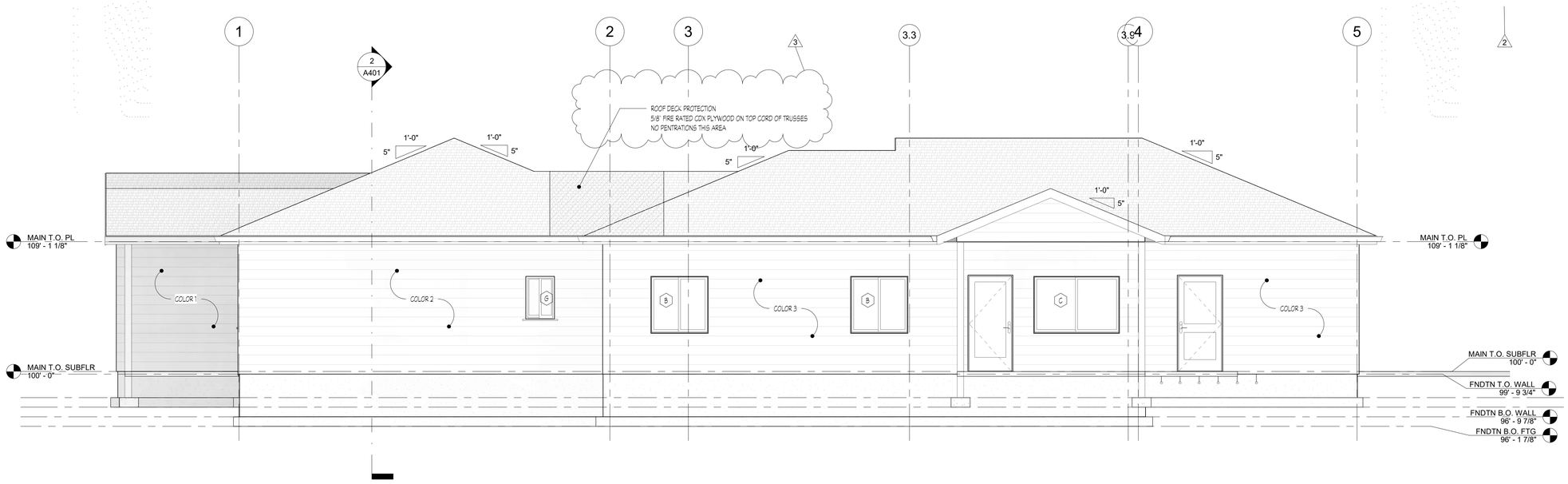
Reviewed for Code Compliance
11/10/2021

A203
FLOOR PLAN - UNIT 3 / INTERIOR ELEVATIONS

11/8/2021 12:48:31 PM



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

LICENSED ARCHITECT
AR-914886
TIMOTHY P LYNCH
STATE OF IDAHO

Revisions

No.	Description	Date
2	ADD NO. 02	10/1/21
3	City / Ower / GC Review	10/26/21

Lewiston Senior Townhouses
for Thomas Development Co.

905 Bryden Ave
Lewiston, ID 83501

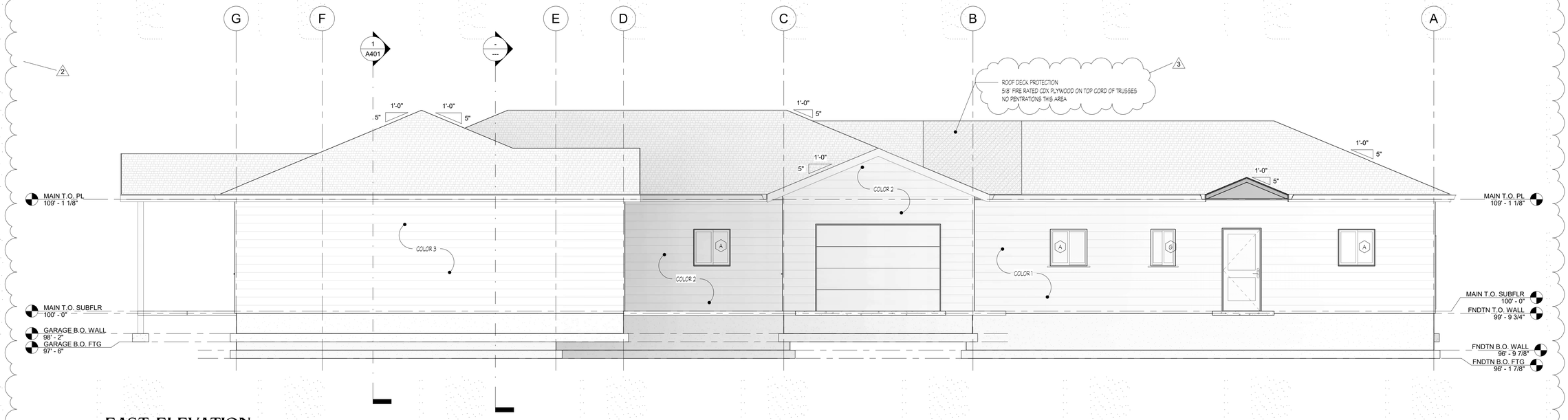
LYNCH ARCHITECT
Towne Square
504 Main Street, Suite 480
Lewiston, Idaho 83501

Date 08/30/2021
Job No. 21-011A

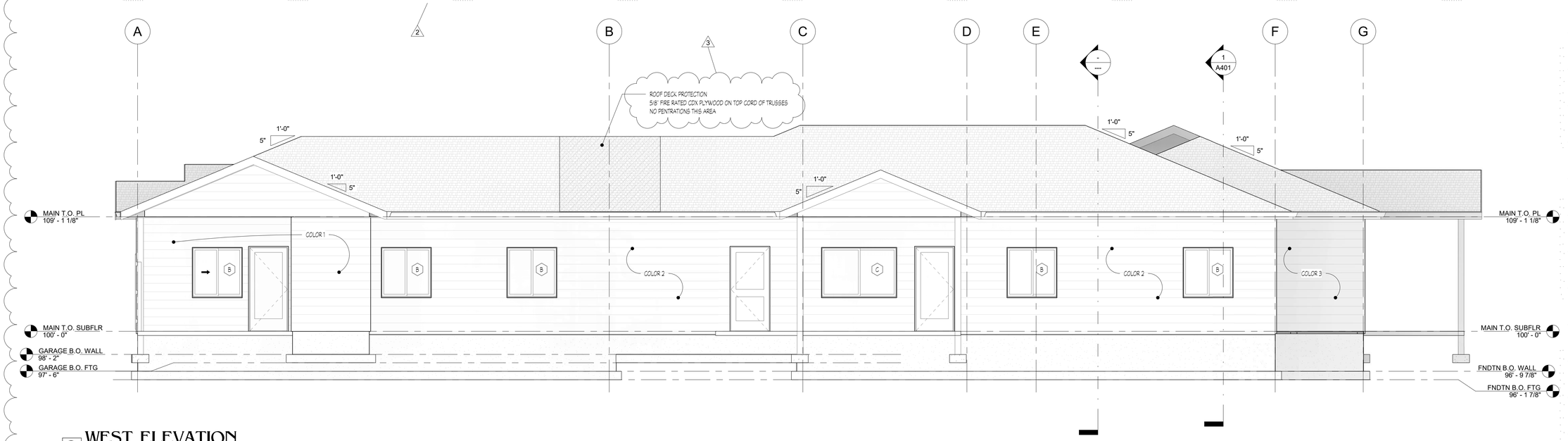
Reviewed for Code Compliance
11/10/2021

A301
NORTH AND SOUTH ELEVATIONS

11/8/2021 12:48:48 PM



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

LICENSED ARCHITECT
AR-914886
TIMOTHY P LYNCH
STATE OF IDAHO

Revisions

No.	Description	Date
2	ADD NO. 02	10/1/21
3	City / Ower / GC Review	10/26/21

905 Bryden Ave
Lewiston, ID 83501

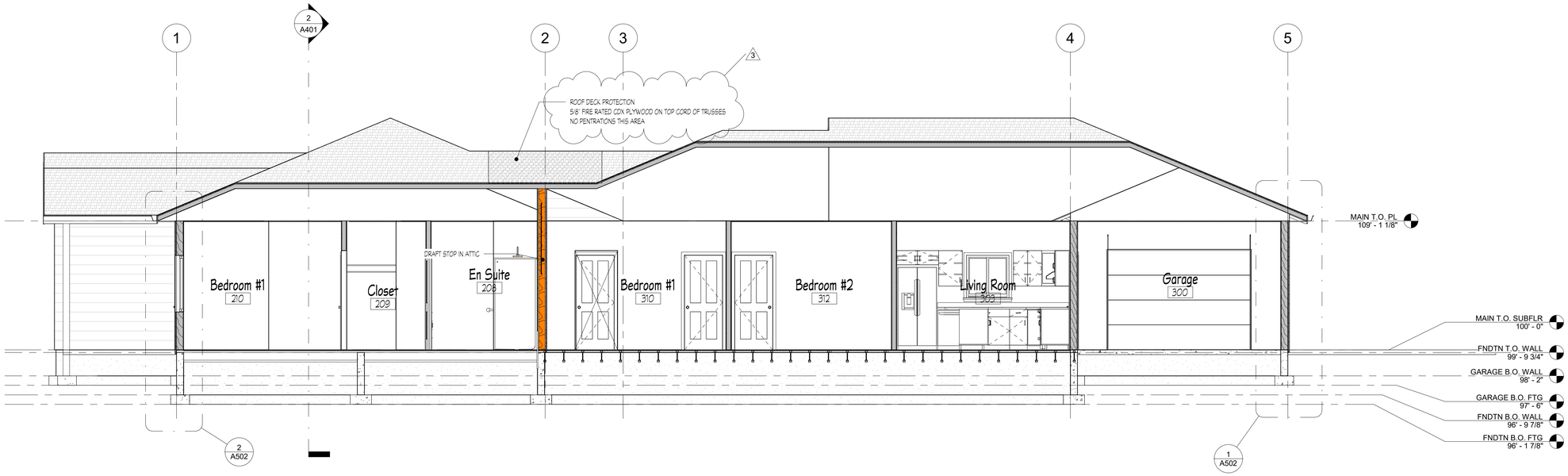
Lewiston Senior Townhouses
for Thomas Development Co.

LYNCH ARCHITECT
Towne Square
504 Main Street, Suite 480
Lewiston, Idaho 83501

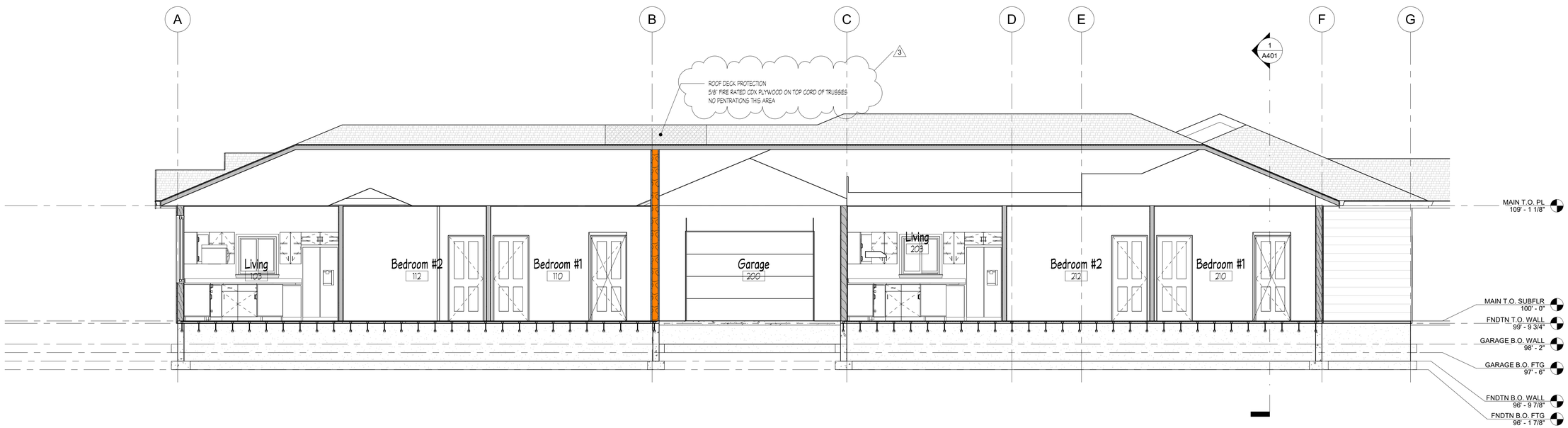
Date 08/30/2021
Job No. 21-011A

Reviewed for Code Compliance
11/10/2021

11/8/2021 12:48:56 PM



1 E/W BUILDING SECTION
1/4" = 1'-0"



2 N/S BUILDING SECTION
1/4" = 1'-0"

LICENSED ARCHITECT
AR-914886
TIMOTHY P LYNCH
STATE OF IDAHO

Revisions

No.	Description	Date
3	City / Owner / GC Review	10/26/21

Lewiston Senior Townhouses for Thomas Development Co.

905 Bryden Ave
Lewiston, ID 83501

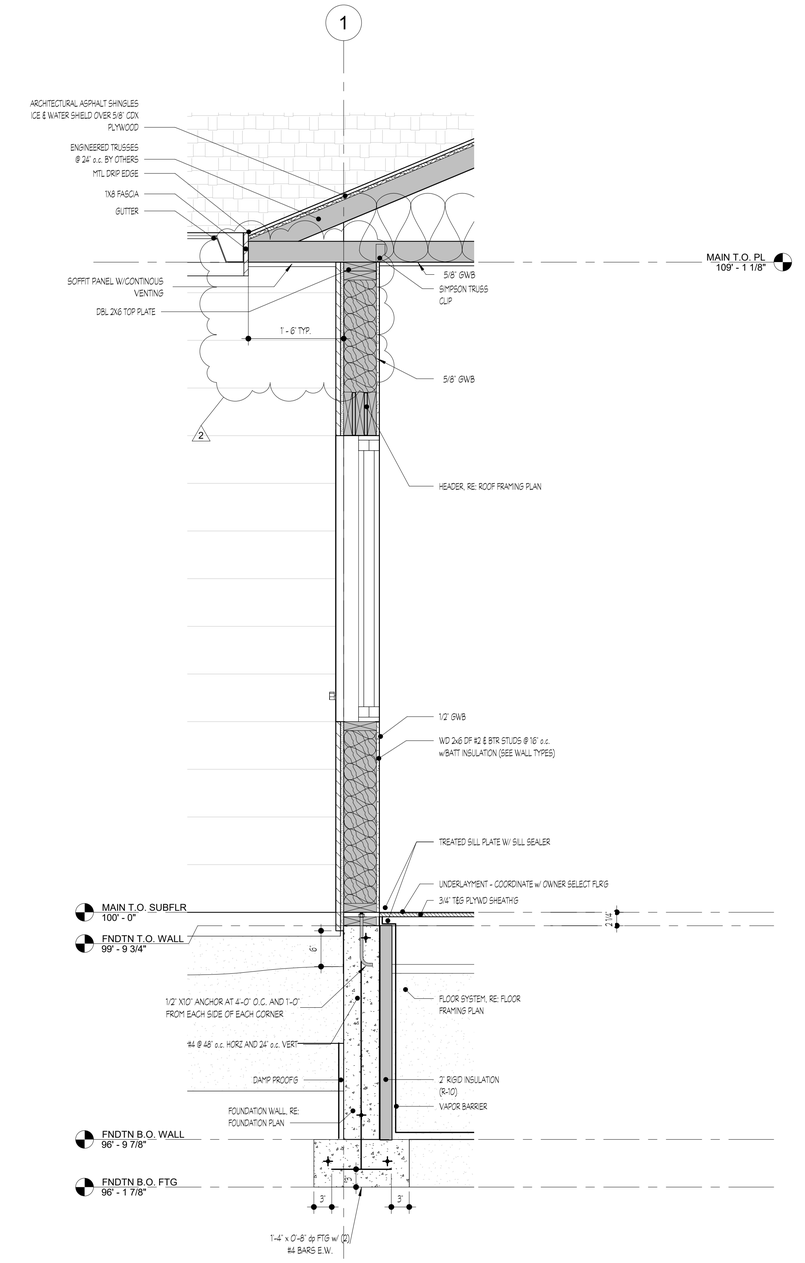
LYNCH ARCHITECT
Towne Square
504 Main Street, Suite 480
Lewiston, Idaho 83501

Date: 08/30/2021
Job No.: 21-011A

Reviewed for Code Compliance
11/10/2021

A401
BUILDING SECTIONS

11/8/2021 12:48:57 PM



2 TYP. WALL SECTION
1" = 1'-0"

1 TYP. GARAGE WALL SECTION
1" = 1'-0"

A502

LICENSED ARCHITECT
AR-914886
TIMOTHY P LYNCH
STATE OF IDAHO

Revisions

No.	Description	Date
2	ADD NO. 02	10/1/21

Lewiston Senior Townhouses for Thomas Development Co.

905 Bryden Ave
Lewiston, ID 83501

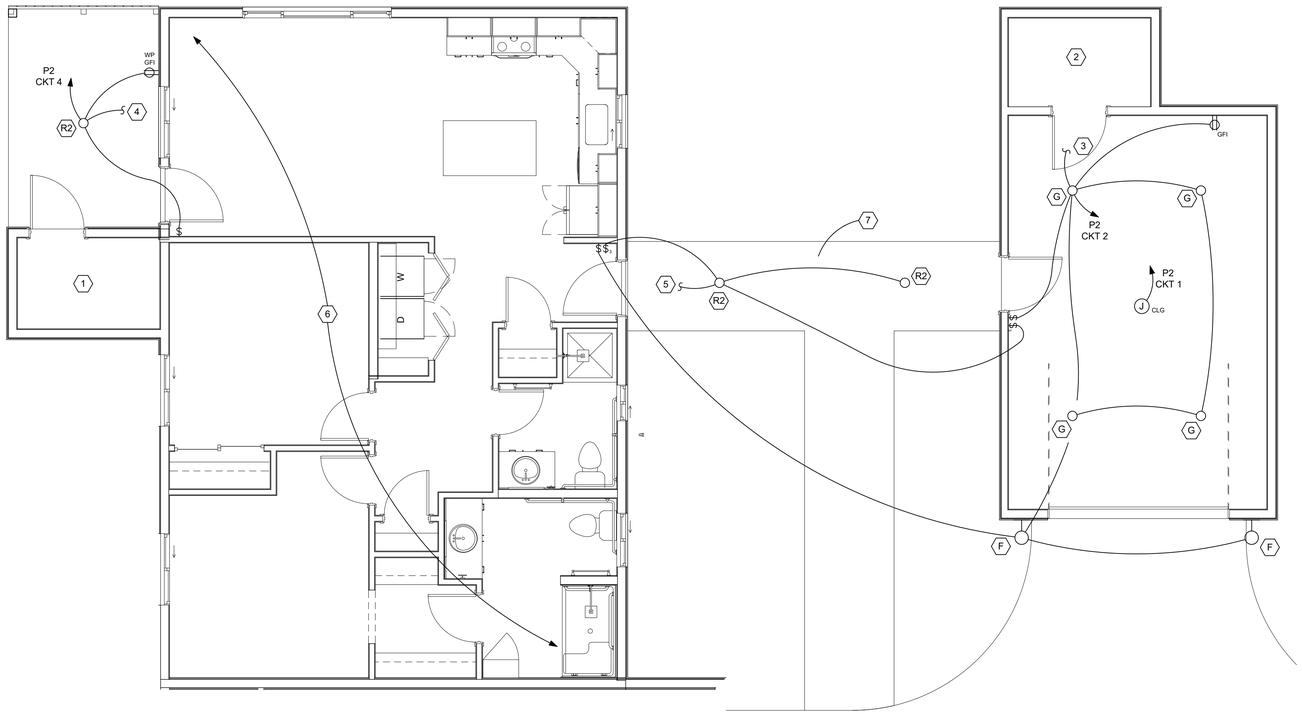
MY ARCHITECT
Towne Square
504 Main Street, Suite 480
Lewiston, Idaho 83501

Date: 08/30/2021
Job No. 21-011A

Reviewed for Code Compliance
11/10/2021

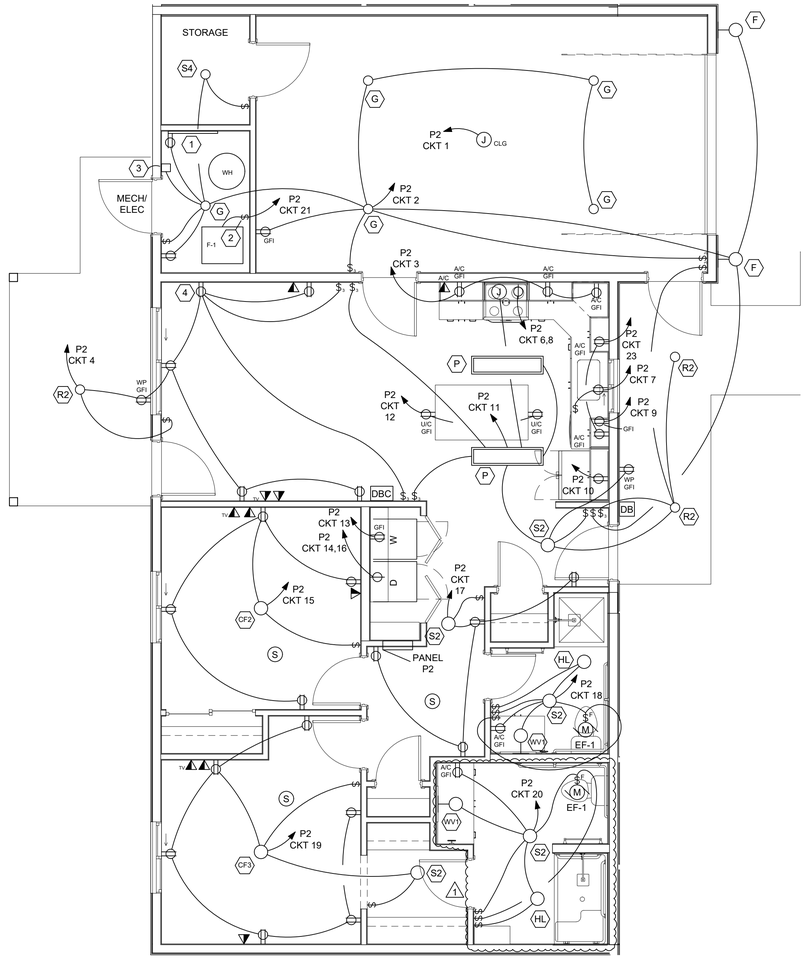
A502
WALL SECTIONS

11/8/2021 12:46:58 PM



UNIT 1 MECHANCIAL AND STORAGE ROOM, DETACHED GARAGE (1A)
SCALE: 1/4" = 1'-0"

1. SIMILAR TO MECH/ELEC AT UNIT 2.
2. SIMILAR TO STORAGE AT UNIT 2.
3. TO STORAGE.
4. TO LIVING ROOM.
5. FROM ENTRYWAY CIRCUIT.
6. SAME AS UNIT 2.
7. FIXTURES INSTALLED IN SOFFIT. OK TO USE SOFFIT SPACE FOR WIRING TO GARAGE.



UNIT 2 ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"
UNIT 1 SIMILAR, WITH DETACHED GARAGE
UNIT 3 IDENTICAL, ROTATED AND MIRRORED
KITCHEN COUNTER APPLIANCE RECEPTACLES ARE TO HAVE 1" BOX EXTENSION FOR ADA COMPLIANCE.

1. CATV/TELEPHONE TERMINAL BOARD LOCATION.
2. 20A1P MOTOR RATED SWITCH, 1HP.
3. 120-24V CONTROL POWER TRANSFORMER FOR HP-1 IN NEMA 1 ENCLOSURE, MOUNT AT APPROXIMATELY 5'-0"AFF.
4. SWITCH ONE HALF OF RECEPTACLE.

PROFESSIONAL ENGINEER
LICENSED
18342
11/4/20
STATE OF IDAHO
DAVID KIMGREL

ELECTRICAL ENGINEER:
KCS LLC
P.O. BOX 653
TROY, ID 83871

Revisions

1	Master Bath Revision 11.4.21

Lewiston Senior Townhouses for Thomas Development Co.

905 Bryden Ave.
Lewiston, ID 83501

KIMGREL ARCHITECT
Towne Square
504 Main Street, Suite 480
Lewiston, Idaho 83501

Date 11/4/2021
Job No. 20-011A

Reviewed for Code Compliance
11/10/2021

11/4/2021 9:57:32 PM

ELECTRICAL ENGINEER:
KCS LLC
P.O. BOX 653
TROY, ID 83871

Revisions		
1	Master Bath Revision	11/4/21

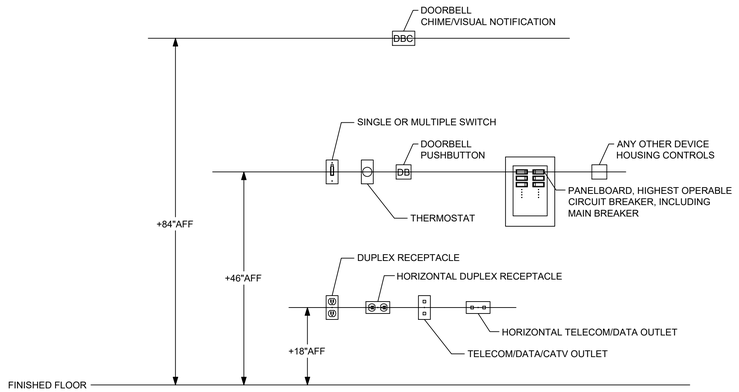
LOCATED FED FROM	APARTMENT UTILITY						PANEL TYPICAL UNIT					
			LOAD (VA)						KIMBREL CONSULTING SVCS LLC	LOAD (VA)		
CKT NO.	TRIP AMPS	LOAD DESCRIPTION	LTS	REC	MOT	APP	CKT NO.	TRIP AMPS	LOAD DESCRIPTION	LTS	REC	MOT	APP
1	20/1	GARAGE DOOR OPENER					2	20/1	GARAGE/MECH/STORAGE + CPT				
3	20/1*	KITCHEN COUNTER					4	20/1*	LIVING RM/REAR PORCH				
5	20/1	SPARE					6	40/2	RANGE				
7	20/1*	DISPOSAL					8	--	--				
9	20/1*	DISHWASHER					10	20/1*	FRIDGE				
11	20/1*	KITCHEN, ENTRY, WALKWAY, HOOD					12	20/1*	KITCHEN ISLAND				
13	20/1*	WASHING MACHINE					14	30/2	DRYER				
15	20/1*	BEDROOM					16	--	--				
17	20/1*	HALLWAY					18	20/1*	BATHROOM				
19	20/1*	MASTER BEDROOM					20	20/1*	MASTER BATHROOM				
21	15/1	F-1					22	35/2	HP-1				
23	20/1*	KITCHEN COUNTER					24	--	--				
25	20/1*	SMOKE/CO DETECTORS					26	20/1	SPARE				
27	20/1	SPARE					28	20/1	SPARE				
29	20/1	SPARE					30	20/1	SPARE				

*AFCI BREAKER

TYP RESIDENTIAL UNIT

	CONNECTED LOAD		FACTOR	NEC REF		DEMAND LOAD		
LIGHTING/GEN USE RECEPS SQFT	1,100	3.00		220.12	=	3,300		
LAUNDRY/APPLIANCE CKTS	1,500	4.00		220.52	=	6,000	MOUNTING	FLUSH
LIGHTING/RECEPS TO 3KVA	9,300	1.00		220.42	=	3,000	VOLTAGE	240 /120 SINGLE PHASE
LIGHTING/RECEPS> 3KVA	6,300	0.35		220.42	=	2,205	AMP MAIN	125A M/B
HP-1	5,184	1.00		430-24	=	5,184	BUS AMP RATING	125A
FURNACE F-1	1,308	1.00		220.14(A)	=	1,308	AIC RATING	10kAIC
DW,DISP,CW	3,200	1.00		220.14(A)	=	3,200		
STOVE	7,200	0.80		220.53	=	5,760		
DRYER	5,000	1.00		220.54	=	5,000		
TOTAL CONNECTED	31,192	(VA)		TOTAL DEMAND		25,657	(VA)	
	130	(AMPS)				107	(AMPS)	

PLAN MARK	LUMINAIRE SCHEDULE					
	TYPE	MOUNTING	MANUFACTURER AND MODEL #	VOLT	LAMP	REMARKS
CF2	CEILING FAN	SURFACE		120V	60W EQUIV. LED	BEDROOM
CF3	CEILING FAN	SURFACE		120V	60W EQUIV. LED	BEDROOM
F	EXTERIOR DECORATIVE	WALL		120V	A19	EXTERIOR GARAGE LIGHT, TOP OF FIXTURE EVEN WITH TOP OF GARAGE DOOR PROVIDE LED LAMP, 60W INCANDESCENT EQUIVALENT
G	UTILITY	SURFACE		120V	A19	PROVIDE LED LAMP, 60W INCANDESCENT EQUIVALENT GARAGE, MECH RM, STORAGE
HL	HEAT LAMP	RECESSED		120V	(1) 250W R40	BATH HEAT LAMP PROVIDE TIMER SWITCH
P	WRAP	SURFACE		120V	39W LED	KITCHEN
R2	EXTERIOR DECORATIVE	RECESSED		120V	16W LED	PATIO/WALKWAY LIGHTS, RECESSED MOUNTED IN SOFFIT
S2	DECORATIVE	SURFACE		120V	16W LED	BATH AND CORRIDOR
S4	DECORATIVE UTILITY	SURFACE		120V	5W LED	PATIO STORAGE CLOSET
WV1	2' STRIP	SURFACE		120V	24W LED	VANITY, OVER MIRROR



NOTE: ALL MOUNTING HEIGHTS ARE TO BE COMPLIANT WITH CURRENT ADA REQUIREMENTS.

MOUNTING HEIGHTS

SCALE: NONE

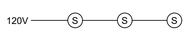


DIAGRAM APPLIES TO EACH UNIT. SMOKE/CO COMBO ALARMS ARE TO BE INSTALLED SUCH THAT ACTIVATION OF ANY ONE ALARM IS TO ACTIVATE ALL ALARMS IN THE AFFECTED UNIT. ALARMS ARE TO BE AUDIBLE AND VISUAL.

SMOKE/CARBON MONOXIDE DETECTOR WIRING DIAGRAM

SCALE: NONE

MECHANICAL COORDINATION SCHEDULE									
PLAN MARK	VOLT	PHASE	HP	kW	AMP	DISC SIZE	C/B SIZE	FUSE SIZE (A)	FEEDER
HP-1	230	1	--	5.20	21.6	60A	35A 2P	N/A	3#8 AWG + 1#10 AWG G 3/4"C
EF-1	120	1	--	0.15	1	20A	20A 1P	PER NAMEPLATE	2#12 AWG + 1#12 AWG G 3/4"C
F-1	120	1	--	1.3	10.9	20A	15A 1P	N/A	2#12 AWG + 1#12 AWG G 3/4"C



Reviewed for Code Compliance
11/10/2021

Lewiston Senior Townhouses for Thomas Development Co.

905 Bryden Ave.
Lewiston, ID 83501

KIMBREL ARCHITECT
Towne Square
504 Main Street, Suite 480
Lewiston, Idaho 83501

Date 11/4/2021

Job No. 20-011A

11/4/2021 3:57:32 PM

PRELIMINARY ARCHITECT CERTIFICATION

I have examined the drawings and specifications dated _____ prepared by My Architect, LLC (architect) and related to the development known as 12th & Hoopes Townhouses (development name) located in Idaho Falls, ID (city, state), consistent with the services required by the architectural agreement, and hereby certify, to the best of my knowledge and belief, these documents will incorporate the applicable local, state and federal laws designated as the development standard for the development, applicable local health, safety and building codes, and the additional requirements adopted by Idaho Housing and Finance Association ("IHFA") as set forth below:

Where relevant, housing must be constructed to mitigate the impact of potential disasters (e.g., earthquakes, flooding, wildfires, etc.) in accordance with State and local codes, ordinances, or other State and local requirements.

NOTE: The intent is that all code and standards cited are the most current versions. If/when there is an overlap and/or conflict between standards, the more stringent requirement(s) will be applied.

- American National Standard Institute ICC A117.1
- ASHRAE 90.1 for Multifamily Buildings
- International Energy Conservation Code
- International Building Code
- International Mechanical Code
- International Plumbing Code
- International Existing Building Code
- National Electrical Code
- Fair Housing Accessibility Guidelines
- Section 504 of the Rehabilitation Act
- Americans with Disabilities Act (ADA)
- Uniform Federal Accessibility Standards (UFAS)

Additional Standards for Rehabilitation Developments:

- Uniform Physical Conditions Standard (UPCS)
- Rehabilitation Standards as stated in Exhibit C-1 and Exhibit C-2 in the HOME Investment Partnership & Housing Trust Fund Programs Administrative Plan (for developments receiving HOME and/or Housing Trust Funds)
- U.S. Environmental Protection Agency's ("EPA") Renovation, Repair, and Painting Rule ("RRP") applies if the development was constructed on or before January 1, 1978. If federal assistance is received, the development must also comply with the HUD Lead Safe Housing Rule.

Additional IHFA Requirements (for all developments):

- Broadband Infrastructure Installation for all developments unless the Association has determined that the cost places an undue financial burden on the development, or the development's location or structure makes installation infeasible.
- Green Building Requirements:
  1. Use of Low or no VOC paints, primers, adhesives, and sealants
  2. Energy Star rated refrigerators and dishwashers (100% with new construction, replacements with rehabilitation)
  3. 50% or more of the total lighting to be high efficiency bulbs/lamps (CFL, LED)
- Minimum Unit Size Standard:
  - Studio 450 sq ft
  - 1 Bedroom 600 sq ft
  - 2 Bedroom 750 sq ft
  - 3 Bedroom 1,000 sq ft
  - 4 Bedroom 1,200 sq ft

02/24/2023
Date



(Idaho Stamp)

Architect

Based on the foregoing representations by the Architect, the owner certifies that the development will be constructed in accordance with the requirements set forth above.

Date

Sponsor

Preliminary Architect Certification for High-Quality Building

As a licensed architect, I hereby certify, to the best of my knowledge and belief, that the standards or components below will be incorporated into the drawings and specifications for 12th & Hoopes Townhouses, located in Idaho Falls, ID.

NOTE: The intent is that all code and standards cited are the most current versions.

- LEED for Homes
- NW Energy Star
- ICC 700 National Green Building Standard
- Enterprise Green Communities
- Indoor Air Plus
- Passive House Institute US (PHIUS) or Passive House Institute (PHI)

OR

Individual High-Quality Building Components:

- ✓ Ceiling fans in living room and bedrooms in all residential units
- ✓ No 'added-urea-formaldehyde' cabinets
- Occupancy sensor lighting in interior community areas
- ✓ 100% of the total lighting to be high efficiency bulbs/lamps (CFL, LED)
- Continuous Ventilation – high efficiency bathroom fans with timer or humidistat, or an energy recovery ventilator (ERV)
- Green label certified low-emission carpet/pad/adhesive
- SCS FloorScore certified hard surface flooring
- ✓ Energy Star certified water heaters
- Xeriscape landscaping and high efficiency irrigation
- Metal or long lasting roofing (30 year warranty – minimum)
- ✓ High Efficiency HVAC equipment (must exceed minimum building code requirements)
- ✓ Water saving shower heads, toilets, faucets

Bathroom faucets:	< 1.0 gpm
Kitchen faucets:	< 1.5 gpm
Toilets:	< 1.3 gpf or dual-flush toilets
Shower heads:	<1.75 gpm

- ✓ U-0.30 or lower rated windows (total assembly)
- Rigid foam insulation under exterior siding which provides a 20% increase over minimum building code requirements
- ✓ R-49 Value Insulation or insulation that is 5% above minimum building code requirements in attic
- Structural Insulated Panel (SIP) roof construction with 50 R-value
- Structural Insulated Panel (SIP) wall construction with minimum 25 R-Value
- Home Energy Rating System (HERS) Score which is 70 or less for new construction developments

Date: 02/24/2023

Architect: _____

(Idaho Stamp)



Based on the foregoing representations by the Architect, the Sponsor certifies that the development will be constructed in accordance with the requirements set forth above.

Date: _____

Sponsor: _____

Instrument # 1742008
Bonneville County, Idaho Falls, Idaho
02/23/2023 12:40:44 PM No. of Pages: 2
Recorded for: TITLEONE - TWIN FALLS
Penny Manning Fee: $15.00
Ex-Officio Recorder Deputy Rupchurch
Index to: DEED, QUIT-CLAIM

WHEN RECORDED, MAIL TO:

Thomas C. Mannschreck
420 W. Main Street, Suite 300
Boise, ID 83702

This instrument filed for record by TitleOne Corp. as an accommodation only. It has not been searched as to its execution or as to its effect upon this title.

QUIT CLAIM DEED

PUKALANI INVESTMENTS, LLC, an Idaho Limited Liability Company, ("Grantor(s)"), for the consideration of Ten Dollars ($10.00), hereby remise, release and forever quitclaim to 12th & Hoopes Senior, LLC, an Idaho Limited Liability Company ("Grantees"), the real property located in the County of Bonneville, State of Idaho, commonly known as Rosslare Out Parcel located in Idaho Falls, Idaho, and more specifically described as follows:

420 W Main St, Ste 300,
Boise, ID 83702

LOT 1 BLOCK 1 REVISED DESCRIPTION

Lot 1 Block 1 less the East 47 feet of Summerhill Division #1 being part of the South 1/2 Section 21, Township 2 North, Range 38 East, B.M., City of Idaho Falls, Bonneville County, Idaho described as:

Beginning at the NW corner of said Lot 1 Block 1 and running thence S89°00'26"E 154.82 feet; thence S28°10'05"E 87.31 feet; thence S88°58'27"E 20.28 feet; thence S00°05'32"E 137.45 feet to a point on the northerly right-of-way of 12th Street said point also being the point of curve of a non tangent curve to the right, of which the radius point lies N08°28'44"W, a radial distance of 520.00 feet; whose chord bearing is S85°44'30"W and whose chord distance is 76.54 feet; thence westerly along the arc through a central angle of 08°26'28" a distance of 76.61 feet along said northerly right-of-way ; thence S89°54'28"W 120.00 feet along said northerly right-of-way to the point of curve of a non tangent curve to the right, of which the radius point lies N00°05'53"W, a radial distance of 20.00 feet; whose chord bearing is N45°05'11"W and whose chord distance is 28.29 feet; thence northwesterly along the arc through a central angle of 90°01'24" a distance of 31.42 feet along said northerly right-of-way to the easterly right-of-way of Hoopes Avenue; thence N00°02'27"W 80.06 feet along said easterly right-of-way; thence N00°02'27"W 123.31 feet along said easterly right-of-way to the POINT OF BEGINNING.

Containing 1.022 acres, more or less.

On this 17th day of February, 2023, in the County of Ada, State of Idaho, herewith sign this Quit-Claim Deed.

GRANTOR:

PUKALANI INVESTMENTS, LLC
an Idaho limited liability company

By:_____
Thomas C. Mannschreck
Manager/Member

On this 22nd day of February, 2023, before me, the undersigned, a notary public in and for said County and State, appeared Thomas C. Mannschreck, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary



COMMUNITY DEVELOPMENT SERVICES

Planning Department
Office (208) 612-8276
Fax (208) 612-8520

IDAHO FALLS

Building Department
Office (208) 612-8270
Fax (208) 612-8520

Date: February 22, 2023

RE: Zoning Verification of property located at RPA5260001001A.

To whom it may concern:

This letter is to confirm the zoning of R3, Multiple Dwelling Residential, for the aforementioned property. The R3 Zone provides a residential zone which is characterized by a variety of dwelling types with a denser residential environment. This Zone is situated along or near major streets such as collectors and arterials. It is also generally located near pedestrian connections and commercial centers.

Sincerely,

David Peterson
Planner I/GIS Tech
Community Development Services Department
(208) 612-8557
dmpeterson@idahofalls.gov

The following table contains allowed uses in the R3 Zone.

11-2-3: ALLOWED USES IN RESIDENTIAL ZONES.

Table 11-2-1: Allowed Uses in Residential Zones

P = permitted use. C1 = administrative conditional use. C2 = Board of Adjustment conditional use. C3 = City Council conditional use. A blank denotes a use that is not allowed in that zone.

*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.

	Residential							
Proposed Land Use Classification	**RE**	**RP**	**R1**	**R2**	**TN**	**RMH**	**R3**	**R3A**
Accessory Use	P	P	P	P	P	P	P	P
Agriculture*	P							
Animal Care Clinic*					P*			P
Artist Studio					P*			
Bed and Breakfast*								P
Boarding /Rooming House							P	P
Day Care, Center*			C_2	P	P		P	P
Day Care, Group*	C_1		C_1	P	P	C_1	P	P
Day Care, Home	C_1		C_1	P	P	C_1	P	P
Dwelling, Accessory Unit*	P	P	P	P	P	P	P	P
Dwelling, Multi-Unit*				P*	P		P	P
Dwelling, Multi-Unit Attached*				P	P		P	P
Dwelling, Single Unit Attached*			P	P	P	P	P	P
Dwelling, Single Unit Detached	P	P	P	P	P	P	P	P
Dwelling, Two Unit				P	P		P	P
Eating Establishment, Limited					P*			P
Financial Institutions					P*			P
Food Processing, Small Scale					P*			P
Food Store					P*			P
Fuel Station					P*			
Health Care and Social Services					P*			P
Home Occupation*	C_1		C_1	C_1	C_1	C_1	C_1	C_1
Information Technology								P
Laundry and Dry Cleaning					P*			P
Live-Work*					C_1			P
Manufactured Home*	P	P	P	P	P	P	P	P
Mobile Home Park*						P		C_2
Mortuary								P
Park and Recreation Facility*	P	P	P	P	P	P	P	P
Parking Facility								P
Personal Service					P*			P
Planned Unit Development*	C_3	C_3	C_3	C_3	C_3	C_3	C_3	C_3
Professional Service					P			P
Public Service Facility*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Public Service Facility, Limited	P	P	P	P	P	P	P	P
Public Service Use								P

Proposed Land Use Classification	RE	RP	R1	R2	TN	RMH	R3	R3A
Recreational Vehicle Park*						P		
Religious Institution*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Residential Care Facility							P	P
Retail					P*			C_2
School	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Short Term Rental*	P	P	P	P	P	P	P	P
Transit Station								P

(Ord. 3218, 9-13-18) (Ord. 3358, 12-10-20) (Ord. 3451, 3-31-22) (Ord. 3458, 4-14-22)

(Ord. 3496, 12-8-22)

12th & Hoopes Senior, LLC

Resume

This is a newly formed entity. The experience for Affordable Housing comes from Thomas Development Co., as the ownership of 12th & Hoopes Senior, LLC is identical to the ownership of Thomas Development Co.

THOMAS DEVELOPMENT CO.

COMPANY PROFILE

Thomas Development Co., a Boise, Idaho, based real estate development company, was founded in 1990. Under the innovative direction of our company principals, Tom and Barbara Mannschreck, the company has developed more than 4,000 apartment homes valued in excess of $700 million.

Pre-Construction Developments Include:

- Norfolk - 78 units. New Construction. Affordable Family Apartments. Caldwell, Idaho. Construction starts January 2023.
- Pedrena – 80 units. New Construction. Affordable Family Apartments. Las Cruces, New Mexico
- San Roque – 137 units. New Construction. Affordable Family Apartments. Albuquerque, New Mexico. Construction starts March 2023

Under Construction Developments Include:

- Bryden - 11 units. Senior Market Rate. Lewiston, Idaho.
- Greystone – 40 units. Acquisition/Rehab. Section 8 Family. Caldwell, Idaho

Recently Completed Developments Include:

Family:

- Vistabella - 60 units. Acquisition/Rehab. Affordable Family Apartments, 100% Section 8. Sierra Vista, Arizona.
- Emporda - 36 units. Acquisition/Rehab. Affordable Family Apartments. Corvallis, Montana.
- Copper Ridge 4 & 9 - 64 units. Affordable Family Apartments. Butte, Montana
- New Path Community Housing - 41 units. Permanent Supportive Housing. Boise, Idaho.
- Adare Manor Apartments - 134 units. Affordable Family Apartments. Boise, Idaho.
- Laurel Tree @ Northern - 70 units. Affordable Family Apartments with 18 units set aside for the seriously mentally ill. Phoenix, Arizona.
- Marbella Apartments - 96 units. Acquisition/Rehab. Affordable Family Apartments. Albuquerque, New Mexico.

Senior:

- Las Brisas - 48 units. Affordable Senior Apartments. Caldwell, Idaho.
- Meadowlands Senior II - 24 units. Market Rate Senior Apartments. Butte, MT.

Our success lies with our people and is attributed to a management team that offers forward-thinking expertise, site and acquisition investment analysis, a deep knowledge of all aspects of affordable housing and financing for our affordable apartment communities, and land-use planning. All of this is supported by a commitment to superior development and strategic asset management services.

We are proud to distinguish ourselves in many ways, but the most proactive and promising is our pledge to incorporate energy efficient, environmentally conscious, and highly durable design, construction, and practices into all of our new and renovated buildings. The result is a value-enhanced quality of life in our developments, which improves marketability.

We developed the first apartment community in Idaho to achieve United States Green Building Council (USGBC) Leadership and Environmental Design (LEED) for Homes Platinum Certification for a multifamily development. We have developed apartments and commercial properties in many cities, in some cases thirty years ago. Without exception, our initial commitment of "doing everything we said we would do," both at initial development and with ongoing operations, has been met. Without exception, we have been welcomed back in each of these communities when we propose subsequent developments.

THOMAS DEVELOPMENT CO.
THE LEADER IN SUSTAINABLE REAL ESTATE DEVELOPMENT
MISSION STATEMENT

We are entrepreneurs who build and own apartment communities and commercial properties. Our commitment to integrity, achievement, diversity, and family drives us to develop best-in-class, sustainable, and safe experiences for our occupants.

Purpose:

We provide residents, lessees, investors, and colleagues with top-quality design and construction to ensure our apartment communities and commercial buildings have long-term durability and are comfortable and safe to occupy.

Business:

a) We provide superior value for our occupants, investors, and communities where we develop in Idaho, Montana, and Arizona. We are currently looking to develop in New Mexico, Wyoming, Utah, and Nevada.
b) Our new apartment communities have consistently achieved USGBC LEED for Homes Platinum certification.
c) We envision, design, build, and operate real estate in a manner compatible with the environment.
d) We lay a strong foundation for our team to do all this and more.

Principles:

a) Integrity – We are consistent and congruent, authentic with our actions, unafraid to speak our minds, and honest about our intentions. We own up to our actions or inactions. This value is essential because we must trust each other's judgments, words, actions, and promises to do our work well.

b) Initiative and Achievement – We have a high level of commitment to balance the needs of all stakeholders involved in our developments: investors, residents, lessees, lenders, and the communities where we develop and own real estate. We welcome this challenge. We plan our goals and actions with our colleagues and choose colleagues who are as enthused about and driven toward these goals as we are.

c) Diversity – We welcome and pride ourselves in serving a diverse population, both residential and commercial. Our apartment communities focus on construction of new and significant renovation of existing apartment communities providing best-in-class living experiences for low and moderate income families and seniors. Our commercial lessees currently include professional office space, restaurants, law and accounting firms, corporate headquarters, service, retail, and automotive repair facilities.

d) Family – We are a family-owned business. We extend the feeling of family across our company. We house many families in the communities we design, build, and operate. We rely on each other to accomplish our mission.

Thomas DEVELOPMENT CO.
THE LEADER IN SUSTAINABLE REAL ESTATE DEVELOPMENT

420 W Main Street, Suite 300
Boise, Idaho 83702
(208) 343-8877
FAX (208) 343-8900
E-Mail: tmannschreck@thomasdevelopment.com

Contacts:

Tom Mannschreck
President
208.343.8877 x 202
tmannschreck@thomasdevelopment.com

Barbara Mannschreck
Chief Administrative Officer
208.343.8877 x 204
bmannschreck@thomasdevelopment.com

Angie Ferguison
Director of Operations
208.343.8877 x 207
aferguison@thomasdevelopment.com

Evelyn Camp
Development Associate
208.343.8877 x 206
ecamp@thomasdevelopment.com

Nicole Harper
Asset Manager
208.343.8877 x 214
nharper@thomasdevelopment.com

Hillary Jones
Development Associate
208.343.8877 x 201
hjones@thomasdevelopment.com

Amber Blue
Financial Controller
208.343.8877 ext. 203
ablue@thomasdevelopment.com

Professional Affiliations:

National Council of State Housing Agencies
444 North Capitol Street NW, Suite 438
Washington, DC 20001
202.624.7710
info@ncsha.org

Arizona Housing Coalition
1495 E Osborn Road
Phoenix, AZ 85014
602.340.9393
joan@azhousingcoalition.org

Urban Land Institute Idaho
P.O. Box 2233
Boise, ID 83701
1.800.321.5011
Idaho@uli.org

Idaho State Bar
The Law Center
525 W. Jefferson St.
Boise, ID 83702
208.334.4500
isbwebsite@isb.idaho.gov

U.S. Green Building Council
523 W Front Street
Boise, ID 83702
208.401.0651
membership@usgbc.org

Thomas DEVELOPMENT CO.
THE LEADER IN SUSTAINABLE REAL ESTATE DEVELOPMENT

420 W. Main Street, Suite 300
Boise, Idaho 83702
(208) 343-8877
FAX (208) 343-8900
E-Mail: tmannschreck@thomasdevelopment.com

REFERENCES

LENDERS:

Ms. Cassie Fontaine
Vice President, Sr. Commercial Loan Officer
Mountain West Bank
1660 N Eagle Road
Meridian, ID 83646
(208) 887-5172
cmfontaine@mountainwestbank.com

Mr. Sam D. Kramer
Vice President
Specialty Finance Group
Cedar Rapids Bank & Trust
500 1st Ave NE,
Cedar Rapids IA 52401
Phone Direct line (319) 743-7122
skramer@crbt.com

Ms. Jennifer Wheeler
Vice President, Commercial Loan Officer
Glacier Bank
202 Main Street
Kalispell, MT 59903
(406) 756-4282
JWheeler@glacierbank.com

Mr. Pat March
Mountain Pacific Commercial Mortgage
225 N 9th Street, Suite 530
Boise, ID 83702
(208) 472-2870
pat.march@mpcmllc.com

GOVERNMENT REFERENCES:

Mr. Joel Plaskon, AICP
City Planner
City of Lewiston
215 "D" Street
Lewiston, ID 83501
(208) 746-1318 x 7202
www.cityoflewiston.org

Ms. Karen Byrnes
Community Development Director
Butte-Silver Bow
155 W. Granite St.
Butte, MT 59701
(406) 497-6467
www.co.silverbow.mt.us

Natalie Green
City of Las Cruces
Housing and Neighborhood Services Manager
P.O. Box 2000
Las Cruces, NM 88004
ngreen@las-cruces.org

Mayor Rick Mueller
City of Sierra Vista
1011 N. Coronado Drive
Sierra Vista, AZ 85635
(520) 458-3315
Rick.Mueller@SierraVistaAZ.gov

LANDOWNER/PARTNER

Jim Tomlinson
P.O. Box 108
Boise, ID 83701
(208) 343-6438
jrt@boisehousingcorp.com

LOW-INCOME HOUSING TAX CREDIT SYNDICATORS AND STATE AGENCIES:

Ms. Kathryn Turner
New Mexico MFA
344 4th St SW,
Albuquerque, NM 87102
(505) 843-6880
www.housingnm.org

Mr. Terry Gentry
The Richman Group
707 Southwest Washington Street,
Suite 1510
Portland, Oregon 97205
(203) 869.0900
www.therichmangroup.com

Mr. Jack Hawkins
Idaho Housing & Finance Assoc.
565 West Myrtle Street
Boise, ID 83702
(208) 331-4741
www.ihfa.org

Mr. Todd Fabian
National Equity Fund
10 South Riverside Plaza
Chicago, IL 60606
(312) 360-0400
www.nationalequityfund.org

Mr. Gerald Hunter
Idaho Housing & Finance Assoc.
565 West Myrtle Street
Boise, ID 83702
(208) 331-4741
www.ihfa.org

Mr. Bruce Brensdal
Montana Board of Housing
Multifamily Program Officer
301 S Park Ave., Rm 240
Helena, MT 59601
(406) 841-2840
bbrensdal@mt.gov

TITLE COMPANIES:

Mr. Scott Thiel
TitleOne Corp.
Golden Eagle Building
1101 W. River St., Ste. 201
Boise, ID 83702
(208) 424-8511
www.titleonecorp.com

Mr. Bruce Evans
Phillips Hansen Land Title Co.
32 South Main St.
Brigham City, UT 84302
(435) 723-6806
www.phillipshansen.com

Mr. Scott Darling
Commercial Escrow Officer - Founder
TitleOne
1101 W. River St., Suite 201
Boise, Idaho 83702
(208)-287-5300
www.titleonecorp.com

Mr. Antonio Wellman
Summit Valley Title Co.
321 West Park
Butte, MT 59701
(406) 723-3043
www.summitvalleytitlecompany.com

Ms. Billie Johnson
Lawyers Title
3131 E. Camelback Road, Suite 220
Phoenix, AZ 85016
(602) 336-6163
http://www.ltic.com/Commercial.aspx

PROFESSIONAL/TRADE REFERENCES:

Mr. Maurice Therrien, MAI
Valbridge Property Advisors
1459 Tyrell Lane
Boise, ID 83704
(208) 336-1097
www.appraiseidaho.com

Mr. Stephen Kier
President
Kier Construction Corporation
3710 Quincy Avenue
Ogden, UT 84403
(801) 627-1414
www.kierconstructioncorp.com

Mr. Andrew C. Erstad, AIA
Erstad Architects
310 N. 5th Street
Boise, ID 83702
(208) 331-9031
www.erstadarchitects.com

Mr. Jim Tofel
Tofel Dent Construction
3555 E 42nd Stravenue
Tucson, AZ 85713
(520) 571-0101
www.tofelconstruction.com

Ron Bohannan
Tierra West, LLC
5571 Midway Park PI NE
Albuquerque, NM 87109
(505) 858-3100
www.tierrawestllc.com

CORPORATE & LIHTC ATTORNEY:

Mr. Bradley J. Britzmann
BJB LAW GROUP LLC
Tel: 314-401-7030
Fax: 928-752-0400
brad@bjblawgroup.com

LIHTC CPA CORPORATE:

Mr. Will Brookshire, CPA
Tidwell Group
Assurance Partner
2001 Park Place
Birmingham, AL 35203
(205) 271-5508
will.brookshire@tidwellgroup.com
www.tidwellgroup.com

Mr. Joel McDowell CPA
Tidwell Group
Birmingham Office Managing Partner
2001 Park Place
Birmingham, AL 35203
(205) 271-5508
Joel.McDowell@tidwellgroup.com

NON-PROFIT PARTNERS:

Mr. Douglas Alles
Executive Director
Catholic Charities of Idaho
1501 S Federal Way
Boise, ID 83705
(208) 350-7481
www.ccidaho.org

Mr. Stephen Capobres, MPA
Vice President of Business Development
Catholic Charities Community Services
4747 N. 7th Avenue
Phoenix, AZ 85013
www.catholiccharitiesaz.org

Mr. Rick Sullivan
Executive Director
Northwest Integrity Housing Co.
420 W. Main Street, Suite 303
Boise, ID 83702
(208) 343-8877
Rick@nwintegrityhousing.com
www.nwintegrityhousing.com

Mr. Jim Tomlinson
President
Boise Housing Corporation
P.O. Box 108
Boise, ID 83701
(208) 343-6438
jrt@boisehousingcorp.com
www.boisehousingcorp.com

Ms. Laura Chavez
Chief Executive Officer
Supportive Housing Coalition of NM
P.O. Box 27459
Albuquerque, NM 87125
(505) 355-3643 ext. 1104
lchavez@shcnm.org

Thomas C. Mannschreck

President, CEO, of Thomas Development Co. and Affiliated Entities

Tom Mannschreck has been the CEO of TDC since its inception. Tom is responsible for overall corporate vision, strategy, and guidance of operations not only of TDC, but also various family-held real estate investment entities.

Synergistically interacting with a small but experienced development team, Tom is primarily responsible for setting policy at TDC, making major investment and business strategy decisions, and providing general oversight throughout the development process. He also has oversight responsibility for all phases of all affordable housing communities TDC develops.

Prior to founding TDC, Tom was a partner, member of the Board of Directors and chairman of the business practice group of a large Boise, Idaho law firm. His practice focused on business transactions, financial institution representation and real estate transactions.

Tom is a graduate of the University of Idaho, summa cum laude in Business and Economics and the University of Santa Clara School of Law.

Barbara E. Mannschreck

Chief Administrative Officer of Thomas Development Co.

Barbara has served as Chief Administrative Officer for Thomas Development Co. since its inception in 1990. Throughout the course of Thomas Development Co.'s growth, Barbara has handled a variety of responsibilities, including key liaison between a property management company acquired by Thomas Development Co., preparation of tax credit and financing applications, coordination of closings with lenders, syndicators, accountants and attorneys on partnership and loan transactions, construction billing, and loan administration.

She has also served as Personnel Manager and Human Resource Officer for TDC and affiliated companies. Barbara is the Human Resource Officer for TDC.

Prior to Thomas Development Co., Barbara worked as a legal secretary at a large Boise, Idaho law firm.

Barbara has achieved the Institute of Real Estate Management ARM designation and Certified Credit Compliance Professional (C3P) and obtained a certification from the Palo Alto Legal Secretary Course.

Angie S. Ferguison

Director of Operations of Thomas Development Co.

Angie first became affiliated with Thomas Development Co. through TDC's property management company, Summit Real Estate Services, where she served in a variety of roles including a supervisory role of the day-to-day operations of several multi-family tax credit properties. Angie rejoined the Thomas Development Co. team in 2013 as the Director of Operations.

Angie oversees all Asset Management responsibilities for Thomas Development's residential and commercial portfolio, and works closely with the residential property management companies to ensure compliance and performance of the properties. Additionally, Angie is directly responsible for the property management of Thomas Development Co.'s commercial portfolio.

Angie also manages Thomas Development Co.'s office personnel and procedures.

Prior to Thomas Development Co. and Summit Real Estate Services, Angie worked as a Project Accountant for a commercial real estate property management company and has several years' experience as a legal secretary in Boise, Idaho.

Angie has extensive knowledge and experience with URA and Section 104(d) Regulations, is certified in Fair Housing and Tax Credit training and has achieved several designations including the Housing Credit Certified Professional (HCCP) and Certified Occupancy Specialist (COS).

Nicole Harper

Asset Manager of Thomas Development Co.

Nicole joined Thomas Development Co. in June 2020 as Asset Manager. She has been involved in Affordable Housing since 2010. She oversees and manages the Thomas Development Co. residential and commercial portfolio. Nicole works closely with property management companies to ensure that all of our properties are in compliance with the applicable regulatory requirements, physical appearance, and economic performance meet our expectations.

Prior to Thomas Development Co., Nicole worked as a Regional Supervisor at a property management company. She has overseen a variety of programs from Section 8 Project Based Housing, LIHTC, 811s PRACs, HOME/HTF, to unique Voucher Programs with Severely Mentally Ill Chronically Homeless individuals.

Nicole has extensive training in Fair Housing, Tax Credit, HOME, and HUD. Nicole is Low-Income Housing Tax Credit certified, serves on the AHMA-PSW boards as the Director of Arizona, and holds a Real Estate License in Arizona.

Evelyn Camp

Development Associate of Thomas Development Co.

Evelyn joined Thomas Development Co. in 2022 as a Development Associate. Evelyn will be helping provide support to Thomas Development Co.'s development team.

Prior to working at Thomas Development Co., Evelyn worked in banking for over 30 years. She worked for Idaho Independent Bank for over 18 years as an Operations Officer and 2 ½ years as a Customer Service Manager for Mountain West Bank.

PACIFIC WEST CONSTRUCTION

Dedicated to Quality

March 3, 2023

Thomas Development Company
413 West Idaho Suite 200
Boise, Idaho 83702
Attn: Tom Mannschreck

Re: Idaho Falls Rosslare Outparcel
Resume

Dear Tom:

As per your request, we are providing you with some background information on Pacific West Construction, Inc. We have been in business since 1989 and during that time have built in four different states namely, Idaho, Montana, Wyoming and Utah. We are currently licensed in Idaho, Wyoming and Montana. We have two offices, the home office is located in Idaho Falls, Idaho and then we have a satellite office in McCall, Idaho. We also have a Sister Company, Century Contractors, Inc. which mainly focuses on the commercial construction work. Between both companies we have between 55 to 60 employees, both full time and part time.

Over the years we have successfully completed projects consisting of Schools, Churches, Banks, Strip Malls, Warehouses, Shops, Hospitals, Office Complexes, Car Washes, Apartment Complexes and High End Homes.

Where in comes to multiple family and multiple home projects we have built close to 2500 units of apartments in several different locations, thru out the aforementioned states. We have also built multiple homes at the same time on scatter sites in Montana and McCall Idaho.

Currently we have four high rise apartment complex's buildings being built in Jackson, Wyoming and several High in Homes being built in various locations thru out, Idaho.

We can provide references upon request you can also view some of our completed projects at www.pwcquility.com

Sincerely,

Lynden P. Kunde

P.O. Box 1884
Idaho Falls, ID 83403

2440 Jeannes Way
Idaho Falls, ID 83401

Phone: 208-525-2645
Fax: 208-529-8658

www.pwcquality.com

TOMLINSON & ASSOCIATES, INC.

Tomlinson & Associates, Inc. came together in early l98l to create an association that would combine the individual talents, experience, and assets of each partner into a company that would be able to provide well-managed housing to a large number of individuals and families throughout the Northwest.

The major focus of Tomlinson & Associates, Inc. is property and asset management, where its demonstrated property management skills combined with an excellent reputation throughout the Northwest enables the company to offer specialized real estate management services to owners and agents. Services include property management, asset management, and turnaround analysis, as well as construction/improvements coordination, project development and design, disposition and financial analysis, a full range of related support services.

Tomlinson & Associates, Inc. currently manages approximately 4,750 apartment units in 98 properties, located in Idaho, and Oregon. Its professional team includes Regional Property Managers, Certified Occupancy Specialists, and over 200 on-site employees who provide excellent management services to the portfolio of properties. Financial management and support are furnished by an accounting team that includes a controller, accountants, and bookkeepers. The home office staff is qualified and experienced in providing the proper training, support, and supervision of on-site personnel who carry a successful philosophy to each development. As a result of these team efforts, Tomlinson & Associates, Inc. has never been in default of any management agreement or loan.

Tomlinson & Associates, Inc. provides development services to sponsors of investment real estate developments and performs construction services related to additions to or rehabilitation of multi-housing and commercial projects. Development includes the following luxury and affordable multi-family apartment communities: Gekeler Farms, The Village at Columbia, Oak Park Village, and River Plaza, all in Boise, Idaho as well as the Birches in Nampa, Idaho, and five office/retail building including the Empire and Plaza 121 buildings in downtown Boise. Additionally, Tomlinson and Associates has managed over 30 older, multifamily developments through a complete renovation process.

Tomlinson & Associates has been recognized for its efforts over the years including the City of Boise, 2010 Building Excellence Award for the renovation of Riverview Apartments. In 2001 it received the national Headstart Corporation's Corporate Sponsor of the Year for its development of Headstart classrooms in neighborhood's surrounding several apartment communities that it manages. In 2000, the company was the recipient of the first "Good Works" for small businesses and the U.S. Small Business Administration's Vision 2000 National Award for Excellence in State and National

TOMLINSON & ASSOCIATES, INC.

Management Team

JAMES R. TOMLINSON, Founder

Jim Tomlinson was the founder of Tomlinson and Associates, Inc. He currently serves on the Board as Secretary. He has been actively involved in the development, acquisition and management of investment real estate since 1969. Since 1998, Jim has served as the President of Boise Housing Corporation, a non-profit housing provider, whose mission is to provide affordable housing to families and seniors, with 61 projects, located throughout Idaho and Oregon. Prior to forming Tomlinson & Associates, Inc., Jim was Vice President and Western Regional Manager for Rothschild Financial Corporation, where he originated over $100,000,000 in loans for investment properties throughout the Northwest. He was the first Director of Operations for the Idaho Housing and Finance Association, directly responsible for the development of underwriting and management over-site procedures.

GREG TOMLINSON, President

Greg Tomlinson is the Broker for Tomlinson & Associates, and the President. He supervises all offers to purchase real estate, and tracks the various activities throughout the process. As President and CEO of the corporation, he sets policy and directs a substantial number of additional employees. In addition to his real estate brokerage responsibilities, he also supervises the development process, where land is sought out and optioned, project concepts and design are developed regulatory agency approval is secured, construction documents are prepared and bid, and finally the project is constructed and placed in service. As mentioned above, these development services are offered both for Tomlinson & Associates properties and for others. Greg Tomlinson received his Bachelor of Business Administration Degree from Gonzaga University in 1994 and has over 20 years' experience in the property management industry.

RICHARD TOMLINSON, Senior Vice President

Richard Tomlinson is a Senior Vice President of Tomlinson & Associates, Inc., and Manager of JRG Construction, a wholly owned subsidiary. He supervises all construction activities and provides consulting and Civil Engineering services to properties as needed. Prior to joining Tomlinson & Associates, in 2009, Mr. Tomlinson worked for 12 years for Hubble Engineering and Hubble Homes, where he provided a variety of engineering services to clients and supervised the design and construction of multiple subdivisions in the Treasure Valley. Later he managed his own firm, Tomlinson Consulting, Inc., which designed and constructed multiple properties throughout the region. His background provides Tomlinson & Associates with excellent contacts in the regulatory agency arena, and access to a core of proven subcontractors. Mr. Tomlinson received a Bachelor of Science in Civil Engineering from Gonzaga University, in 1991. He has since attended numerous continuing education classes, including those that have led to certifications regarding Fair Housing matters and the Low-Income Housing Tax Credit program.

KATIE ROSANBALM, Controller

Mrs. Rosanbalm joined Tomlinson & Associates, Inc. in 2010. She holds extensive knowledge in GAAP, finance, and federal program financial requirements. She worked as a financial analyst during the Federal Review of the country's Department of Child and Family Services. She then went on to the J.A. & Kathryn Albertson Foundation where she served as the Senior Accountant and oversaw all financial activity of grants worth over $50 million and investment accounts of over $600 million. In addition to financial practices she holds an extensive understanding of employment and labor law and oversees the human resource functions of the company. She holds a Bachelor of Science in Accounting from the University of Colorado and a Master of Business Administration from Western Governor's University.

ANDREW SCHANK, Vice President of Asset Management

Mr. Schank joined Tomlinson & Associates, Inc, in 2018. He has worked in various aspects of the housing industry since 2003. Mr. Schank has extensive knowledge of the Section 42 Tax Credit program having experience as an auditor for the Idaho Housing and Finance Association as well as working as a development coordinator in acquisition rehabs and new construction of Section 42 Tax Credit developments. He held the role of Compliance Manager with Tomlinson & Associates from 2014-2016 where he gained knowledge in USDA Rural Development and HUD programs. He currently holds the role of Vice President of Asset Management where he oversees all compliance operations. He holds a Bachelor of Science in Sociology from Western Washington University.

MELISSA BOLTON, Senior Regional Property Manager

Mrs. Bolton joined Tomlinson & Associates, Inc in 1998. She has worked in various capacities of property management, starting as a Community Manager, and expanding into a Senior Regional Manager. She is currently responsible for all commercial and conventional property management. She holds her Associate Real Estate Brokers License for the State of Idaho and serves as the licensed property manager for the company's Oregon operations.

SHAUNA THACKER, Senior Regional Property Manager

Ms. Thacker joined Tomlinson & Associates, Inc. in 2014. She has worked in various capacities in the Property Management industry since 1989, managing portfolios throughout seven western states. She is currently responsible for the oversight of a portfolio of multi-family properties consisting of Section 8, Rural Development and Tax Credit/HOME communities. She has obtained the C3P, S.T.A.R. and COS designations and has completed several courses through the Institute of Real Estate Management as well as a formal education from the University of Idaho.

Ms. Thacker has extensive experience overseeing the successful lease-up for new construction on Tax Credit properties, including substantial rehabs

TIM BEERY, Senior Regional Property Manager

Mr. Beery joined Tomlinson & Associates, Inc. in 2018. He worked in various aspects of property management since 2006. He was most recently employed as a Regional Property Manager for the Housing Company where he oversaw a portfolio of multi-family properties consisting of Section 8 and Tax Credit/Home. His current portfolio includes multi-family properties consisting of Section 8, Rural Development and Tax Credit/HOME. He obtained the Section 8 Housing Compliance Manager and Tax Credit Certification designations. He also holds a Bachelor of Arts in Political Science from Boise State University.

JOHN VICKERS, Regional Property Manager

Mr. Vickers joined Tomlinson & Associates, Inc. in 2015 and brings with him 17 years' experience in residential land development, single-family homeowner's association and apartment community management. He is currently responsible for the oversight of a portfolio of multi-family properties consisting of Section 8, Rural Development, Tax Credit/HOME, and conventional communities. He holds certifications obtained through Community Association Institute (CAI) earning a Certified Manager of Community Associations (CMCA) and Association Management Specialist (AMS), and the Multifamily Specialist Certification through the Affordable Housing Management Association (AHMA) .

SARA DOTSON, Regional Property Manager

Ms. Dotson joined Tomlinson & Associates, Inc. in 2018. She was previously at Idaho Housing and Finance Association where she served as a Housing Compliance Officer for over 15 years gaining extensive knowledge of Section 8, Section 42 tax credit, and HOME subsidy programs. Sara specializes in physical asset management of properties as well as compliance standards for affordable housing. She is currently responsible for the oversight of a portfolio of multi-family properties consisting of Section 8, Rural Development and Tax Credit/HOME.

12th & Hoopes Senior, LLC

Resume for Consultant

Not Applicable

The development team for 12th & Hoopes Senior does not include a Consultant.

City of Idaho Falls

2021 Analysis of Impediments to Fair Housing Choice

Final Report

July 22, 2021

2021 CITY OF IDAHO FALLS

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE:



Prepared for:
City of Idaho Falls
Community Development Services
308 Constitution Way
Idaho Falls, ID 83402

Prepared by:
Western Economic Services, LLC
212 SE 18th Avenue
Portland, OR 97214
Phone: (503) 239-9091
Toll Free: (866) 937-9437
Fax: (503) 239-0236

Website: http://www.westernes.com

Final Report
July 22, 2021

Has Your Right to Fair Housing Been Violated?

If you feel you have experienced discrimination in the housing industry, please contact:

Idaho Human Rights Commission
317 W. Main St.
Second Floor
Boise, ID 83735-0660
inquiry@ihrc.idaho.gov
971-673-0761 (208) 334-2873
Toll Free: (888) 249-7025

Intermountain Fair Housing Council
4696 W. Overland Rd., Suite 140
Boise, Idaho 83705
208-383-0695
1-800-717-0695
contact@ifhcidaho.org

Idaho Legal Aid Office
482 Constitution Way Ste 101
Idaho Falls, ID 83402

U.S. Department of Housing and Urban Development
Form 903 Online Complaint in English:
https://portalapps.hud.gov/FHEO903/Form903/Form903Start.action

HUD Formulario 903 quejas en línea:
https://portalapps.hud.gov/AdaptivePages/HUD_Spanish/Espanol/complaint/complaint-details.htm

Table of Contents

SECTION I. EXECUTIVE SUMMARY 3

SECTION II. COMMUNITY PARTICIPATION PROCESS 9
- A. OVERVIEW 9
- B. THE FAIR HOUSING SURVEY 9
- C. THE FAIR HOUSING FORUM 9
- D. THE FINAL PUBLIC REVIEW PROCESS 9

SECTION III. ASSESSMENT OF PAST GOALS AND ACTIONS 11

SECTION IV. FAIR HOUSING ANALYSIS 13
- A. SOCIO-ECONOMIC OVERVIEW 13
- B. SEGREGATION AND INTEGRATION 31
- C. RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY 32
- D. DISPARITIES IN ACCESS TO OPPORTUNITY 33
- E. DISPROPORTIONATE HOUSING NEEDS 44
- F. PUBLICLY SUPPORTED HOUSING ANALYSIS 55
- G. DISABILITY AND ACCESS ANALYSIS 59
- H. FAIR HOUSING ENFORCEMENT, OUTREACH CAPACITY, & RESOURCES 67
- I. FAIR HOUSING SURVEY RESULTS 77
- J. MUNICIPAL AND ZONING CODE REVIEW 81

SECTION V. FAIR HOUSING GOALS AND PRIORITIES 82

SECTION VI. APPENDICES 87
- A. ADDITIONAL PLAN DATA 87

Section I. Executive Summary

Overview

Title VIII of the 1968 Civil Rights Act, also known as the Fair Housing Act, protects people from discrimination based on race, color, national origin, religion, sex, familial status, and disability when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing related activities. The Act, and subsequent laws reaffirming its principles, seeks to overcome the legacy of segregation, unequal treatment, and historic lack of access to housing opportunity. There are several statutes, regulations, and executive orders that apply to fair housing, including the Fair Housing Act, the Housing Amendments Act, and the Americans with Disabilities Act.[1]

Affirmatively furthering fair housing is defined in the Fair Housing Act as taking "meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics".[2] Specifically, affirmatively furthering fair housing requires that recipients of federal housing and urban development funds take meaningful actions to address housing disparities, including replacing segregated living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.[3] Furthering fair housing can involve developing affordable housing, removing barriers to affordable housing development in high opportunity areas, investing in neighborhood revitalization, preserving and rehabilitating existing affordable housing units, improving housing access in areas of concentrated poverty, and improving community assets.

Assessing Fair Housing

Provisions to affirmatively further fair housing are long-standing components of the U.S. Department of Housing and Urban Development's (HUD's) housing and community development programs. These provisions come from Section 808(e)(5) of the Fair Housing Act, which requires that the Secretary of HUD administer federal housing and urban development programs in a manner that affirmatively furthers fair housing.[4]

In 1994, HUD published a rule consolidating plans for housing and community development programs into a single planning process. This action grouped the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs into the Consolidated Plan for Housing and Community Development, which then created a single application cycle. As a part of the consolidated planning process, and entitlement communities that receive such funds from HUD are required to submit to HUD certification that they are affirmatively furthering fair housing (AFFH).

In July of 2015, HUD released a new AFFH rule which provided a format, a review process, and content requirements for the newly named "Assessment of Fair Housing", or AFH.[5] The assessment would now

[1] https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_and_related_law
[2] § 5.152 Affirmatively Furthering Fair Housing
[3] § 5.152 Affirmatively Furthering Fair Housing
[4] 42 U.S.C.3601 et seq.
[5] 80 FR 42271. https://www.federalregister.gov/documents/2015/07/16/2015-17032/affirmatively-furthering-fair-housing

include an evaluation of equity, the distribution of community assets, and access to opportunity within the community, particularly as it relates to concentrations of poverty among minority racial and ethnic populations. Areas of opportunity are physical places within communities that provide things one needs to thrive, including quality employment, high performing schools, affordable housing, efficient public transportation, safe streets, essential services, adequate parks, and full-service grocery stores. Areas lacking opportunity, then, have the opposite of these attributes.

The AFH includes measures of segregation and integration, while also providing some historical context about how such concentrations became part of the community's legacy. Together, these considerations were intended to better inform public investment decisions that would lead to amelioration or elimination of segregation, enhance access to opportunity, promote equity, and hence, housing choice. Equitable development requires thinking about equity impacts at the front end, prior to the investment occurring. That thinking involves analysis of economic, demographic, and market data to evaluate current issues for citizens who may have previously been marginalized from the community planning process. All this would be completed by using an on-line Assessment Tool.

However, on January 5, 2018, HUD issued a notice that extended the deadline for submission of an AFH by local government consolidated plan program participants to their next AFH submission date that falls after October 31, 2020.[6] Then, on May 18, 2018, HUD released three notices regarding the AFFH; one eliminated the January 5, 2018, guidance; a second withdrew the on-line Assessment Tool for local government program participants; and, the third noted that the AFFH certification remains in place. HUD went on to say that the AFFH databases and the AFFH Assessment Tool guide would remain available for the AI; and, encouraged jurisdictions to use them, if so desired.

Hence, the AI process involves a thorough examination of a variety of sources related to housing, the fair housing delivery system, housing transactions, locations of public housing authorities, areas having racial and ethnic concentrations of poverty and access to opportunity. The development of an AI also includes public input, public meetings to collect input from citizens and interested parties, distribution of draft reports for citizen review, and formal presentations of findings and impediments, along with actions to overcome the identified fair housing issues and impediments.

In accordance with the applicable statutes and regulations governing the Consolidated Plan, the City of Idaho Falls certifies that they will affirmatively further fair housing, by taking appropriate actions to overcome the effects of any impediments identified in the Analysis of Impediments to Fair Housing Choice and maintaining records that reflect the analysis and actions taken in this regard.

Socio-Economic Context

While the population in the City of Idaho Falls has grown by 8.2 percent between 2010 and 2019, the racial and ethnic makeup of the area is not changing significantly. Limited English Proficiency includes an estimated 3.7 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese. In 2019, 90.5 percent of households had a high school education or greater, including 27.4 percent with a high school diploma or equivalent, 35.1 percent with some college, 18.9 percent with a Bachelor's Degree, and 9.1 percent with a graduate or professional degree.

[6] 83 FR 683 (January 5, 2018)

In 2019, unemployment in the City of Idaho Falls was at 2.4 percent, compared to 2.8 percent for the State of Idaho. This is representative of a labor force of 30,637 people and 29,916 people employed. Real Average Earning per job surpassed the state rate in recent years, and has continued to climb. Poverty has remained at 13.4 percent in 2019 and 2010 representing 8,101 persons living in poverty in 2019.

Single-family units account for an estimated 71.4percent of units in the City, while apartment units account for 12.5 percent. An estimated 26.0 percent of housing units were built in the 1970's, representing the largest age group in the housing stock. Some 16.2 percent of units have been built since 2000. The proportion of vacant units has not changed significantly since 2010. However, "other vacant" units, or those not available to the marketplace, have increased to represent 34.5 percent of vacant units. An estimated 65.3 percent of owner-occupied households currently have a mortgage, and 34.7 percent do not.

The Covid-19 Pandemic has had far reaching impacts on the economic and housing market in Idaho Falls. These impacts include an increase in the number of households having difficult affording housing, securing employment, and increased food insecurity. The City of Idaho Falls has utilized CARES Act funding to increase access to housing and other necessary services. The impact of the Covid-19 Pandemic have not been realized in the data presented in this document, as it has not yet been recorded in these data sets. However, the City acknowledges that there are on-going and lasting effects from the Pandemic that are integral parts of accessing safe and decent housing in the City and in the larger region.

Overview of Findings

As a result of detailed demographic, economic, and housing analysis, along with a range of activities designed to foster public involvement and feedback, Idaho Falls has identified a series of fair housing issues/impediments, and other contributing factors that contribute to the creation or persistence of those issues.

Table I.1, on the following page, provides a list of the contributing factors that have been identified as causing these fair housing issues/impediments and prioritizes them according to the following criteria:

1. High: Factors that have a direct and substantial impact on fair housing choice
2. Medium: Factors that have a less direct impact on fair housing choice, or that Idaho Falls has limited authority to mandate change.
3. Low: Factors that have a slight or largely indirect impact on fair housing choice, or that Idaho Falls has limited capacity to address.

Table I.1
Contributing Factors
City of Idaho Falls

Contributing Factors	Priority	Justification
Moderate to high levels of segregation	Low	Black and Native Hawaiian households had high levels of segregation. However, these racial groups represent a small percentage of the population, at less than one percent each of the overall population.
Access to labor market engagement	Low	Native American and Hispanic households have less access to labor market engagement as indicated by the Access to Opportunity index. However, the City has little control over impacting labor market engagement on a large scale.
Insufficient affordable housing in a range of unit sizes	High	Some 27.9 percent of households have cost burdens. This is more significant for renter households, of which 45.7 percent have cost burdens. This signifies a lack of housing options that are affordable to a large proportion of the population.
Racial and ethnic minority households with disproportionate rates of housing problems	High	The overall rate of housing problems in the City of Idaho Falls is 28.1 percent, according to CHAS data. Asian, American Indian, Pacific Islander, and Hispanic households experience housing problems at a disproportionate rate overall. While some of these racial and ethnic groups represent a small proportion of the population, Hispanic households represent 14.8 percent of the population. The rate of housing problems for this ethnic group is measurably high and indicates the need for a high rating.
Discriminatory patterns in Lending	Med	Black and American Indian/ Native American applicant were denied at a rate of 16.2 and 14.3 percent, respectively, compared to 8.1 percent of white applicants. Hispanic applicants were denied at an average rate of 14.8 percent, compared to the 7.5 percent for non-Hispanic applicants.
Insufficient accessible affordable housing	High	The number of accessible affordable units may not meet the need of the growing elderly and disabled population, particularly as the population continues to age. Some 54.5 percent of persons aged 75 and older have at least one form of disability.
NIMBYism	High	Public input suggested one of the major barriers to the development of affordable housing options in the City was the Not In My Back Yard (NIMBY) mentality in the City.
Failure to make reasonable accommodation	High	Fair Housing complaint data for 2008 through 2020 found the most common fair housing complaint and complaint with cause was failure to make reasonable accommodations.
Insufficient fair housing education	High	The fair housing survey and public input indicated a lack of knowledge about fair housing and a need for education. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training through partnerships with the City of Pocatello and IFHC.
Insufficient understanding of credit	High	The fair housing survey and public input indicated an insufficient understanding of credit needed to access mortgages. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training through partnerships with the City of Pocatello and IFHC.

Fair Housing Issues, Contributing Factors, and Proposed Achievements

Table I.2 summarizes the fair housing issues/impediments and contributing factors, including metrics, milestones, and a timeframe for achievements.

Table I.2

Fair Housing Goal	Fair Housing Issue(s)	Impediments to Fair Housing Choice/ Contributing Factors	Recommended Actions
Continue to promote affordable homeownership and rental opportunities	Segregation Disproportionate Housing Needs Publicly Supported Housing	Moderate to high levels of segregation Inequitable access to labor market engagement Insufficient affordable housing in a range of unit sizes Discriminatory patterns in Lending	Continue to promote homeownership and affordable rental opportunities with the use of CDBG funds and continued partnership with Habitat for Humanity Idaho Falls (H4HIF). Over the next five (5) years: 5 Homeowner Housing Rehabilitated 5 Homeowner Housing units added These efforts are a continuation of City efforts in past years.[7]
Continue to promote Community Development activities in areas with higher rates of poverty	Disparities in Access to Opportunity	Moderate to high levels of segregation Inequitable access to labor market engagement	Continue to promote public services, public facilities, and infrastructure improvements with CDBG funds in low to moderate income neighborhoods or to benefit LMI households. Over the next five (5) years: Benefit 3,000 households with improved access to public services These efforts are a continuation of City efforts in past years.
Continue to promote community and service provider knowledge of ADA laws	Disability and Access	Insufficient accessible affordable housing Failure to make reasonable accommodations	Increase outreach and education for housing providers in the City, focusing on legal requirements concerning reasonable accommodation, in coordination with local disability advocate organizations and Intermountain Fair Housing Council (IFHC). Record activities annually. The City does not enforce fair housing issues and refers to the resources provided in Section IV.H of this document.
Increase outreach and education for housing providers in the City and the public	Fair Housing Enforcement and Outreach	Discriminatory patterns in Lending Insufficient fair housing education Insufficient understanding of credit NIMBYism	Continue to partner with IFHC to conduct fair housing outreach and education targeting rental tenants and landlords, providing an overview of fair housing laws and examples of discrimination that housing consumers may encounter in the rental and homeowner housing market. Include materials in both English and Spanish. The City does not enforce fair housing issues and refers to the resources provided in Section IV.H of this document.

[7] Refer to the 2020 CAPER with PR26 Financial report and CDBG webpage link at https://www.idahofallsidaho.gov/DocumentCenter/View/12681/2020-CDBG-CAPER.

Section II. Community Participation Process

The following section describes the community participation process undertaken for the 2021 City of Idaho Falls Analysis of Impediments to Fair Housing Choice.

A. Overview

The outreach process included the Fair Housing Survey, a Fair Housing Forum, and a public review meeting.

The Fair Housing Survey was distributed as an internet outreach survey. As of the date of this document, 142 responses have been received. This survey was also available in printed form and was available in Spanish.

Two (2) Fair Housing Forums were held on May 25th and May 26th, 2021 in order to gather feedback and input from stakeholders and members of the public.

The Draft for Public Review AI was made available on June 21st, 2021 and a 30-day public input period was initiated.

A public hearing will be held, during the public review period in order to gather feedback and input on the draft Analysis of Impediment. After the close of the public review period and inspection of comments received, the final draft will be made available to the public at the beginning of August 2021.

B. The Fair Housing Survey

The purpose of the survey, a relatively qualitative component of the AI, was to gather insight into knowledge, experiences, opinions, and feelings of stakeholders and interested citizens regarding fair housing as well as to gauge the ability of informed and interested parties to understand and affirmatively further fair housing. Many individuals and organizations throughout Idaho Falls were invited to participate. At the date of this document, some 142 responses were received. A complete set of survey responses can be found in ***Section IV.I Fair Housing Survey Results***.

C. The Fair Housing Forum

Two (2) Fair Housing Forums were held on May 25th at 10:00 am via webinar and on May 26th, 2021 at 5:00pm via webinar. The complete transcripts from these meetings are included in the Appendix.

D. The Final Public Review Process

A 30-day public review process will be held June 10th, 2021 through July 10th, 2021. It will include a public review meeting during this time. No comments were received.

Section III. Assessment of Past Goals and Actions

2015-2020 Analysis of Impediments

A summary of the Conclusions and Recommendations from the 2015 Analysis of Impediments to Fair Housing Choice is included below:[8]

While the City of Idaho Falls has been moving in the right direction in terms of Fair Housing, there are some barriers to accessing housing in the City. These include the need for additional affordable housing options, which is limited by the cost of land. The City in encouraged to find creative solutions to encourage development. Special needs population, including persons experiencing homelessness, the elderly, persons with disabilities, and victims of domestic violence are in need of housing and services. The plan recommended a Fair Housing Task Force, as well as annual attendance at fair housing trainings and education events. The City also received the recommendation to review its zoning for minimum lot sizes and clustering housing units to encourage more affordable production, as well as introducing maximum lot sizes.

Past Actions

The City has undertaken a number of Fair Housing activities in the past few years to expand educational and outreach opportunities. These include the addition of maximum lot sizes in some zones in the City in order to encourage smaller footprints and more development. In addition, the City's Planned Unit Development Ordinance does not include minimum lot sizes and allows for clustering of units. The Public Works Department has committed to assist with a portion of the road costs that support the development of new affordable housing units.

The City recommended any CDBG recipients to participate in Fair Housing education activities. This included Habitat for Humanity Idaho Falls, Behavioral Health Center of Eastern Idaho, Idaho Legal Aid, CEI, and CLUB, Inc. in the 2020 Program Year.

The City sponsored a Housing Inventory Study for Idaho Falls and Bonneville County areas through Boise State University. The City also sponsored Fair Housing Workshops with the City of Pocatello, the local branch of IHFA and the Intermountain Fair Housing Council. This event was held virtually in 2021 due to the on-going COVID-19 Pandemic. The annual event has over 80 participants. The event is co-sponsored and funded between the City of Idaho Falls (CDBG funds), City of Pocatello, and IFHC. Each entity takes turns every year in planning and hosting the event with the City of Pocatello. The 2021 event was advertised well in advance to book speakers for this all-day event.

These on-going efforts by the City have expanded the educational opportunities for Fair Housing as well as eliminated some of the barriers to affordable housing development in the City.

In addition, the City has utilized CARES Act funds to help fund housing efforts to alleviate housing issues caused or exacerbated by the COVID-19 Pandemic.

[8] https://www.idahofallsidaho.gov/DocumentCenter/View/12379/2016-2020-Analysis-of-Impediments-to-Fair-Housing-Choice-PDF

The 2020 CAPER report with PR26 Financial Report, and CDBG webpage can be viewed at https://www.idahofallsidaho.gov/DocumentCenter/View/12681/2020-CDBG-CAPER.

Section IV. Fair Housing Analysis

This section presents demographic, economic, and housing information that is drawn from the 2010 Census and American Community Survey (ACS) estimates unless otherwise noted. This analysis uses ACS Data to analyze a broad range of socio-economic characteristics, including population growth, race, ethnicity, disability, employment, poverty, and housing trends; these data are also available by Census tract, and are shown in geographic maps. Ultimately, the information presented in this section illustrates the underlying conditions that shape housing market behavior and housing choice in the City of Idaho Falls.

Lead Agency and Service Area

The City of Idaho Falls, led by the Community Development Services Department is the lead agency undertaking this Analysis of Impediments to Fair Housing Choice. The scope of this analysis covers the City of Idaho Falls, Idaho.

A. Socio-Economic Overview

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[9], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then quantifies the results as one, three, and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. The five-year estimates are more robust than the one-or three-year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

.

Population Characteristics

Idaho Falls population by race and ethnicity is shown in Table IV.1. The white population represented 88.1 percent of the population in 2019, compared with black populations accounting for 0.7 percent of the population in 2019. Hispanic households represented 14.8 percent of the population in 2019.

Table IV.1
Population by Race and Ethnicity
Idaho Falls
2010 Census & 2019 Five-Year ACS

Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	50,711	89.3%	54,167	88.1%
Black	396	0.7%	442	0.7%
American Indian	551	1.0%	344	0.6%
Asian	574	1.0%	917	1.5%
Native Hawaiian/ Pacific Islander	59	0.1%	43	0.1%
Other	3,209	5.6%	3,433	5.6%
Two or More Races	1,313	2.3%	2,113	3.4%
Total	**56,813**	**100.0%**	**61,459**	**100.0%**
Non-Hispanic	49,456	87.1%	52,384	85.2%
Hispanic	7,357	12.9%	9,075	14.8%

The change in race and ethnicity between 2010 and 2019 is shown in Table IV.2. During this time, the total non-Hispanic population was 52,384 persons in 2019, while the Hispanic population was 9,075.

Table IV.2
Population by Race and Ethnicity
Idaho Falls
2010 Census & 2019 Five-Year ACS

Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	47,208	95.5%	49,396	94.3%
Black	363	0.7%	367	0.7%
American Indian	379	0.8%	243	0.5%
Asian	565	1.1%	827	1.6%
Native Hawaiian/ Pacific Islander	56	0.1%	43	0.1%
Other	35	0.1%	20	0.0%
Two or More Races	850	1.7%	1,488	2.8%
Total Non-Hispanic	**49,456**	**100.0%**	**52,384**	**100.0%**
Hispanic				
White	3,503	47.6%	4,771	52.6%
Black	33	0.4%	75	0.8%
American Indian	172	2.3%	101	1.1%
Asian	9	0.1%	90	1.0%
Native Hawaiian/ Pacific Islander	3	0.0%	0	0.0%
Other	3,174	43.1%	3,413	37.6%
Two or More Races	463	6.3%	625	6.9%
Total Hispanic	**7,357**	**100.0**	**9,075**	**100.0%**
Total Population	**56,813**	**100.0%**	**61,459**	**100.0%**

Cohorts

Table IV.3 shows the population distribution in Idaho Falls by age. In 2010, children under the age of 5 accounted for 9.2 percent of the total population, which compared to 8.1 percent in 2019.

Table IV.3
Population Distribution by Age
Idaho Falls
2019 Five-Year ACS Data

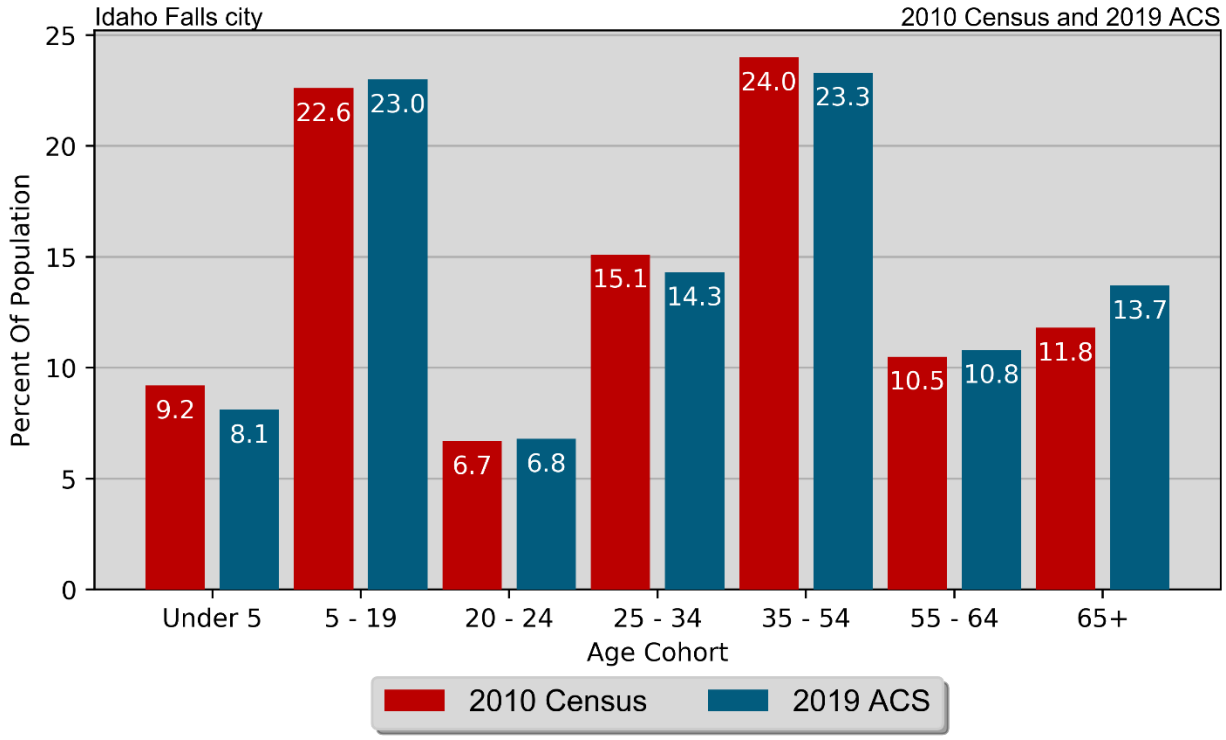
Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	5,232	9.2	4,984	8.1
5 to 19	12,854	22.6	14,108	23.0
20 to 24	3,809	6.7	4,178	6.8
25 to 34	8,607	15.1	8,808	14.3
35 to 54	13,648	24.0	14,306	23.3
55 to 64	5,974	10.5	6,626	10.8
65 or Older	6,689	11.8	8,449	13.7
Total	**56,813**	**100%**	**61,459**	**100%**

Table IV.4 shows the population in Idaho Falls by age and gender. In 2010, there were 8,607 people aged 25 to 34, made up of 4,426 men, and 4,181 women. In comparison, in 2019, there were 8,808 people in the 25 to 34 age cohort, with 4,410 men and 4,398 women.

Table IV.4
Population by Age and Gender
Idaho Falls
2010 Census & 2019 Five-Year ACS Data

Age	2010 Census				2019 Five Year ACs			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	2,705	2,527	5,232	9.2%	2,906	2,078	4,984	8.1%
5 to 19	6,550	6,304	12,854	22.6%	7,120	6,988	14,108	23.0%
20 to 24	1,824	1,985	3,809	6.7%	2,058	2,120	4,178	6.8%
25 to 34	4,426	4,181	8,607	15.1%	4,410	4,398	8,808	14.3%
35 to 54	6,821	6,827	13,648	24.0%	7,218	7,088	14,306	23.3%
55 to 64	2,955	3,019	5,974	10.5%	3,307	3,319	6,626	10.8%
65 and Older	2,860	3,829	6,689	11.8%	3,881	4,568	8,449	13.7%
Total	**28,141**	**28,672**	**56,813**	**100%**	**30,900**	**30,559**	**61,459**	**100%**

Diagram IV.1
Population Distribution by Age
Idaho Falls
2010 Census and 2019 Five-Year ACS Data



Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table IV.5, between 2000 and 2010, the institutionalized population changed -29.0 percent in Idaho Falls, from 672 people in 2000 to 477 in 2010. The non-institutionalized population changed 94.9 percent, from 274 in 2000 to 534 in 2010.

Table IV.5
Group Quarters Population
Idaho Falls
2000 & 2010 Census SF1 Data

Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	362	53.9%	328	68.8%	-9.4%
Juvenile Facilities	.	.	29	6.1%	.
Nursing Homes	93	13.8%	72	15.1%	-22.6%
Other Institutions	217	32.3%	48	10.1%	-77.9%
Total	**672**	**100.0%**	**477**	**100.0%**	**-29.0%**
Noninstitutionalized					
College Dormitories	0	0.0%	0	0.0%	%
Military Quarters	0	0.0%	0	0.0%	%
Other Noninstitutionalized	274	100.0%	534	100.0%	94.9%
Total	**274**	**100.0%**	**534**	**100.0%**	**94.9%**
Group Quarters Population	**946**	**100.0%**	**1,011**	**100.0%**	**6.9%**

Foreign Born Populations and Limited English Proficiency

Under Title VI of the Civil Rights Act of 1964 and in accordance with Supreme Court precedent in Lau v. Nichols, recipients of federal financial assistance are required to take reasonable steps to ensure meaningful access to their programs and activities by limited English proficient (LEP) persons.[10] In the context of HUD's assessment of access to housing, LEP refers to a person's limited ability to read, write, speak, or understand English.[11]

The number of foreign-born persons is shown in Table IV.6. An estimated 3.2 percent of the population was born in Mexico, some 0.4 percent were born in Guatemala, and another 0.2 percent were born in China, excluding Hong Kong and Taiwan.

Table IV.6
Place of Birth for the Foreign-Born Population
Idaho Falls
2019 Five-Year ACS

Number	Country	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,956	3.2%
#2 country of origin	Guatemala	219	0.4%
#3 country of origin	China, excluding Hong Kong and Taiwan	145	0.2%
#4 country of origin	Canada	103	0.2%
#5 country of origin	Russia	91	0.1%
#6 country of origin	Ecuador	83	0.1%
#7 country of origin	Germany	82	0.1%
#8 country of origin	Korea	71	0.1%
#9 country of origin	Brazil	68	0.1%
#10 country of origin	Nepal	64	0.1%

The language spoken at home for those with Limited English Proficiency are shown in Table IV.7. An estimated 3.7 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese.

Table IV.7
Limited English Proficiency and Language Spoken at Home
Idaho Falls
2019 Five-Year ACS

Number	Country	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	2,091	3.7%
#2 LEP Language	Chinese	118	0.2%
#3 LEP Language	Other Indo-European languages	51	0.1%
#4 LEP Language	Other and unspecified languages	44	0.1%
#5 LEP Language	Korean	40	0.1%
#6 LEP Language	Other Asian and Pacific Island languages	30	0.1%
#7 LEP Language	Russian, Polish, or other Slavic languages	22	0.0%
#8 LEP Language	French, Haitian, or Cajun	13	0.0%
#9 LEP Language	Tagalog	10	0.0%
#10 LEP Language	Arabic	0	0.0%

[10] https://www.hud.gov/program_offices/fair_housing_equal_opp/limited_english_proficiency_0
[11] https://www.hud.gov/sites/documents/LEPMEMO091516.PDF

Education and Employment

Education and employment data from Idaho Falls 2019 Five-Year ACS is presented in Table IV.8, Table IV.9, and Table IV.10. In 2019, 28,901 people were in the labor force, including 27,777 employed and 1,124 unemployed people. The unemployment rate for Idaho Falls was estimated at 3.9 percent in 2019. This unemployment rate varies slightly from data collected from the Bureau of Economic Analysis, at 2.4 percent, due to the nature of varying data collection.

Table IV.8
Employment, Labor Force and Unemployment
Idaho Falls
2019 Five-Year ACS Data

Employment Status	2019 Five-Year ACS
Employed	27,777
Unemployed	1,124
Labor Force	**28,901**
Unemployment Rate	3.9%

Table IV.9 and Table IV.10 show educational attainment in Idaho Falls. In 2019, 90.5 percent of households had a high school education or greater, including 27.4 percent with a high school diploma or equivalent, 35.1 percent with some college, 18.9 percent with a Bachelor's Degree, and 9.1 percent with a graduate or professional degree.

Table IV.9
High School or Greater Education
Idaho Falls
2019 Five-Year ACS Data

Education Level	Households
High School or Greater	39,633
Total Households	22,889
Percent High School or Above	**90.5%**

Table IV.10
Educational Attainment
Idaho Falls
2019 Five-Year ACS Data

Education Level	2019 Five-Year ACS	Percent
Less Than High School	4,138	9.5%
High School or Equivalent	12,015	27.4%
Some College or Associates Degree	15,359	35.1%
Bachelor's Degree	8,268	18.9%
Graduate or Professional Degree	3,991	9.1%
Total Population Above 18 years	**43,771**	**100.0%**

Commuting Patterns

Table IV.11 shows the place of work by county of residence. In 2010 87.7 percent of residents worked within the county they reside with 10.7 percent working outside their home county. This compares to 87.3 percent of residents in 2019 who worked within the county in which they resided and 11.2 percent of residents worked outside their home county but still within the state.

Table IV.11
Place of Work
Idaho Falls
2010 and 2019 Five-Year ACS Data

Place of work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	22,211	87.7%	23,784	87.3%
Worked outside county of residence	2,709	10.7%	3,055	11.2%
Worked outside state of residence	400	1.6%	413	1.5%
Total	**25,320**	**100.0%**	**27,252**	**100.0%**

Table IV.12 shows the aggregate travel time to work based on place of work and residence. In Idaho Falls the total aggregate travel time was 466,105 minutes, with residents working in their home county spending a total of 332,250 minutes traveling.

Table IV.12
Aggregate Travel Time to Work (in Minutes)
Idaho Falls
2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	320,445	71.3%	332,250	71.3%
Worked outside county of residence	113,620	25.3%	113,595	24.4%
Worked outside State of residence	15,380	3.4%	20,260	4.3%
Aggregate travel time to work (in minutes):	**449,450**	**100.0%**	**466,105**	**100.0%**

Table IV.13 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 449,450 minutes. Residents working within their home county spent an average of 14.0 minutes commuting to work, with those working outside their county of residence spending an average of 37.2 minutes on their commute.

Table IV.13
Average Travel Time to Work (in Minutes)
Idaho Falls
2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	14.4	14.0
Worked outside county of residence	41.9	37.2
Worked outside State of residence	38.5	49.1
Average travel time to work (in minutes):	**17.8**	**17.1**

Table IV.14 shows the means of transportation to work. In 2019, 78.4 percent of commuters drove alone in a car, truck, or van. Only 9.9 percent carpooled, with an additional 3.4 percent taking public transportation. Also, there were 1,151 persons or 4.2 percent who worked from home.

Table IV.15 shows the breakdown of the means of transportation by tenure. In 2019, 52.2 percent of commuters owned their home and commuted alone by car, which compares to 53.7 percent in 2010. There were also 7,155 renters who drove alone in 2019 and accounted for 26.3 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 2.6 percent of the population, which compares to 224 renters, or 0.8 percent taking public transportation.

Table IV.14
Means of Transportation to Work
Idaho Falls
2010 & 2019 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	18,838	74.4%	21,378	78.4%
Car, truck, or van: Carpooled:	3,579	14.1%	2,708	9.9%
Public transportation (excluding taxicab):	879	3.5%	929	3.4%
Taxicab	48	0.2%	19	0.1%
Motorcycle	122	0.5%	56	0.2%
Bicycle	291	1.1%	109	0.4%
Walked	635	2.5%	652	2.4%
Other means	202	0.8%	250	0.9%
Worked at home	726	2.9%	1,151	4.2%
Total	**25,320**	**100.0%**	**27,252**	**100.0%**

Table IV.15 shows the breakdown of the means of transportation by tenure. In 2019, 52.2 percent of commuters owned their home and commuted alone by car, which compares to 53.7 percent in 2010. There were also 7,155 renters who drove alone in 2019 and accounted for 26.3 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 2.6 percent of the population, which compares to 224 renters, or 0.8 percent taking public transportation.

Table IV.15
Means Of Transportation To Work By Tenure
Idaho Falls
2010 & 2019 Five-Year ACS Data

Tenure	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	13,585	53.7%	14,192	52.2%
Renter	5,253	20.7%	7,155	26.3%
Car, truck, or van - carpooled:				
Owner	2,199	8.7%	1,503	5.5%
Renter	1,380	5.5%	1,190	4.4%
Public transportation (excluding taxicab):				
Owner	673	2.7%	698	2.6%
Renter	206	0.8%	224	0.8%
Walked:				
Owner	311	1.2%	245	0.9%
Renter	324	1.3%	399	1.5%
Taxicab, motorcycle, bicycle, or other means:				
Owner	374	1.5%	278	1.0%
Renter	289	1.1%	136	0.5%
Worked at home:				
Owner	590	2.3%	845	3.1%
Renter	136	0.5%	306	1.1%
Total:	**25,320**	**100.0%**	**27,171**	**100.0%**

Summary

While the population in the City of Idaho Falls has grown by 8.2 percent between 2010 and 2019, the racial and ethnic makeup of the area is not changing significantly. Limited English Proficiency includes an estimated 3.7 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese. In 2019, 90.5 percent of households had a high school education or greater, including 27.4 percent with a high school diploma or equivalent, 35.1 percent with some college, 18.9 percent with a Bachelor's Degree, and 9.1 percent with a graduate or professional degree.

Economics

The following section describes the economic context for Idaho Falls. The data presented here is from the Bureau of Economic Analysis (BEA) and the Bureau of Labor Statistics (BLS). The data from the BEA is only available at the County level and shows the entirety of Bonneville County. The BLS data presented below is specified for Idaho Falls.

Labor Force and Employment

Table IV.16 shows labor force statistics for Idaho Falls between 1990 and 2019. The unemployment rate in Idaho Falls was 2.4 percent in 2019, with 721 unemployed persons and 30,637 in the labor force. The statewide unemployment rate in 2019 was 2.8 percent. In 2019, 29,916 people were employed, 721 were unemployed, and the labor force totaled 30,637 people.

Table IV.16
Labor Force Statistics
Idaho Falls
1990 - 2019 BLS Data

Year	Idaho Falls				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	920	22,974	23,894	3.9%	5.6%
1991	1,091	24,088	25,179	4.3%	6.3%
1992	1,310	24,627	25,937	5.1%	6.5%
1993	1,191	25,440	26,631	4.5%	6.1%
1994	1,216	25,916	27,132	4.5%	5.5%
1995	1,232	25,785	27,017	4.6%	5.5%
1996	1,201	26,177	27,378	4.4%	5.4%
1997	1,117	27,038	28,155	4.0%	5.2%
1998	1,104	27,403	28,507	3.9%	5.2%
1999	1,055	27,703	28,758	3.7%	5.0%
2000	963	24,616	25,579	3.8%	4.7%
2001	1,052	25,273	26,325	4.0%	5.1%
2002	1,140	25,806	26,946	4.2%	5.6%
2003	1,159	27,092	28,251	4.1%	5.6%
2004	1,097	27,650	28,747	3.8%	4.9%
2005	991	29,147	30,138	3.3%	4.0%
2006	894	29,653	30,547	2.9%	3.4%
2007	659	27,137	27,796	2.4%	3.1%
2008	1,015	26,660	27,675	3.7%	5.0%
2009	1,847	25,782	27,629	6.7%	8.7%
2010	1,956	25,423	27,379	7.1%	8.8%
2011	1,924	25,451	27,375	7.0%	8.2%
2012	1,848	25,480	27,328	6.8%	7.4%
2013	1,717	25,567	27,284	6.3%	6.8%
2014	1,079	26,140	27,219	4.0%	4.4%
2015	936	27,027	27,963	3.3%	3.9%
2016	918	27,708	28,626	3.2%	3.7%
2017	807	28,264	29,071	2.8%	3.2%
2018	734	28,810	29,544	2.5%	2.8%
2019	721	29,916	30,637	2.4%	2.8%

Diagram IV.2 shows the unemployment rate for both the State and Idaho Falls. During the 1990's the average rate for Idaho Falls was 4.3 percent, which compared to 5.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9 percent, which compared to 5.0 percent statewide. Since 2010, the average unemployment rate was 4.5 percent. Over the course of the entire period Idaho Falls had an average unemployment rate lower than the State, 4.2 percent for Idaho Falls, versus 5.2 statewide.

Diagram IV.2
Annual Unemployment Rate
Idaho Falls
1990 – 2019 BLS Data

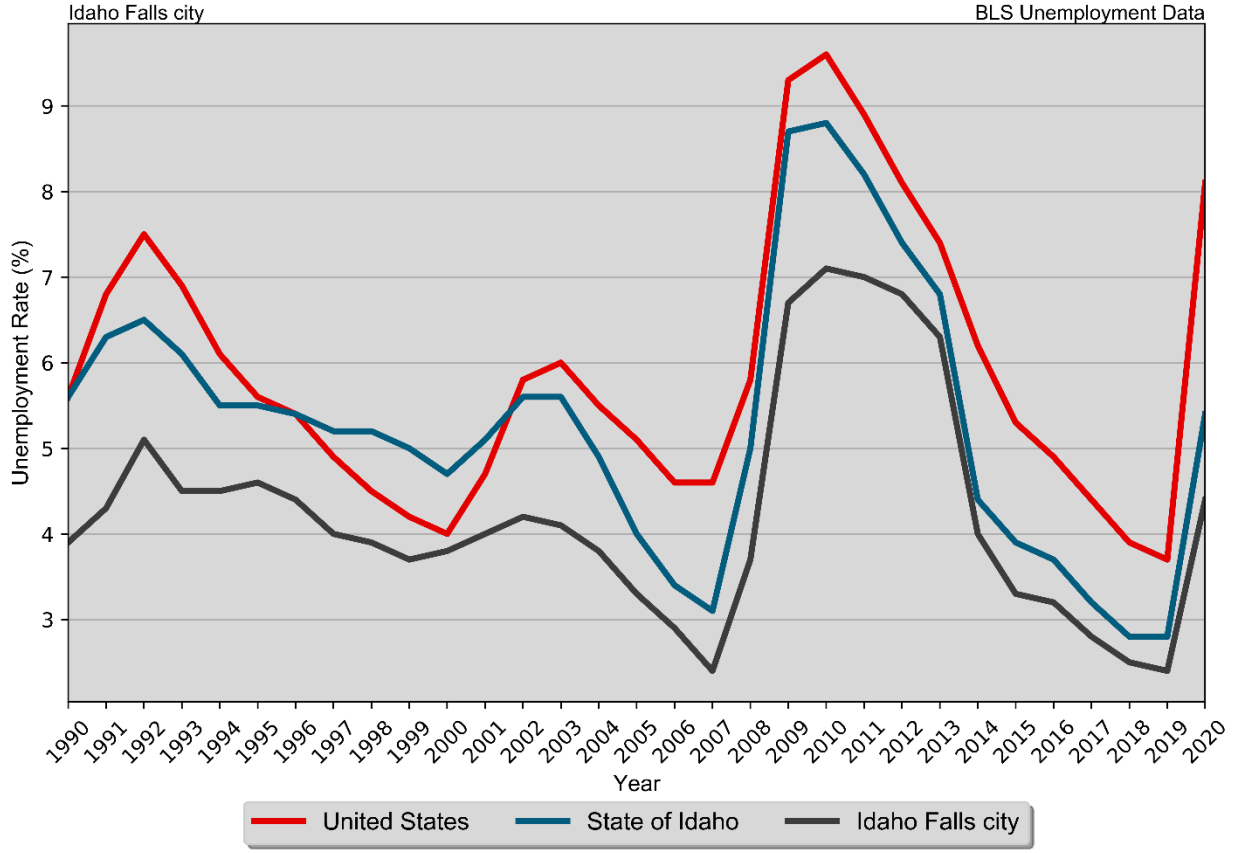
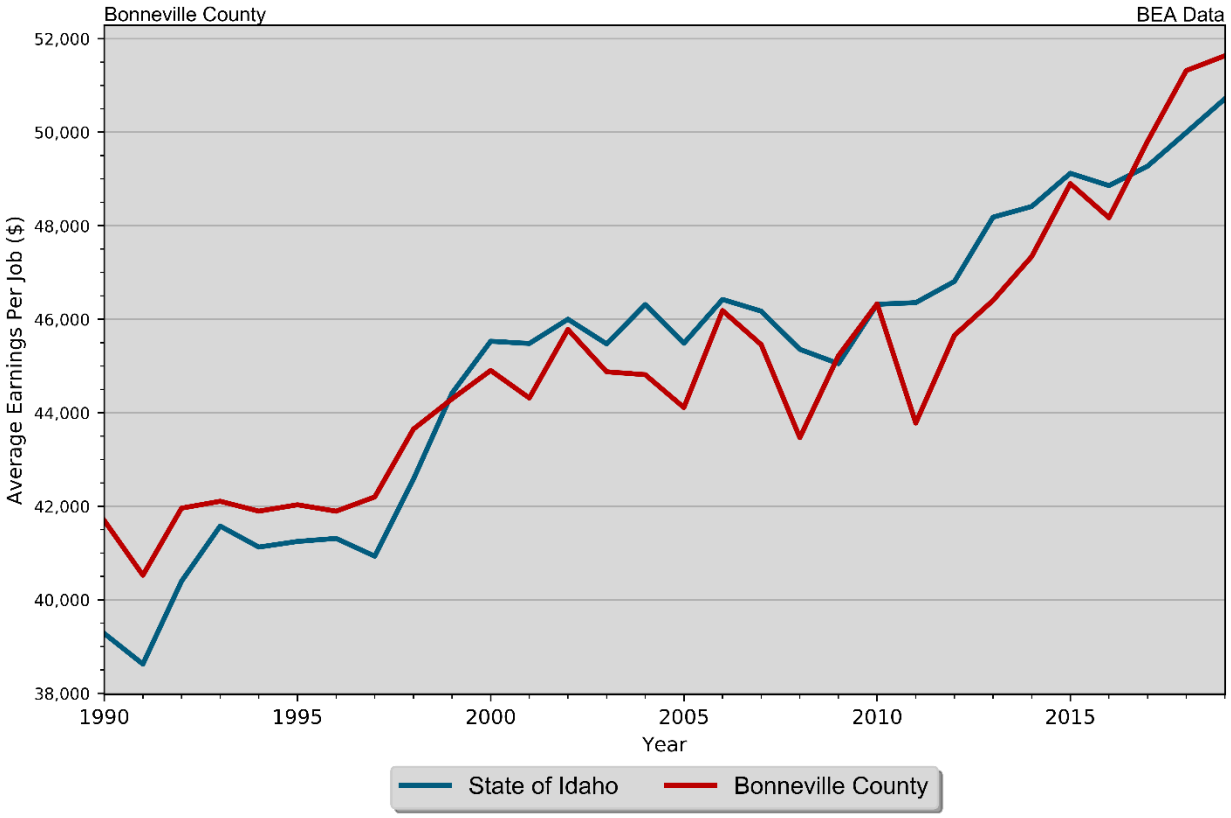


Diagram IV.3shows real average earnings per job for Bonneville County from 1990 to 2019. Over this period the average earning per job for Bonneville County was 45,024 dollars, which was lower than the statewide average of 45,094 dollars over the same period.

Diagram IV.3
Real Average Earnings per Job
Bonneville County



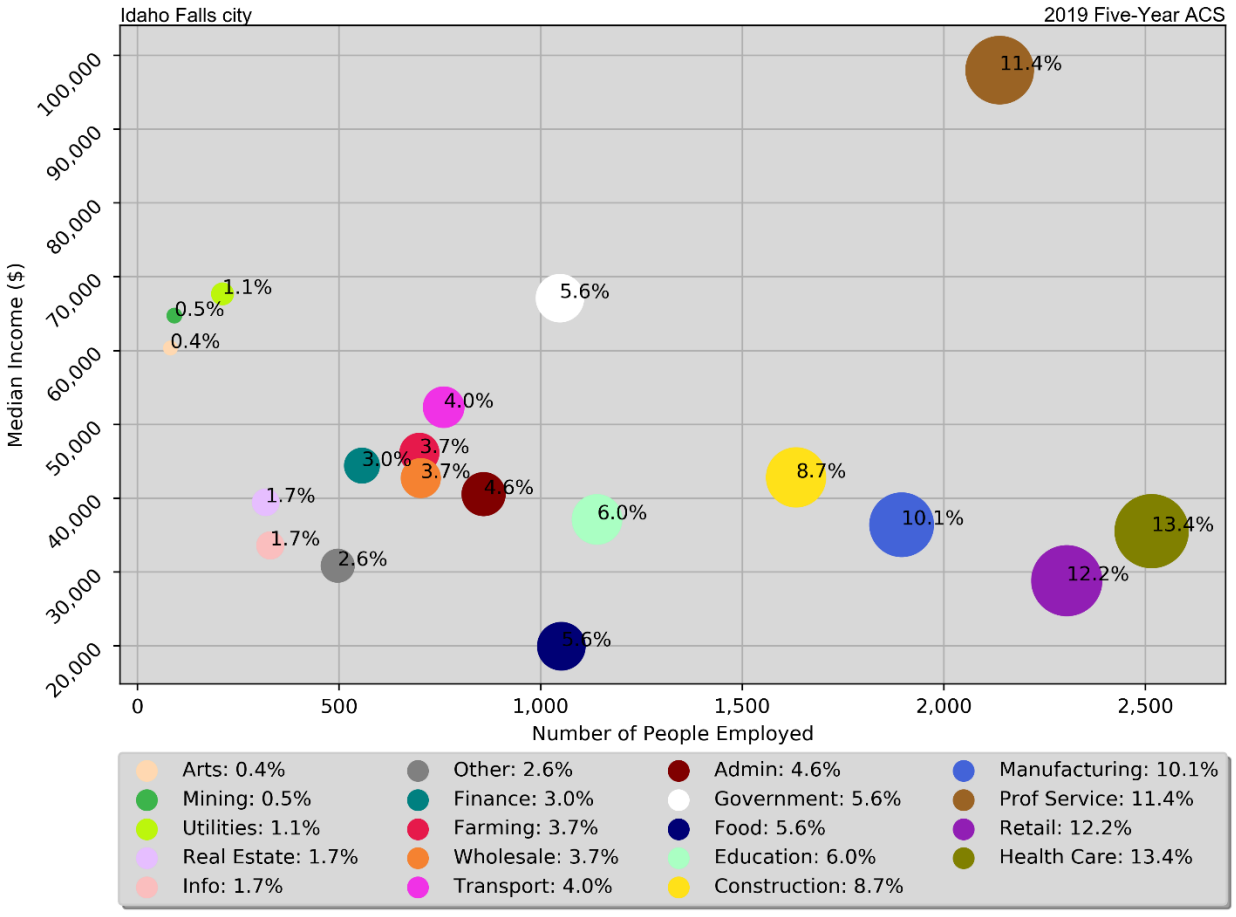
ACS Employment by Industry

Table IV.17 shows employment and median earnings by industry for Idaho Falls from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Idaho Falls was Health Care, which employed 2,515 people and paid a median salary of 35,576 dollars. The highest paying industry in Idaho Falls was the Prof Service industry, which paid a median salary of 98,000 dollars in 2019.

Table IV.17
Employment by Industry
Idaho Falls
2019 Five-Year ACS Data

Industry	Total Employment	Percent of Employment	Median Earnings
Farming	699	3.7%	$46,157
Mining	91	0.5%	$64,750
Construction	1,633	8.7%	$42,832
Manufacturing	1,895	10.1%	$36,450
Wholesale	702	3.7%	$42,742
Retail	2,304	12.2%	$28,860
Transport	759	4.0%	$52,352
Utilities	210	1.1%	$67,722
Info	329	1.7%	$33,651
Finance	556	3.0%	$44,429
Real Estate	317	1.7%	$39,471
Prof Service	2,138	11.4%	$98,000
Management	8	0.0%	$
Admin	858	4.6%	$40,567
Education	1,139	6.0%	$37,176
Health Care	2,515	13.4%	$35,576
Arts	81	0.4%	$60,375
Food	1,051	5.6%	$19,963
Other	496	2.6%	$30,887
Government	1,047	5.6%	$67,150

Diagram IV.4
Earnings and Employment by Industry



Poverty

The rate of poverty for Idaho Falls is shown in Table IV.19. In 2019, the poverty rate was 13.4 percent meaning there were an estimated 8,101 people living in poverty, compared to 10.9 percent living in poverty in 2000. In 2019, some 18.7 percent of those in poverty were under age 6 and 7.8 percent were 65 or older.

Table IV.19
Poverty by Age
Idaho Falls
2010 & 2019 Five-Year ACS Data

Age	2010 Five-Year ACS		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	1,244	21.1%	1,102	18.7%
6 to 17	1,534	15.4%	1,814	15.8%
18 to 64	4,062	12.5%	4,533	13.1%
65 or Older	528	8.2%	652	7.8%
Total	**7,368**	**100.0%**	**8,101**	**100.0%**
Poverty Rate	**13.4%**	**.**	**13.4%**	**.**

Summary

In 2019, unemployment in the City of Idaho Falls was at 2.4 percent, compared to 2.8 percent for the State of Idaho. This is representative of a labor force of 30,637 people and 29,916 people employed. Real Average Earning per job surpassed the state rate in recent years and has continued to climb. Poverty has remained at 13.4 percent in 2019 and 2010 representing 8,101 persons living in poverty in 2019.

The impact of the COVID-19 Pandemic on the economic landscape in the City of Idaho Falls is not fully reflected in this data. Public input suggests an increase in the rate of unemployment and decreased wages, especially for lower income workers.

Housing

Housing and Household Characteristics

Households by type and tenure are shown in Table IV.20. Family households represented 66.0 percent of households, while non-family households accounted for 34.0 percent. These changed from 68.4 and 31.6 percent, respectively.

Table IV.20
Household Type by Tenure
Idaho Falls
2010 Census SF1 & 2019 Five-Year ACS Data

Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	14,510	68.4%	15,110	66.0%
Married-Couple Family	11,119	76.6%	11,628	77.0%
Owner-Occupied	8,940	80.4%	9,124	78.5%
Renter-Occupied	2,179	19.6%	2,504	21.5%
Other Family	3,391	23.4%	3,482	22.4%
Male Householder, No Spouse Present	1,005	29.6%	1,179	28.9%
Owner-Occupied	513	51.0%	529	44.9%
Renter-Occupied	492	49.0%	650	55.1%
Female Householder, No Spouse Present	2,386	70.4%	2,303	68.5%
Owner-Occupied	1,112	46.6%	1,041	45.2%
Renter-Occupied	1,274	53.4%	1,262	54.8%
Non-Family Households	6,693	31.6%	7,779	34.0%
Owner-Occupied	3,358	50.2%	3,748	48.2%
Renter-Occupied	3,335	49.8%	4,031	51.8%
Total	**21,203**	**100.0%**	**22,889**	**100.0%**

Table IV.21, below, shows housing units by type in 2010 and 2019. In 2010, there were 23,085 housing units, compared with 24,617 in 2019. Single-family units accounted for 71.4 percent of units in 2019, compared to 71.6 in 2010. Apartment units accounted for 12.5 percent in 2019, compared to 10.5 percent in 2010.

Table IV.21
Housing Units by Type
Idaho Falls
2010 & 2019 Five-Year ACS Data

Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	16,539	71.6%	17,582	71.4%
Duplex	903	3.9%	450	1.8%
Tri- or Four-Plex	2,409	10.4%	2,696	11.0%
Apartment	2,431	10.5%	3,066	12.5%
Mobile Home	803	3.5%	799	3.2%
Boat, RV, Van, Etc.	0	0.0%	24	0.1%
Total	**23,085**	**100.0%**	**24,617**	**100.0%**

Table IV.22 shows housing units by tenure from 2010 to 2019. By 2019, there were 24,617 housing units. An estimated 63.1 percent were owner-occupied, and 7.0 percent were vacant.

Table IV.22
Housing Units by Tenure
Idaho Falls
2010 Census & 2019 Five-Year ACS Data

Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	21,203	91.9%	22,889	93.0%
Owner-Occupied	13,923	65.7%	14,442	63.1%
Renter-Occupied	7,280	34.3%	8,447	36.9%
Vacant Housing Units	1,774	7.7%	1,728	7.0%
Total Housing Units	**23,085**	**100.00%**	**24,617**	**100.0%**

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table IV.23. Households earning more than 100,000 dollars per year represented 23.9 percent of households in 2019, compared to 16.1 percent in 2010. Meanwhile, households earning less than 10,000 dollars accounted for 5.7 percent of households in 2019, compared to 6.3 percent in 2000.

Table IV.23
Households by Income
Idaho Falls
2010 & 2019 Five-Year ACS Data

Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than $10,000	1,324	6.3%	1,306	5.7%
$10,000 to $14,999	1,085	5.2%	1,024	4.5%
$15,000 to $19,999	1,128	5.4%	1,405	6.1%
$20,000 to $24,999	1,591	7.6%	1,076	4.7%
$25,000 to $29,999	1,526	7.3%	1,264	5.5%
$30,000 to $34,999	1,246	6.0%	1,264	5.5%
$35,000 to $39,999	1,250	6.0%	1,348	5.9%
$40,000 to $44,999	1,058	5.1%	1,076	4.7%
$45,000 to $49,999	1,019	4.9%	1,082	4.7%
$50,000 to $59,999	1,673	8.0%	1,743	7.6%
$60,000 to $74,999	2,174	10.4%	2,341	10.2%
$75,000 to $99,999	2,442	11.7%	2,495	10.9%
$100,000 to $124,999	1,248	6.0%	1,956	8.5%
$125,000 to $149,999	786	3.8%	1,171	5.1%
$150,000 to $199,999	877	4.2%	1,180	5.2%
$200,000 or more	456	2.2%	1,158	5.1%
Total	**20,883**	**100.0%**	**22,889**	**100.0%**

Table IV.24 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 12.8 percent of households in 2010 and 13.3 percent of households in 2019. Housing units built in 1939 or earlier represented 8.9 percent of households in 2019 and 8.7 percent of households in 2010.

Table IV.24
Households by Year Home Built
Idaho Falls
2010 & 2019 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,823	8.7%	2,029	8.9%
1940 to 1949	1,091	5.2%	1,168	5.1%
1950 to 1959	3,928	18.8%	3,553	15.5%
1960 to 1969	2,549	12.2%	2,737	12.0%
1970 to 1979	4,281	20.5%	3,698	16.2%
1980 to 1989	2,049	9.8%	2,418	10.6%
1990 to 1999	2,489	11.9%	3,027	13.2%
2000 to 2009	2,673	12.8%	3,036	13.3%
2010 or Later	.	.	1,223	5.3%
Total	**20,883**	**100.0%**	**22,889**	**100.0%**

The distribution of unit types by race are shown in Table IV.25. An estimated 74.5 percent of white households occupy single-family homes, compared to 30.5 percent of black households. Some 11.3 percent of white households occupied apartments, compared to 8.5 percent of black households. An estimated 55.8 percent of Asian, and 44.0 percent of American Indian households occupy single-family homes.

Table IV.25
Distribution of Units in Structure by Race
Idaho Falls
2019 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.5%	30.5%	44.0%	55.8%	100.0%	55.0%	52.1%
Duplex	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	6.4%
Tri- or Four-Plex	9.5%	58.2%	12.8%	23.4%	0.0%	22.3%	18.0%
Apartment	11.3%	8.5%	43.1%	12.0%	0.0%	14.4%	23.5%
Mobile Home	2.9%	2.8%	0.0%	0.0%	0.0%	8.3%	0.0%
Boat, RV, Van, Etc.	0.0%	0.0%	0.0%	8.8%	0.0%	0.0%	0.0%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

The disposition of vacant units between 2010 and 2019 are shown in Table IV.26. An estimated 48.6 percent of vacant units were for rent in 2010. In addition, some 23.1 percent of vacant units were for sale. "Other" vacant units represented 14.3 percent of vacant units in 2010. "Other" vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas and may create a "blighting" effect.

By 2019, for rent units accounted for 32.8 percent of vacant units, while for sale units accounted for 19.6 percent. "Other" vacant units accounted for 34.5 percent of vacant units, representing a total of 596 "other" vacant units.

Table IV.26
Disposition of Vacant Housing Units
Idaho Falls
2010 Census & 2019 Five-Year ACS Data

Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	862	48.6%	567	32.8%
For Sale	410	23.1%	339	19.6%
Rented Not Occupied	24	1.4%	95	5.5%
Sold Not Occupied	63	3.6%	0	0.0%
For Seasonal, Recreational, or Occasional Use	157	8.9%	131	7.6%
For Migrant Workers	5	0.3%	0	0.0%
Other Vacant	253	14.3%	596	34.5%
Total	**1,774**	**100.0%**	**1,728**	**100.0%**

Table IV.27, below, shows the number of households in the city by number of bedrooms and tenure. There were 425 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.6 percent of total households in Idaho Falls. In Idaho Falls the 6,890 households with three bedrooms accounted for 28.0 percent of all households ,and there were only 4,233 five-bedroom or more households, which accounted for 17.2 percent of all households.

Table IV.27
Households by Number of Bedrooms
Idaho Falls
2019 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	95	425	620	2.5
One	148	1,618	2,067	8.4
Two	1,902	3,575	6,044	24.6
Three	4,688	1,673	6,890	28.0
Four	3,941	706	4,763	19.3
Five or more	3,668	450	4,233	17.2
Total	**14,442**	**8,447**	**24,617**	**100.0**

The age of a structure influences its value. As shown in Table IV.28, structures built in 1939 or earlier had a median value of 141,900 dollars while structures built between 1950 and 1959 had a median value of 130,600 dollars and those built between 1990 to 1999 had a median value of 198,500 dollars. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 297,900 dollars and 328,000 dollars, respectively. The total median value in Idaho Falls was 164,500 dollars.

Table IV.28
Owner Occupied Median Value by Year Structure Built
Idaho Falls
2019 Five-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	141,900
1940 to 1949	125,300
1950 to 1959	130,600
1960 to 1969	146,300
1970 to 1979	152,400
1980 to 1989	181,900
1990 to 1999	198,500
2000 to 2009	268,000
2010 to 2013	297,900
2014 or later	328,000
Median Value	**164,500**

Household mortgage status is reported in Table IV.29. In, Idaho Falls households with a mortgage accounted for 65.3 percent of all households or 9,434 housing units, and the remaining 57.5 percent or 8,301 units had no mortgage. Of those units with a mortgage, 1,120 had either a second mortgage or home equity loan, 13 had both a second mortgage and home equity loan, and 8,301 or 57.5 percent had no second mortgage or no home equity loan.

Table IV.29
Mortgage Status
Idaho Falls
2019 Five-Year ACS Data

Mortgage Status	Idaho Falls	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	9,434	65.3
With either a second mortgage or home equity loan, but not both	1,120	7.8
Second mortgage only	299	2.1
Home equity loan only	821	5.7
Both second mortgage and home equity loan	13	0.1
No second mortgage and no home equity loan	8,301	57.5
Housing units without a mortgage	5,008	34.7
Total	**14,442**	**100.0%**

Table IV.30 lists Idaho Falls median rent as $638 and the median home value as $164,500 in 2019. However, this data does not reflect the current market and is undervalued in the 2021 current market prices.

Table IV.30
Median Rent
Idaho Falls
2019 Five-Year ACS Data

Place	Rent
Median Rent	$638
Median Home Value	$164,500

Summary

Single-family units account for an estimated 71.4percent of units in the City, while apartment units account for 12.5 percent. An estimated 26.0 percent of housing units were built in the 1970's, representing the largest age group in the housing stock. Some 16.2 percent of units have been built since 2000. The proportion of vacant units has not changed significantly since 2010. However, "other vacant" units, or those not available to the marketplace, have increased to represent 34.5 percent of vacant units. An estimated 65.3 percent of owner-occupied households currently have a mortgage, and 34.7 percent do not.

The COVID-19 pandemic had a large impact on the housing market in Idaho Falls, as it did is many other areas in the nation. The impacts of these changes are not yet reflected in the data presented in this report. However, public input suggests a large increase in the number of people that are having difficulty affording their housing and decreased access to housing during this time. The City has continued efforts to increase access to housing through the use of CARES Act funding and other funding options. The City will continue to use available resources to help address housing need in the community.

B. Segregation and Integration

The "dissimilarity index" provides a quantitative measure of segregation in an area, based on the demographic composition of smaller geographic units within that area. One way of understanding the index is that it indicates how evenly two demographic groups are distributed throughout an area: if the composition of both groups in each geographic unit (e.g., Census tract) is the same as in the area as a whole (e.g., city), then the dissimilarity index score for that city will be 0. By contrast; and again, using Census tracts as an example; if one population is clustered entirely within one Census tract, the dissimilarity index score for the city will be 1. The higher the dissimilarity index value, the higher the level of segregation in an area.

A Technical Note on the Dissimilarity Index Methodology

The dissimilarity indices included in this study were calculated from data provided by the Census Bureau according to the following formula:

$$D_j^{WB} = 100 * \frac{1}{2} \sum_{i=1}^{N} \left| \frac{W_i}{W_j} - \frac{B_i}{B_j} \right|$$

Where *i* indexes a geographic unit, *j* is the jth jurisdiction, *W* is group one and *B* is group two, and *N* is the number of geographic units, starting with *i,* in jurisdiction j.[12]

This is the formula that HUD uses to calculate dissimilarity index values. In most respects (including the use of tract-level data available through the Brown Longitudinal Tract Database), the methodology employed in this study exactly duplicates HUD's methodology for calculating the index of dissimilarity.

The principle exception was the decision to use Census tract-level data to calculate dissimilarity index values through 2010. While HUD uses tract level data in 1990 and 2000, HUD uses block group-level data in 2010. The decision to use tract-level data in all years included in this study was motivated by the fact that the dissimilarity index is sensitive to the geographic base unit from which it is calculated. Concretely, use of smaller geographic units produces dissimilarity index values that tend to be higher than those calculated from larger geographic units.[13]

As a general rule, HUD considers the thresholds appearing in the table below to indicate low, moderate, and high levels of segregation:

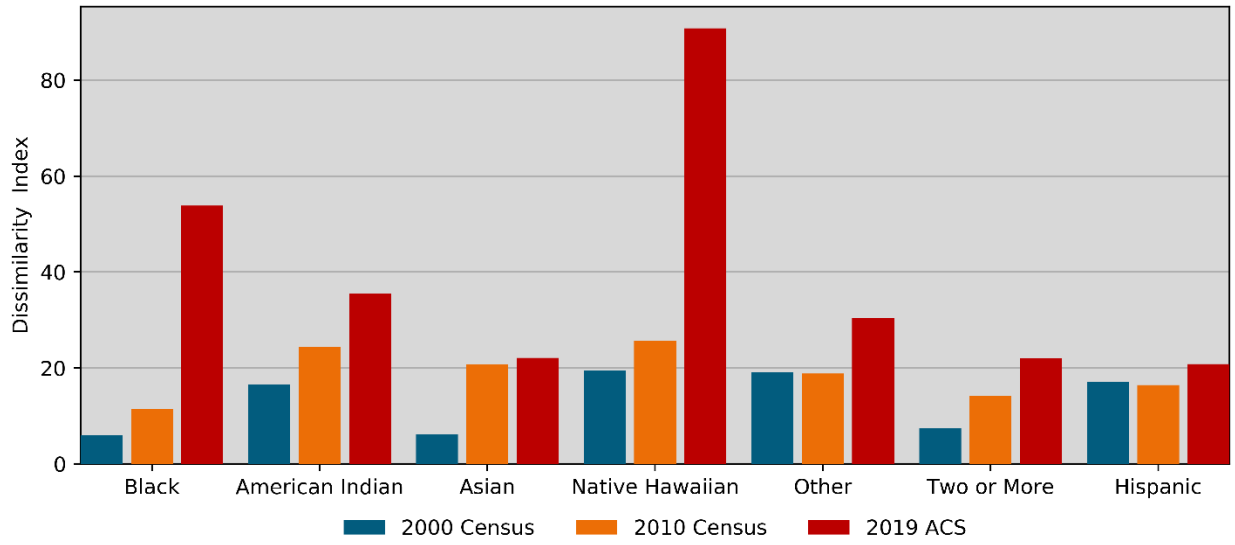
Interpreting the dissimilarity index		
Measure	**Values**	**Description**
Dissimilarity Index	<40	Low Segregation
[range 0-100]	40-54	Moderate Segregation
	>55	High Segregation

[12] Affirmatively Furthering Fair Housing Data Documentation. HUD. December 2015.
[13] Wong, David S. "Spatial Decomposition of Segregation Indices: A Framework Toward Measuring Segregation at Multiple Levels." Geographical Analyses, 35:3. The Ohio State University. July 2003. P. 179.

Segregation Levels

Diagram IV.5 shows the dissimilarity index by racial type in 2010 and 2019 in Idaho Falls. In 2019, black and Native Hawaiian households had high levels of segregation. However, these racial groups represent a small percentage of the population, at less than one percent each of the overall population.

Diagram IV.5
Dissimilarity Index
City of Idaho Falls



C. Racially or Ethnically Concentrated Areas of Poverty

Racially or ethnically concentrated areas of poverty (R/ECAPs) are Census tracts with relatively high concentrations of non-white residents living in poverty. Formally, an area is designated an R/ECAP if two conditions are satisfied: first, the non-white population, whether Hispanic or non-Hispanic, must account for at least 50 percent of the Census tract population. Second, the poverty rate in that Census must exceed a certain threshold, at 40 percent.

R/ECAPs

There were no R/ECAPs in Idaho Falls in either 2010 or 2020.

D. Disparities in Access to Opportunity

The following section describes the HUD defined terms of Access to Opportunity. These measures, as outlined below, describe a set of conditions that may or may not accurately reflect the actual conditions in the study area. These data are supplemented by local data when available and ultimately provide only a piece of the total understanding of access to the various opportunities in the community. They are used as measured to compare geographic trends and levels of access within the community.

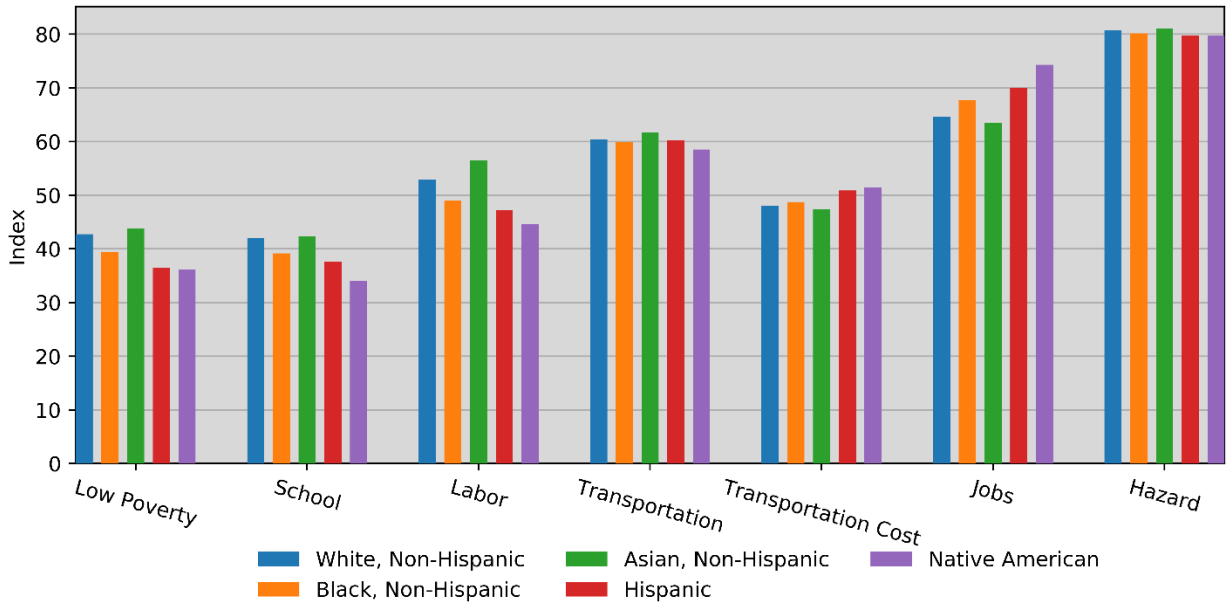
Areas of opportunity are physical places, areas within communities that provide things one needs to thrive, including quality employment, well performing schools, affordable housing, efficient public transportation, safe streets, essential services, adequate parks, and full-service grocery stores. Areas lacking opportunity, then, have the opposite of these attributes. Disparities in access to opportunity inspects whether a select group, or certain groups, have lower or higher levels of access to these community assets. HUD expresses several of these community assets through the use of an index value, with 100 representing total access by all members of the community, and zero representing no access.

The HUD opportunity indices are access to Low Poverty areas; access to School Proficiency; characterization of the Labor Market Engagement; residence in relation to Jobs Proximity; Low Transportation Costs; Transit Trips Index; and a characterization of where you live by an Environmental Health indicator. For each of these a more formal definition is as follows:

- Low Poverty – A measure of the degree of poverty in a neighborhood, at the Census tract level.
- School Proficiency - School-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing schools.
- Jobs Proximity - Quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a Core Based Statistical Area (CBSA)
- Labor Market Engagement - Provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood
- Low Transportation Cost – Estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region
- Transit Trips - Trips taken by a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters
- Environmental Health - summarizes potential exposure to harmful toxins at a neighborhood level

All the indices are presented in Diagram IV.6 for the City of Idaho Falls. As seen therein, Native American and Hispanic households have a lower access to labor market engagement than white households. Access to low poverty areas, proficient schools, transit trips, transportation costs, job proximity and environmental health indices are fairly even across all racial and ethnic groups.

Diagram IV.6
Access to Opportunity
City of Idaho Falls

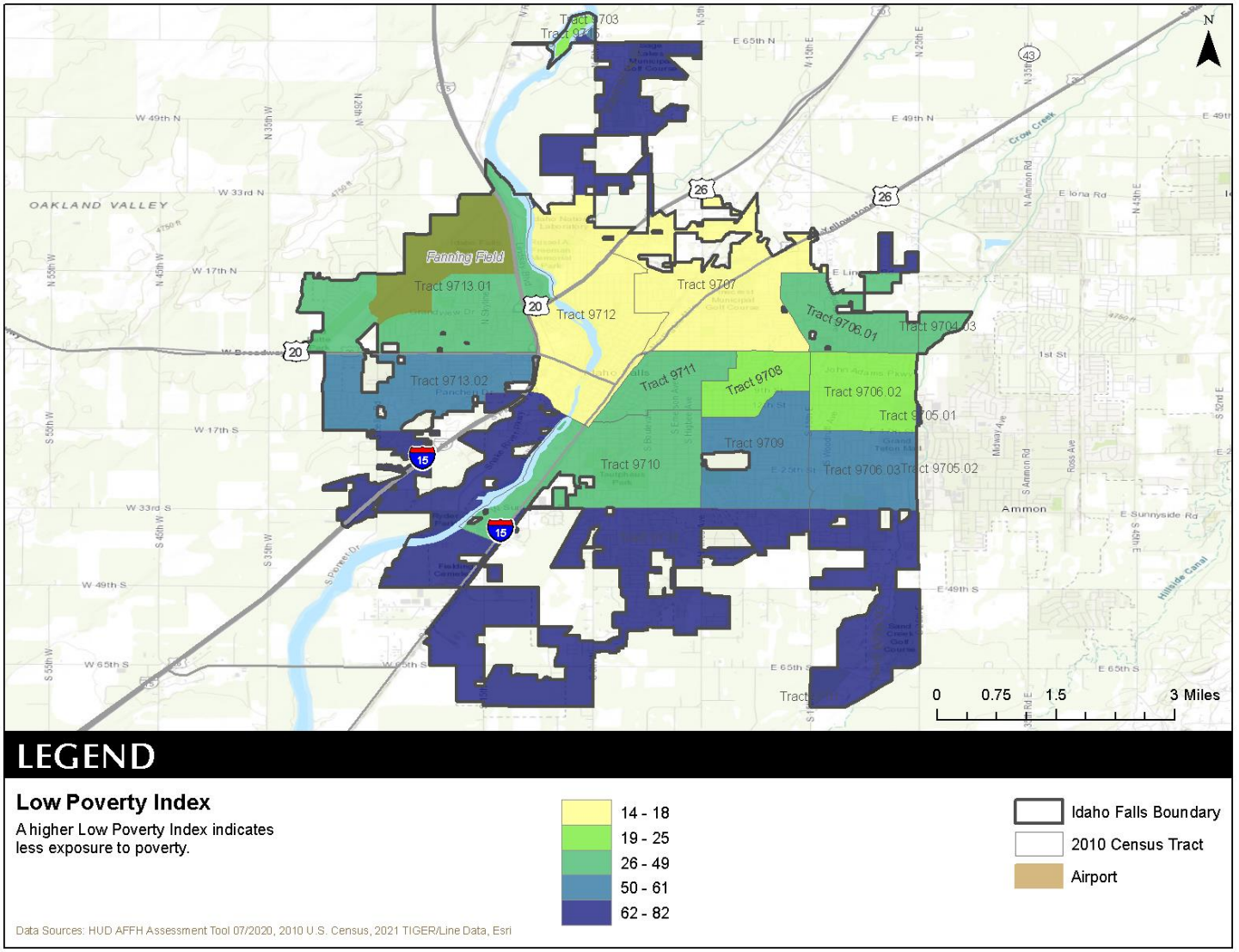


LOW POVERTY INDEX

The Low Poverty Index uses rates of family poverty by household (based on the federal poverty line) to measure exposure to poverty by neighborhood. A higher score is more desirable, generally indicating less exposure to poverty at the neighborhood level.

The lowest scores were found in the central City, while the highest scores are found in the southern and northern outskirts of Idaho Falls. There is not much variation in access to low poverty areas by race and ethnicity, although Hispanic and Native American households have a somewhat lower level of access.

Map IV.1
Low Poverty
Idaho Falls
HUD AFFH Database



School Proficiency Index

The School Proficiency Index measures the proficiency of elementary schools in the attendance area (where this information is available) of individuals sharing a protected characteristic or the proficiency of elementary schools within 1.5 miles of individuals with a protected characteristic where attendance boundary data are not available. The values for the School Proficiency Index are determined by the performance of 4th grade students on state exams.

School Proficiency indices are highest outside the central area of the City, and lowest in Tracts 9712 and 9706.03 and 9705.02.

Jobs Proximity Index

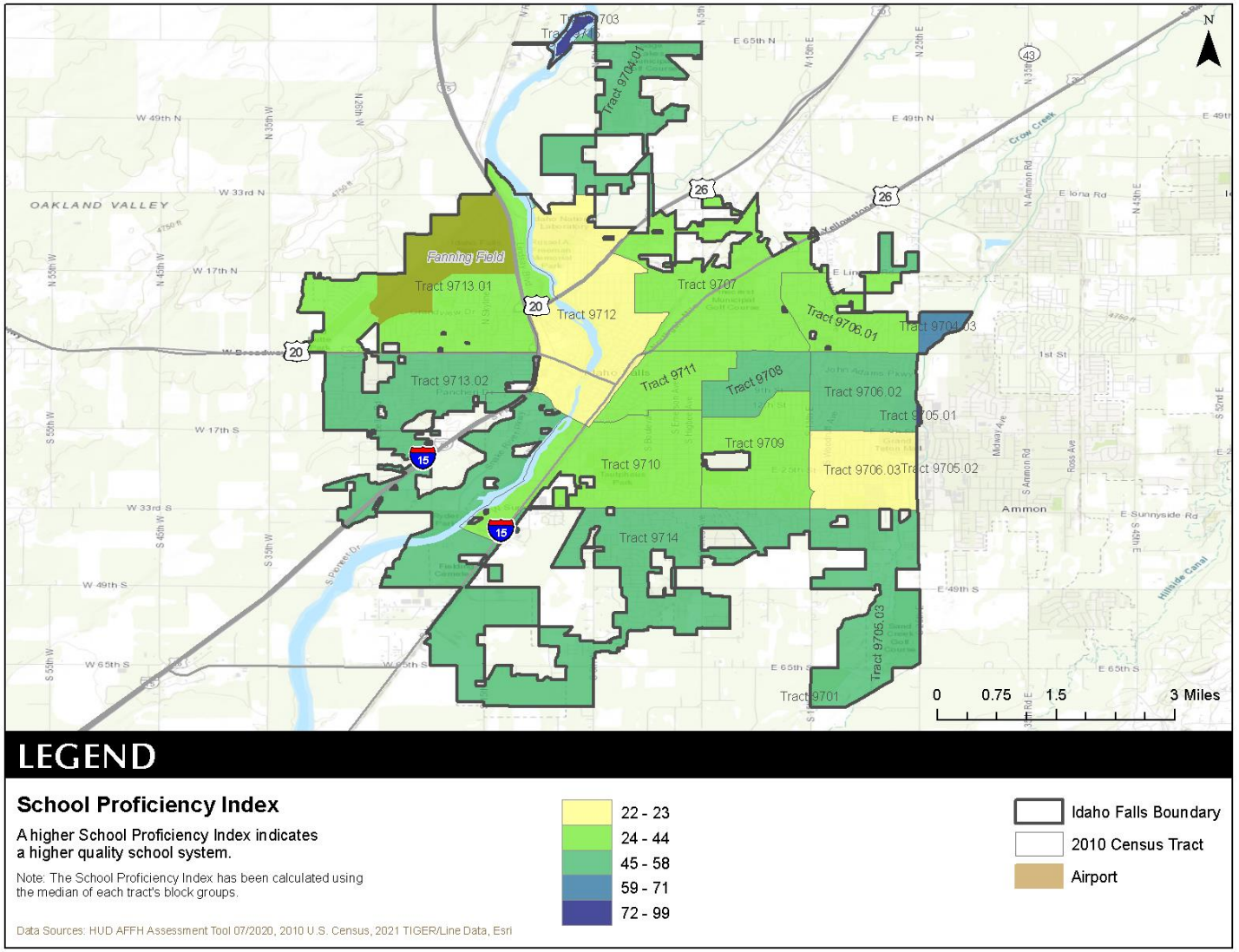
The Jobs Proximity Index measures the physical distances between place of residence and jobs by race/ethnicity and is shown in Map IV.3. Job proximity varied widely across the City. As one would expect, the areas closest to the city center had the highest job proximity index ratings.

Labor Market Engagement Index

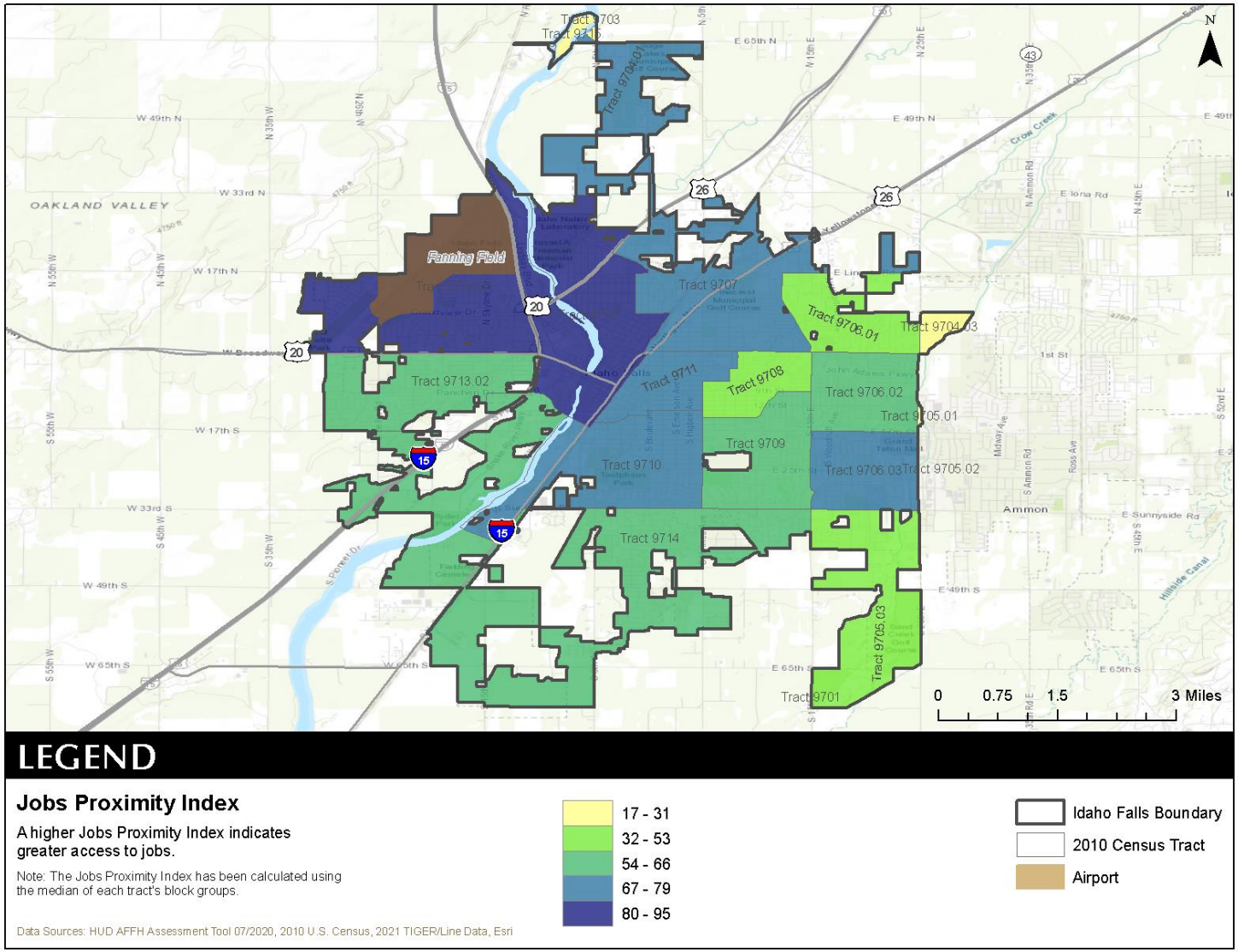
The Labor Market Engagement Index provides a measure of unemployment rate, labor-force participation rate, and percent of the population ages 25 and above with at least a bachelor's degree, by neighborhood Map IV.4 shows the labor market engagement for Idaho Falls. Areas in eastern Idaho Falls had the highest rate of labor market engagement, above 70 index ratings. Areas in the central City had the lowest labor market engagement index ratings, with index ratings below 35.

Geographic location did seem to correspond with greater access to jobs and labor market engagement. In addition, Native American and Hispanic populations have lower access to labor market engagement in the City.

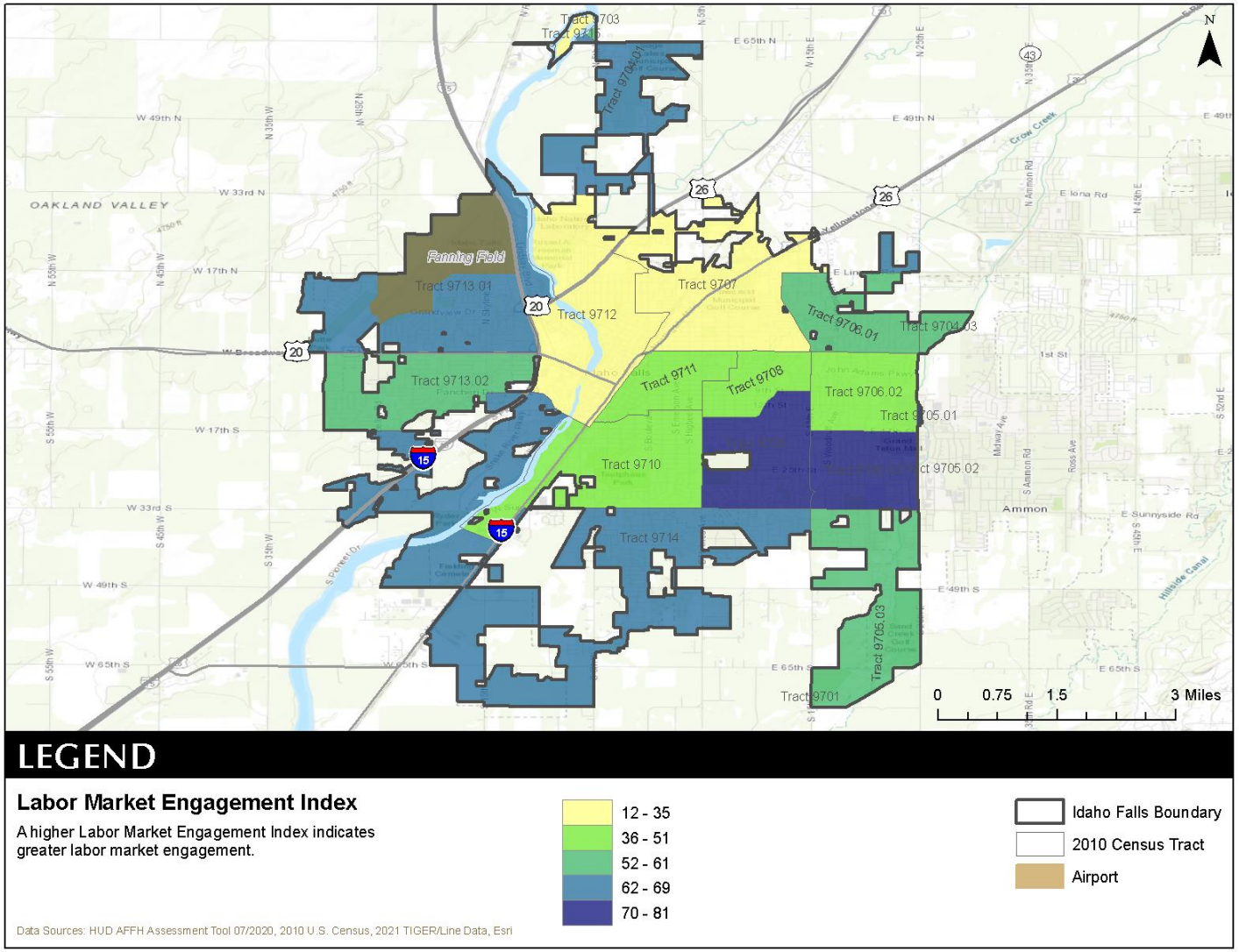
Map IV.2
School Proficiency
Idaho Falls
HUD AFFH Database



Map IV.3
Job Proximity
Idaho Falls
HUD AFFH Database



Map IV.4
Labor Market Engagement
Idaho Falls
HUD AFFH Database



Transportation Trip Index

The Transportation Trip Index measures proximity to public transportation by neighborhood. There was little difference in index rating across racial and ethnic groups. The Transportation Transit Trips Index measures how often low-income families in a neighborhood use public transportation. The highest rate of transit trips were in areas in the southern and eastern City.

Low Transportation Cost Index

The Low Transportation Cost Index measures cost of transport by neighborhood. The highest transportation cost index ratings were in the central and eastern portions of Idaho Falls, and lowest in southern Idaho Falls.

Environmental Health Index

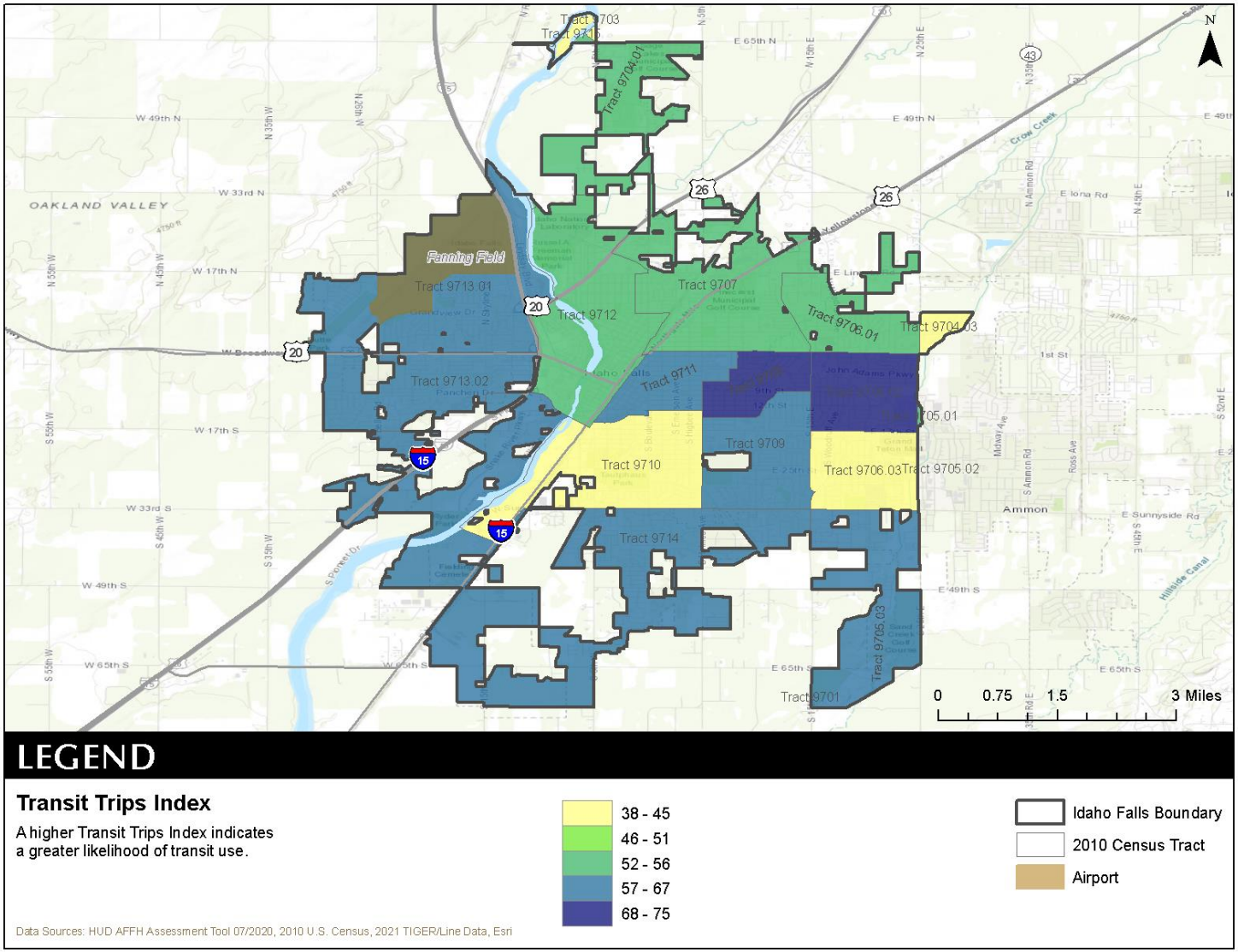
The Environmental Health Index measures exposure based on EPA estimates of air quality carcinogenic, respiratory, and neurological toxins by neighborhood.

The Environmental Health Index varied widely in the City, with the areas in the central city seeing the lowest ratings, and areas on the outskirts with the highest.

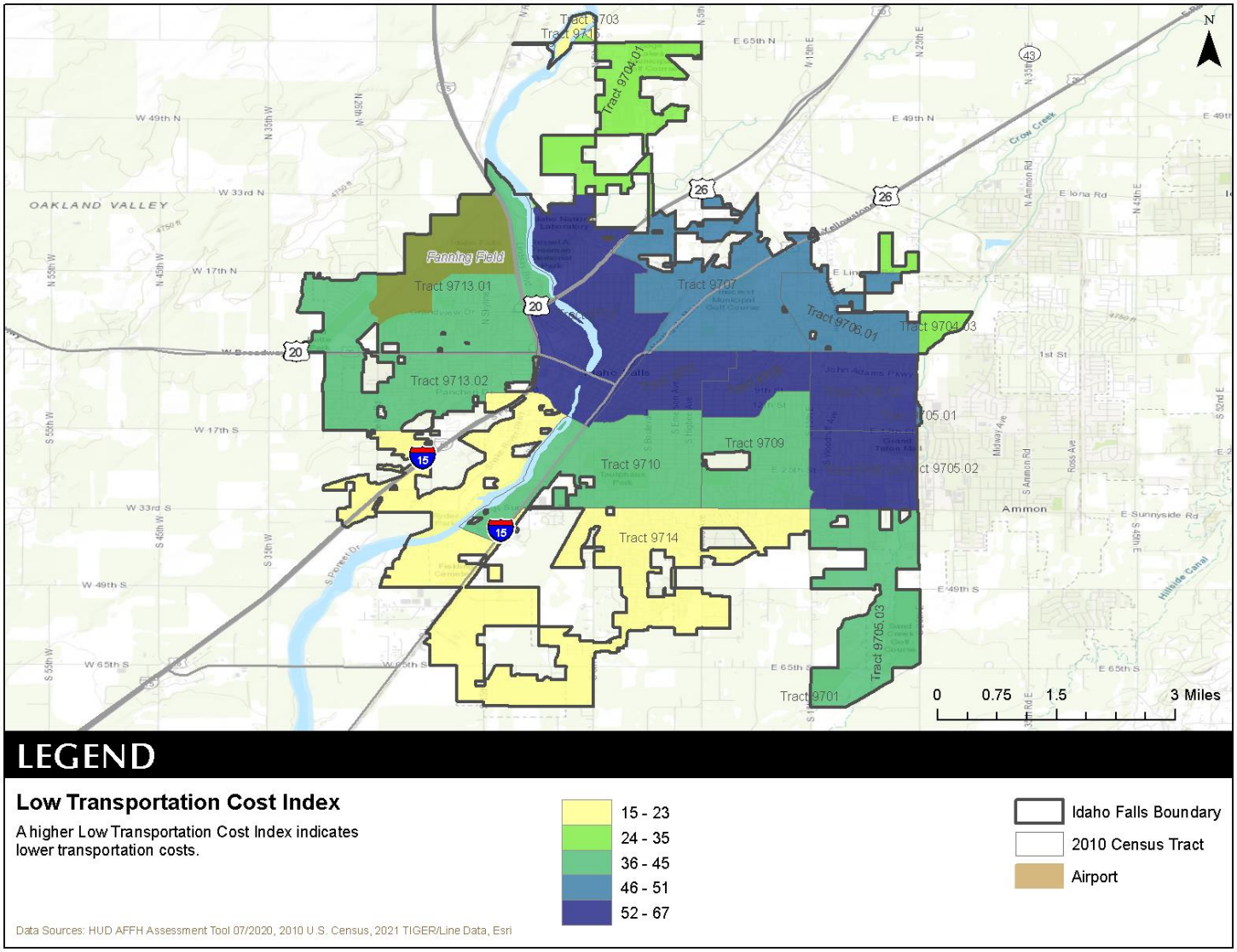
Patterns in Disparities in Access to Opportunity

The degree to which residents had access to labor market engagement differed depending on their race or ethnicity, particularly resulting in lower index ratings for Native American and Hispanic households in the City of Idaho Falls. Other measures of opportunity (low poverty, school proficiency, job proximity, use of public transit, transportation costs, and environmental quality) did not differ dramatically by race or ethnicity.

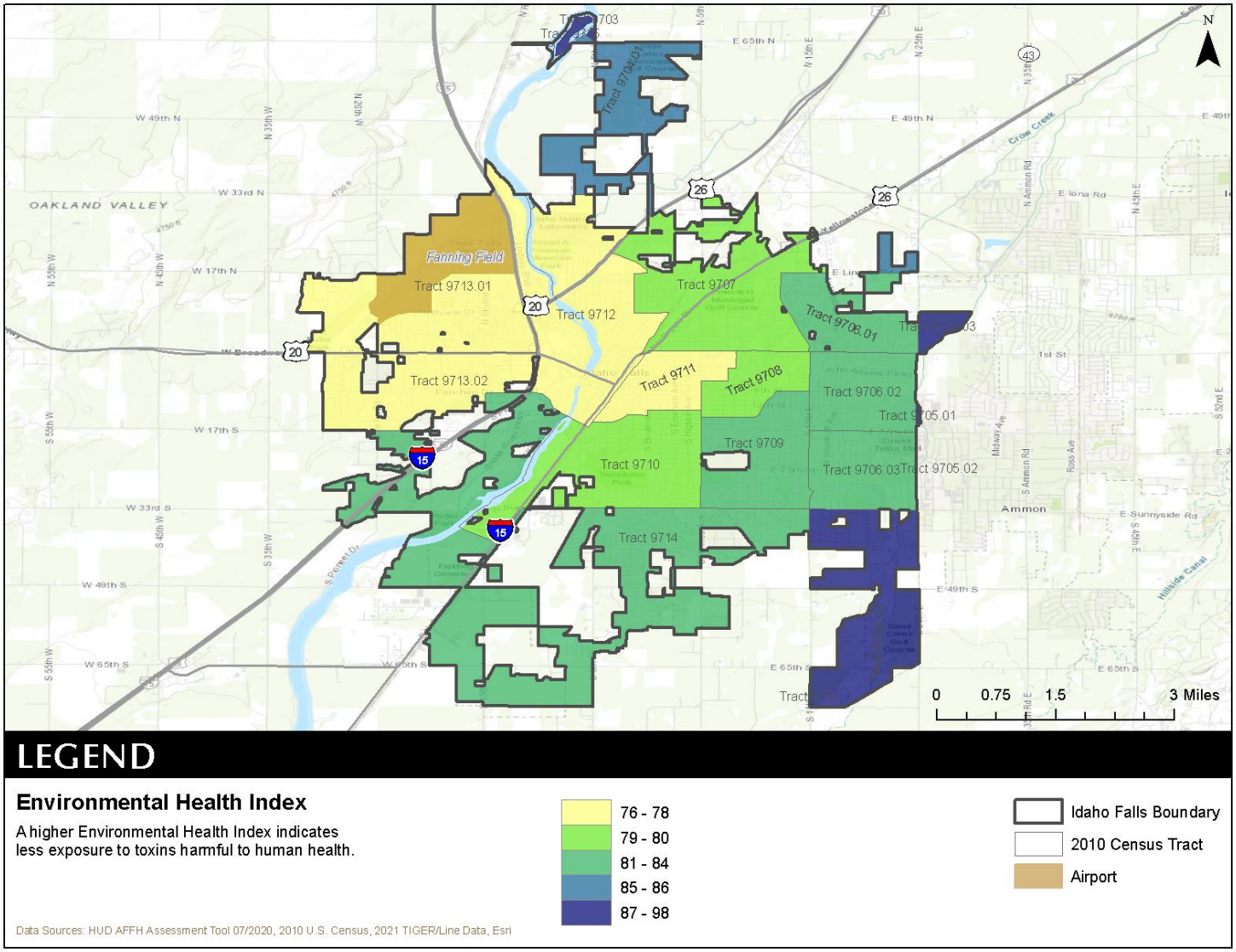
Map IV.5
Transit Trips
Idaho Falls
HUD AFFH Database



Map IV.6
Transportation Cost
Idaho Falls
HUD AFFH Database



Map IV.7
Environmental Health
Idaho Falls
HUD AFFH Database



E. Disproportionate Housing Needs

The Census Bureau collects data on several topics that HUD has identified as "housing problems." For the purposes of this report, housing problems include overcrowding, incomplete plumbing or kitchen facilities, and cost-burden.

Overcrowding

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table IV.31. In 2019, an estimated 2.2 percent of households were overcrowded, and an additional 0.7 percent were severely overcrowded.

Table IV.31
Overcrowding and Severe Overcrowding
Idaho Falls
2010 & 2019 Five-Year ACS Data

Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	14,034	99.2%	119	0.8%	0	0.0%	14,153
2019 Five-Year ACS	14,215	98.4%	158	1.1%	69	0.5%	14,442
Renter							
2010 Five-Year ACS	6,443	95.7%	236	3.5%	51	0.8%	6,730
2019 Five-Year ACS	8,012	94.9%	341	4.0%	94	1.1%	8,447
Total							
2010 Five-Year ACS	20,477	98.1%	355	1.7%	51	0.2%	20,883
2019 Five-Year ACS	22,227	97.1%	499	2.2%	163	0.7%	22,889

Incomplete Plumbing and Kitchen Facilities

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. This data is displayed in Table IV.32 and Table IV.33, below.

There were a total of 147 households with incomplete plumbing facilities in 2019, representing 0.6 percent of households in Idaho Falls. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010.

Table IV.32
Households with Incomplete Plumbing Facilities
2010 and 2019 Five-Year ACS Data

Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	20,835	22,742
Lacking Complete Plumbing Facilities	48	147
Total Households	**20,883**	**22,889**
Percent Lacking	**0.2%**	**0.6%**

There were 322 households lacking complete kitchen facilities in 2019, compared to 97 households in 2010. This was a change from 0.5 percent of households in 2010 to 1.4 percent in 2019.

Table IV.33
Households with Incomplete Kitchen Facilities
Idaho Falls
2010 and 2019 Five-Year ACS Data

Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	20,786	22,567
Lacking Complete Kitchen Facilities	97	322
Total Households	**20,883**	**22,889**
Percent Lacking	**0.5%**	**1.4%**

Cost Burdens

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

As seen in Table IV.34, in Idaho Falls 14.9 percent of households had a cost burden and 13.0 percent had a severe cost burden. Some 22.9 percent of renters were cost burdened, and 22.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.8 percent and a severe cost burden rate of 5.4 percent. Owner occupied households with a mortgage had a cost burden rate of 14.1 percent, and severe cost burden at 8.2 percent.

Table IV.34
Cost Burden and Severe Cost Burden by Tenure
Idaho Falls
2010 & 2019 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 ACS	7,207	73.9%	1,835	18.8%	690	7.1%	17	0.2%	9,749
2019 ACS	7,292	77.3%	1,333	14.1%	775	8.2%	34	0.4%	9,434
Owner Without a Mortgage									
2010 ACS	3,958	89.9%	241	5.5%	157	3.6%	48	1.1%	4,404
2019 ACS	4,566	91.2%	141	2.8%	270	5.4%	31	0.6%	5,008
Renter									
2010 ACS	3,156	46.9%	1,988	29.5%	1,243	18.5%	343	5.1%	6,730
2019 ACS	4,265	50.5%	1,935	22.9%	1,923	22.8%	324	3.8%	8,447
Total									
2010 ACS	14,321	68.6%	4,064	19.5%	2,090	10.0%	408	2.0%	20,883
2019 ACS	16,123	70.4%	3,409	14.9%	2,968	13.0%	389	1.7%	22,889

Comprehensive Housing Affordability Strategy (CHAS)

The following table set shows Comprehensive Housing Affordability Strategy (CHAS) data.

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

To make this dataset more accessible to the average user the income brackets were replaced with actual Median Family Income (MFI). Below is a table show in the MFI breakdown:

Income Brackets	Actual Income
0 - 30% MFI	$0 to $21,750
30.1% - 50% MFI	$21,751 to $36,250
50.1% - 80% MFI	$36,251 to $58,000
80.1% - 100% MFI	$58,001 to $72,500
100% + MFI	Above $72,500

Housing Problems by Income, Race, and Tenure

Table IV.35 shows households with housing problems by race/ethnicity. This table can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing). In Idaho Falls there are 5,125 white households with housing problems and 799 Hispanic households with housing problems.

The overall rate of housing problems in Idaho Falls is 28.1 percent, according to CHAS data. Asian, American Indian, Pacific Islander, and Hispanic households experience housing problems at a disproportionate rate overall. However, this represents 16 Asian households, 55 American Indian households, and 10 Pacific Islander households and, therefore, may not be statistically significant. For Hispanic households, however, this represents 41.4 percent of households that experience housing problems.

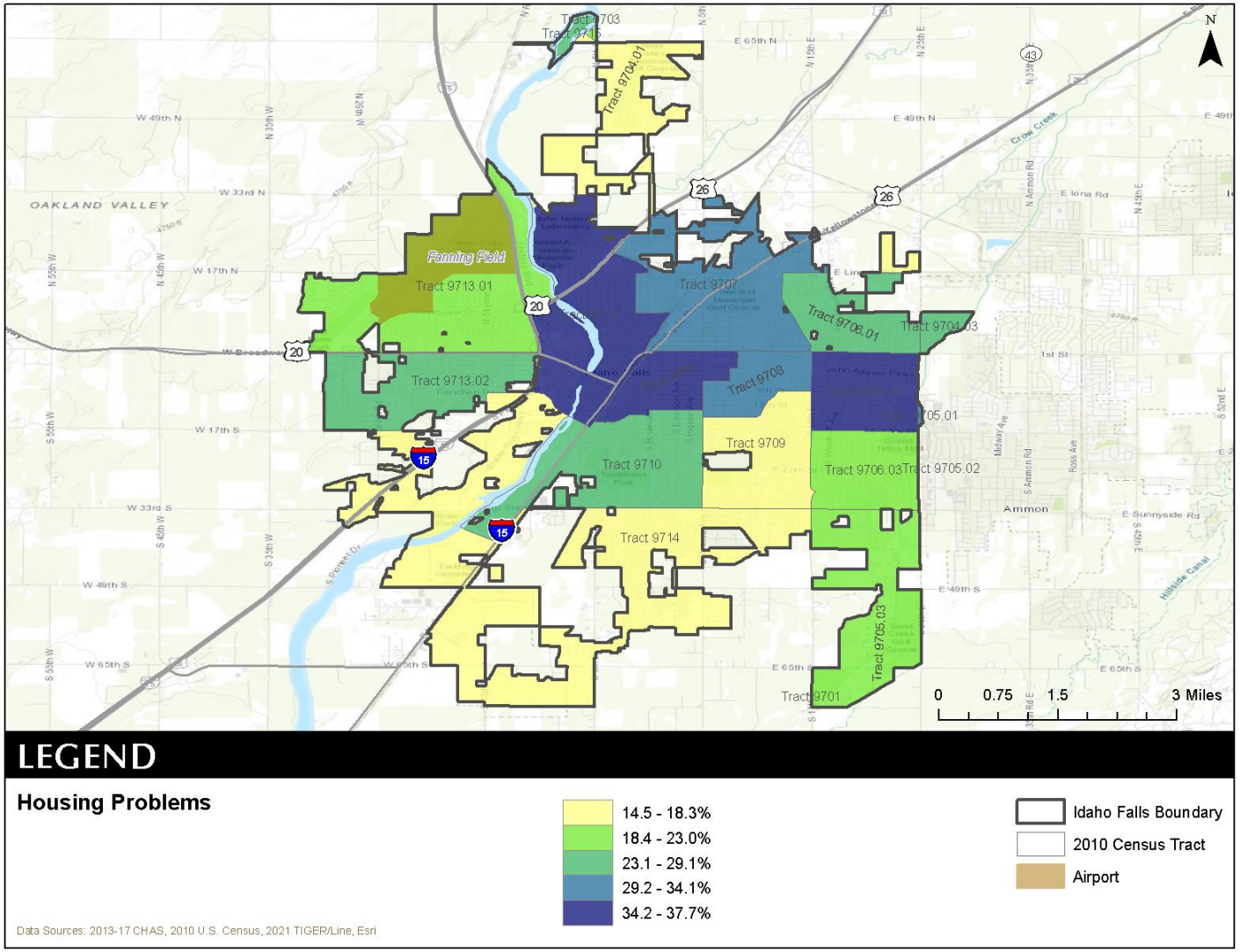
Table IV.35
Total Households with Housing Problems by Income and Race
Idaho Falls
2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
$0 to $21,750	1,775	25	4	0	0	10	165	1,979
$21,751 to $36,250	1,695	0	4	0	10	30	195	1,934
$36,251 to $58,000	1,030	4	4	55	0	14	395	1,502
$58,001 to $72,500	300	0	4	0	0	10	24	338
Above $72,500	325	0	0	0	0	0	20	345
Total	**5,125**	**29**	**16**	**55**	**10**	**64**	**799**	**6,098**
Without Housing Problems								
$0 to $21,750	250	40	0	0	0	0	30	320
$21,751 to $36,250	705	0	0	0	0	0	75	780
$36,251 to $58,000	2,490	25	10	0	0	35	230	2,790
$58,001 to $72,500	1,590	0	35	14	0	30	280	1,949
Above $72,500	8,740	65	190	20	0	125	500	9,640
Total	**13,775**	**130**	**235**	**34**	**0**	**190**	**1,115**	**15,479**
Not Computed								
$0 to $21,750	120	0	10	0	0	0	15	145
$21,751 to $36,250	0	0	0	0	0	0	0	0
$36,251 to $58,000	0	0	0	0	0	0	0	0
$58,001 to $72,500	0	0	0	0	0	0	0	0
Above $72,500	0	0	0	0	0	0	0	0
Total	**120**	**0**	**10**	**0**	**0**	**0**	**15**	**145**
Total								
$0 to $21,750	2,145	65	14	0	0	10	210	2,444
$21,751 to $36,250	2,400	0	4	0	10	30	270	2,714
$36,251 to $58,000	3,520	29	14	55	0	49	625	4,292
$58,001 to $72,500	1,890	0	39	14	0	40	304	2,287
Above $72,500	9,065	65	190	20	0	125	520	9,985
Total	**19,020**	**159**	**261**	**89**	**10**	**254**	**1,929**	**21,722**

Housing Problems by Geographic Location

The geographic distribution of housing problems is shown in Map IV.12, on the following page. Housing problems were most heavily concentrated in the city center and one census tract in the eastern city. These are in census tracts 9711, 9712, and 9706.02.

Map IV.8
Housing Problems
Idaho Falls
HUD AFFH Database



ACCESS TO MORTGAGE FINANCE SERVICES

Congress enacted the Home Mortgage Disclosure Act in 1975, permanently authorizing the law in 1988[14]. The Act requires both depository and non-depository lenders to collect and publicly disclose information about housing-related applications and loans. Under the HMDA, financial institutions are required to report the race, ethnicity, sex, loan amount, and income of mortgage applicants and borrowers by Census tract. Institutions must meet a set of reporting criteria. For depository institutions, these are as follows:

1. The institution must be a bank, credit union, or savings association;
2. The total assets must exceed the coverage threshold;[15]
3. The institution must have had a home or branch office in a Metropolitan Statistical Area (MSA);
4. The institution must have originated or refinanced at least one home purchase loan secured by a first lien on a one- to four-family dwelling;
5. The institution must be federally insured or regulated; and
6. The mortgage loan must have been insured, guaranteed, or supplemented by a federal agency or intended for sale to Fannie Mae or Freddie Mac.

For other institutions, including non-depository institutions, the reporting criteria are:

1. The institution must be a for-profit organization;
2. The institution's home purchase loan originations must equal or exceed 10 percent of the institution's total loan originations, or more than $25 million;
3. The institution must have had a home or branch office in an MSA or have received applications for, originated, or purchased five or more home purchase loans, home improvement loans, or refinancing on property located in an MSA in the preceding calendar year; and
4. The institution must have assets exceeding $10 million or have originated 100 or more home purchases in the preceding calendar year.

In addition to reporting race and ethnicity data for loan applicants, the HMDA reporting requirements were modified in response to the Predatory Lending Consumer Protection Act of 2002 as well as the Home Owner Equity Protection Act (HOEPA). Consequently, loan originations are now flagged in the data system for three additional attributes:

1. If they are HOEPA loans;
2. Lien status, such as whether secured by a first lien, a subordinate lien, not secured by a lien, or not applicable (purchased loans); and
3. Presence of high-annual percentage rate loans (HALs), defined as more than three percentage points for purchases when contrasted with comparable treasury instruments or five percentage points for refinance loans.

For the purposes of this analysis, these flagged originations will be termed predatory, or at least predatory in nature. Overall, the data contained within the HMDA reporting guidelines represent the best and most complete set of information on home loan applications. This report includes HMDA data from 2008 through 2017, the most recent year for which these data are available.

[14] Prior to that year, Congress had to periodically reauthorize the law.
[15] Each December, the Federal Reserve announces the threshold for the following year. The asset threshold may change from year to year based on changes in the Consumer Price Index for Urban Wage Earners and Clerical Workers.

Banks and other lending institutions handled 31,385 home purchase loans and loan applications in Idaho Falls from 2008 through 2019. As shown in Table IV.36, a majority of these loans, or over 14,871, were for refinancing. Home purchase loans represented around 45.4 percent of all loans and loan applications.

Table IV.36
Purpose of Loan by Year
Idaho Falls
2008–2019 HMDA Data

Purpose	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Home Purchase	652	520	514	466	989	1,176	1,214	1,545	1,736	1,788	1,704	1,938	14,242
Home Improvement	231	75	53	59	129	121	138	174	153	243	305	270	1,951
Refinancing	1,271	1,381	1,017	812	2,139	1,785	856	1,139	1,343	877	698	1,553	14,871
Total	**2,154**	**1,976**	**1,584**	**1,337**	**3,257**	**3,082**	**2,208**	**2,858**	**3,232**	**2,908**	**2,841**	**3,948**	**31,385**

Table IV.37 shows the occupancy status for loan applicants. It is these home purchase loans, and specifically the "owner-occupied" home purchase loans that will be the focus of the following discussion, as the outcomes of owner-occupied home purchase applications provide the most direct index of the ability of prospective homeowners to choose where they will live. Around 90.1 percent of home-purchase loan applications were submitted by those who intended to live in the home that they purchased.

Table IV.37
Occupancy Status for Applications
Idaho Falls
2008–2019 HMDA Data

Status	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Owner-Occupied	1,958	1,864	1,470	1,167	2,852	2,694	1,940	2,558	2,931	2,626	2,601	3,612	28,273
Not Owner-Occupied	191	108	113	170	402	383	268	299	301	278	48	52	2,613
Not Applicable	5	4	1	0	3	5	0	1	0	4	192	284	499
Total	**2,154**	**1,976**	**1,584**	**1,337**	**3,257**	**3,082**	**2,208**	**2,858**	**3,232**	**2,908**	**2,841**	**3,948**	**31,385**

Owner-occupied home purchase loan applications by loan types are shown in Table IV.38. Between 2008 and 2019, some 55.7 percent of home loan purchases were conventional loans, 35.4 percent were FHA insured, 8.5 percent were VA Guaranteed, and the remaining 0.4 percent were Rural Housing Service or Farm Service Agency.

Table IV.38
Owner-Occupied Home Purchase Loan Applications by Loan Type
Idaho Falls
2008–2019 HMDA Data

Loan Type	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Conventional	225	147	142	132	378	583	666	799	937	1,003	993	1,144	7,149
FHA - Insured	321	311	279	253	429	364	331	455	521	477	414	385	4,540
VA - Guaranteed	21	21	38	28	64	83	90	134	148	145	122	194	1,088
Rural Housing Service or Farm Service Agency	0	2	2	3	0	5	3	5	5	7	14	1	47
Total	**567**	**481**	**461**	**416**	**871**	**1,035**	**1,090**	**1,393**	**1,611**	**1,632**	**1,543**	**1,724**	**12,824**

Denial Rates

After the owner-occupied home purchase loan application is submitted, the applicant receives one of the following status designations:

- "Originated," which indicates that the loan was made by the lending institution;
- "Approved but not accepted," which notes loans approved by the lender but not accepted by the applicant;
- "Application denied by financial institution," which defines a situation wherein the loan application failed;
- "Application withdrawn by applicant," which means that the applicant closed the application process;
- "File closed for incompleteness" which indicates the loan application process was closed by the institution due to incomplete information; or
- "Loan purchased by the institution," which means that the previously originated loan was purchased on the secondary market.

As shown in Table IV.39, just over 8,048 home purchase loan applications were originated over the 2008-2019 period, and 762 were denied.

The most common reasons cited in the decision to deny one of these loan applications related to the debt-to-income ratio of the prospective homeowner, as shown in Table IV.40. Credit history and collateral were also commonly given as reasons to deny home purchase loans.

Table IV.39
Loan Applications by Action Taken
Idaho Falls
2008–2019 HMDA Data

Action	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Loan Originated	340	240	231	195	461	606	694	933	1,093	1,106	1,047	1,102	8,048
Application Approved but not Accepted	22	8	8	12	14	13	12	42	59	53	60	68	371
Application Denied	42	33	20	16	63	92	87	80	85	88	83	73	762
Application Withdrawn by Applicant	22	26	17	18	35	40	57	76	96	105	118	164	774
File Closed for Incompleteness	1	3	1	1	7	6	4	10	7	10	9	14	73
Loan Purchased by the Institution	140	170	184	174	291	278	236	252	271	270	224	303	2,793
Preapproval Request Denied	0	1	0	0	0	0	0	0	0	0	2	0	3
Preapproval Approved but not Accepted	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	**567**	**481**	**461**	**416**	**871**	**1,035**	**1,090**	**1,393**	**1,611**	**1,632**	**1,543**	**1,724**	**12,824**

Table IV.40
Loan Applications by Reason for Denial
Idaho Falls
2008–2019 HMDA Data

Denial Reason	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Debt-to-Income Ratio	13	7	4	3	21	20	25	28	19	24	27	16	207
Employment History	3	0	0	2	4	5	4	0	5	4	3	6	36
Credit History	5	6	2	3	14	26	23	21	23	16	18	16	173
Collateral	4	2	3	2	3	5	5	6	14	15	6	12	77
Insufficient Cash	0	1	0	0	1	5	4	0	6	2	5	3	27
Unverifiable Information	0	1	1	1	1	4	1	4	2	0	5	7	27
Credit Application Incomplete	4	8	0	2	2	3	5	4	2	6	8	7	51
Mortgage Insurance Denied	0	0	1	0	0	0	0	0	0	0	0	0	1
Other	3	2	1	0	4	5	5	5	4	9	12	6	56
Missing	10	6	8	3	13	19	15	12	10	12	-1	0	107
Total	**42**	**33**	**20**	**16**	**63**	**92**	**87**	**80**	**85**	**88**	**83**	**73**	**762**

Denial rates were observed to differ by race and ethnicity, as shown in Table IV.41. Black and American Indian/ Native American applicant were denied at a rate of 16.2 and 14.3 percent, respectively, compared to 8.1 percent of white applicant. Hispanic applicants were denied at an average rate of 14.8 percent, compared to the 7.5 percent for non-Hispanic applicants.

Table IV.41
Denial Rates by Race/Ethnicity of Applicant
Idaho Falls
2008-2019 HMDA Data

Race/ Ethnicity	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Average
American Indian	0.0%	100.0%	0.0%	0.0%	0.0%	14.3%	100.0%	10.0%	12.5%	20.0%	0.0%	14.3%	14.3%
Asian	0.0%	100.0%	%	0.0%	0.0%	50.0%	0.0%	9.1%	5.9%	13.3%	0.0%	0.0%	9.2%
Black	100.0%	16.7%	%	%	0.0%	33.3%	0.0%	0.0%	0.0%	16.7%	33.3%	12.5%	16.2%
Pacific Islander	0.0%	%	%	0.0%	%	%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.8%
White	10.2%	11.2%	7.6%	7.4%	11.6%	12.0%	10.6%	7.2%	6.6%	6.7%	7.1%	5.9%	8.1%
Not Available	36.4%	14.3%	18.2%	25.0%	26.3%	33.3%	25.0%	18.2%	16.0%	16.4%	14.6%	11.6%	18.3%
Not Applicable	%	%	%	%	%	%	%	%	%	%	%	%	%
Average	**11.0%**	**12.1%**	**8.0%**	**7.6%**	**12.0%**	**13.2%**	**11.1%**	**7.9%**	**7.2%**	**7.4%**	**7.3%**	**6.2%**	**8.6%**
Hispanic	19.4%	31.2%	7.7%	18.8%	24.2%	15.7%	21.9%	20.0%	10.0%	9.0%	11.4%	11.4%	14.8%
Non-Hispanic	9.6%	10.8%	7.5%	5.2%	10.1%	12.1%	9.7%	6.4%	6.0%	6.9%	6.5%	5.3%	7.5%

There were also variations in denial rates by gender: as shown in Table IV.42, the denial rate for prospective female homeowners was 9.7 percent, more 1.9 percentage points higher than the denial rate for male applicants. However, the disparity in denial rates by gender has varied each year and some years the denial rates for males was higher than females during this period.

Table IV.42
Denial Rates by Gender of Applicant
Idaho Falls
2008–2019 HMDA Data

Year	Male	Female	Not Available	Not Applicable	Average
2008	10.8%	10.0%	40.0%	%	11.0%
2009	12.0%	12.2%	12.5%	%	12.1%
2010	8.7%	6.8%	0.0%	%	8.0%
2011	6.8%	8.2%	33.3%	%	7.6%
2012	11.8%	11.9%	20.0%	%	12.0%
2013	10.7%	19.3%	36.4%	%	13.2%
2014	10.5%	11.2%	38.5%	%	11.1%
2015	6.8%	9.5%	31.6%	%	7.9%
2016	6.5%	7.2%	23.1%	%	7.2%
2017	6.9%	7.3%	19.4%	%	7.4%
2018	5.8%	10.3%	17.2%	%	7.3%
2019	5.5%	7.6%	12.9%	%	6.2%
Average	**7.8%**	**9.7%**	**22.0%**	**%**	**8.6%**

Predatory Lending

In addition to modifications implemented in 2004 to correctly document loan applicants' race and ethnicity, the HMDA reporting requirements were changed in response to the Predatory Lending Consumer Protection Act of 2002 as well as the Home Owner Equity Protection Act (HOEPA). Consequently, loan originations are now flagged in the data system for three additional attributes:

1. If they are HOEPA loans;
2. Lien status, such as whether secured by a first lien, a subordinate lien, not secured by a lien, or not applicable (purchased loans); and
3. Presence of high annual percentage rate (APR) loans (HALs), defined as more than three percentage points higher than comparable treasury rates for home purchase loans, or five percentage points higher for refinance loans.

As noted previously, home loans are designated as "high-annual percentage rate" loans (HALs) where the annual percentage rate on the loan exceeds that of a comparable treasury instruments by at least three percentage points. As shown in Table IV.43, some 110 home purchase loans issued in 2008 and after have carried high-annual percentage rates, or 1.0 percent of all owner-occupied home purchase loans issued in Idaho Falls. The rate of HALs in 2008 was 7.6 percent, however, but has fallen dramatically to 0.0 percent in 2010 and 2011. Since 2015, there has been a slight increase in HAL rates, up to 1.7 percent in 2017. However, this is still substantially lower than HAL rates prior to the Great Recession.

Table IV.43
Originated Owner-Occupied Loans by HAL Status
Idaho Falls
2008–2019 HMDA Data

Loan Type	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
HAL	26	12	0	0	1	2	8	13	3	19	68	3	155
Other	314	228	231	195	460	604	686	920	1090	1087	979	1099	7893
Total	**340**	**240**	**231**	**195**	**461**	**606**	**694**	**933**	**1,093**	**1,106**	**1,047**	**1,102**	**8,048**
Percent HAL	7.6%	5.0%	0.0%	0.0%	0.2%	0.3%	1.2%	1.4%	0.3%	1.7%	6.5%	0.3%	1.9%

F. Publicly Supported Housing Analysis

There are a variety of types and locations of public housing units within the City of Idaho Falls. According to HUD's AFFH data, there are 631 total publicly supported units in the City. The data in this table is from the HUD AFFH database. In addition to these units, CLUB, Inc., EICAP, and Habitat four Humanity Idaho Falls (H2HIF) all have publicly supported housing in the City. Information about these units can be found in the 2020 IHFA Annual Community Report.[16]

Table IV.44
Residents with Disabilities by Subsidized Housing Type
Idaho Falls
HUD AFFH Raw Database

Program	Total Units	Total Disabled Units
Public Housing	0	0
Project Based Section 8	0	0
Other HUD Multifamily	0	0
Housing Choice Vouchers	631	207
Total	**631**	**207**

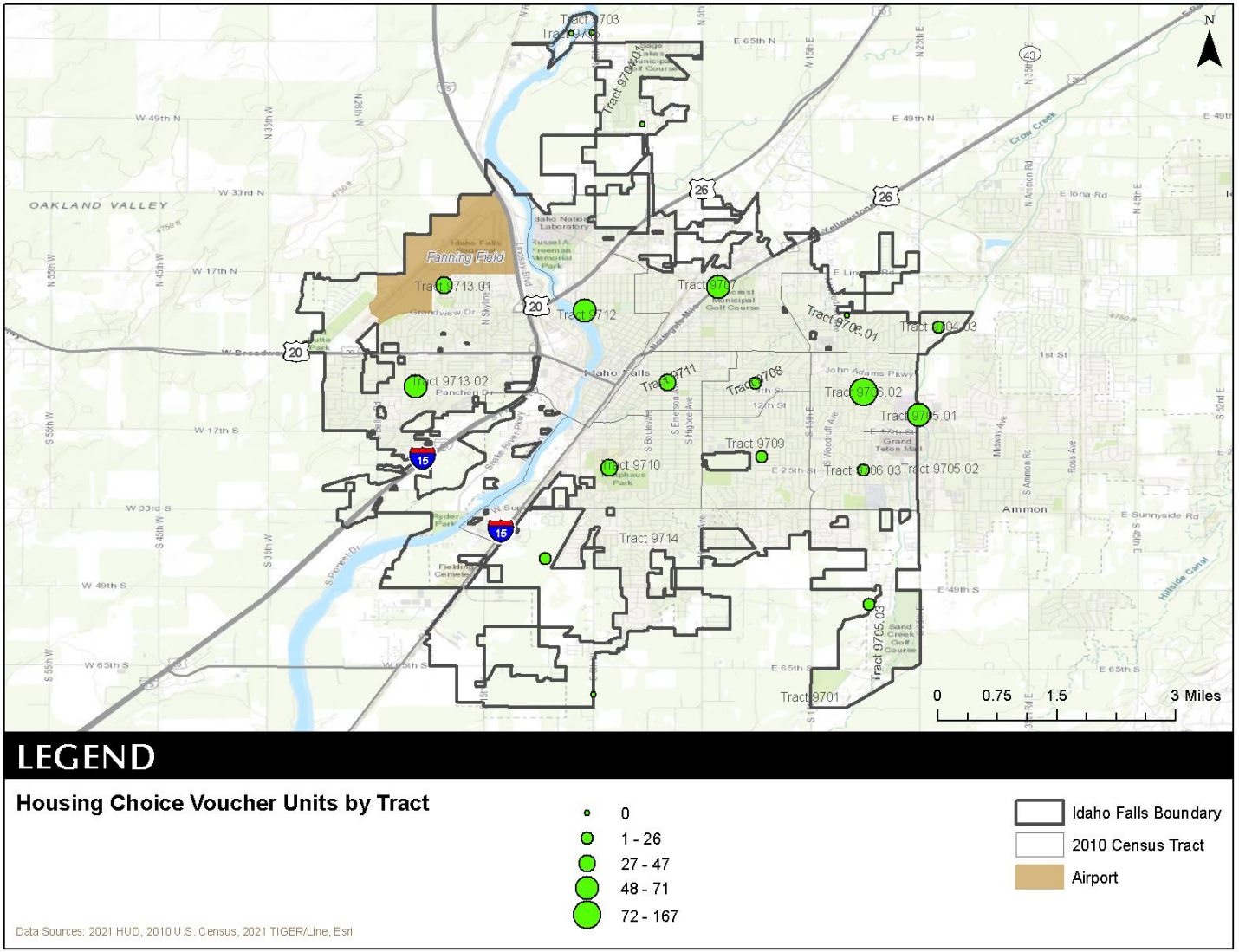
There are no public housing authorities in the City of Idaho Falls. There are units administered by the Idaho Housing & Finance Association (IHFA) in the City.

Disparities in Access to Opportunity

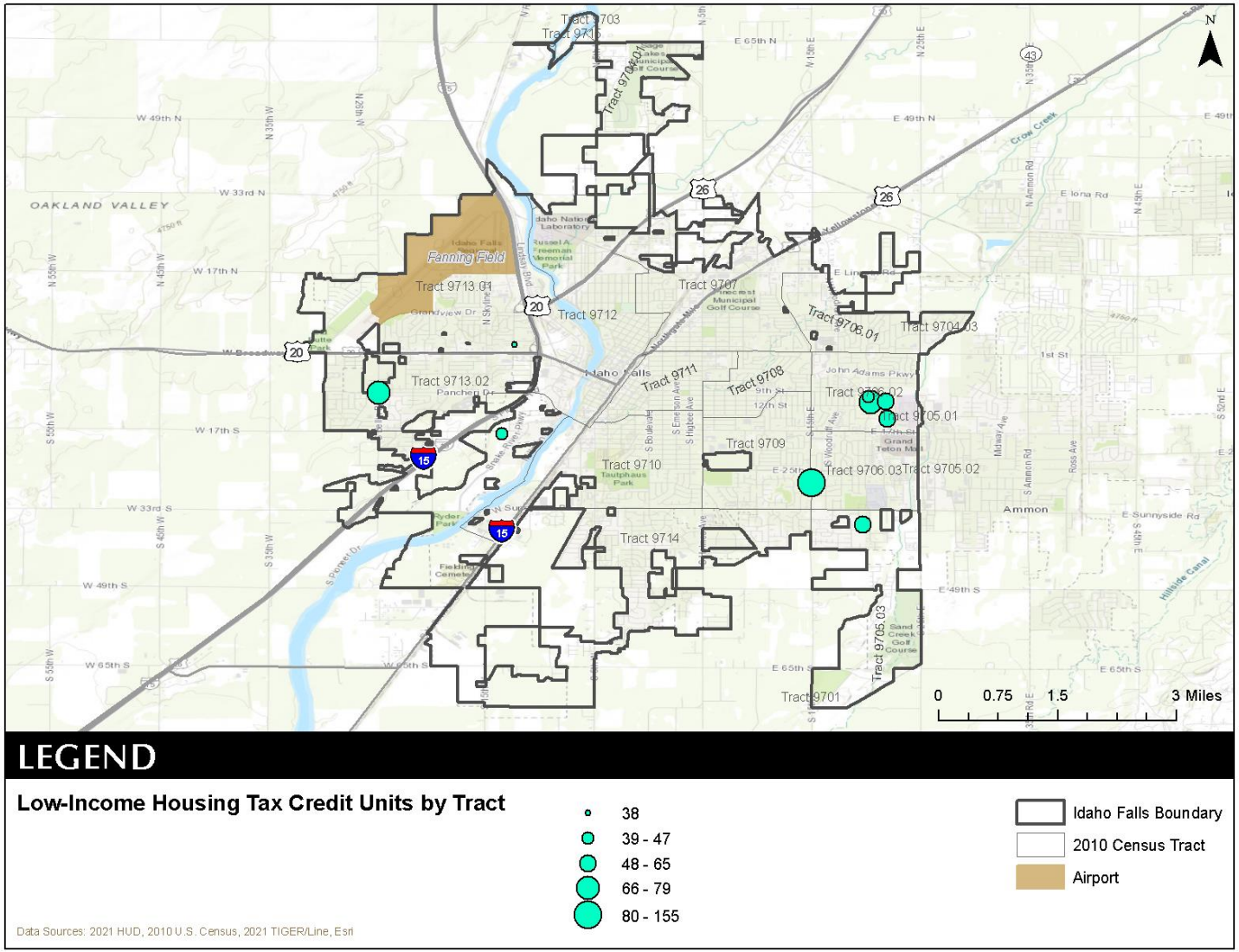
Map IV.9 shows housing choice vouchers. Low Income Housing Tax Credit (LIHTC) units are shown in Map IV.10 and Map IV.11 shows other assisted multi-family housing units in Idaho Falls. The location of these units do not appear to be concentrated in any areas within the City

[16] https://communityreport.idahohousing.com/

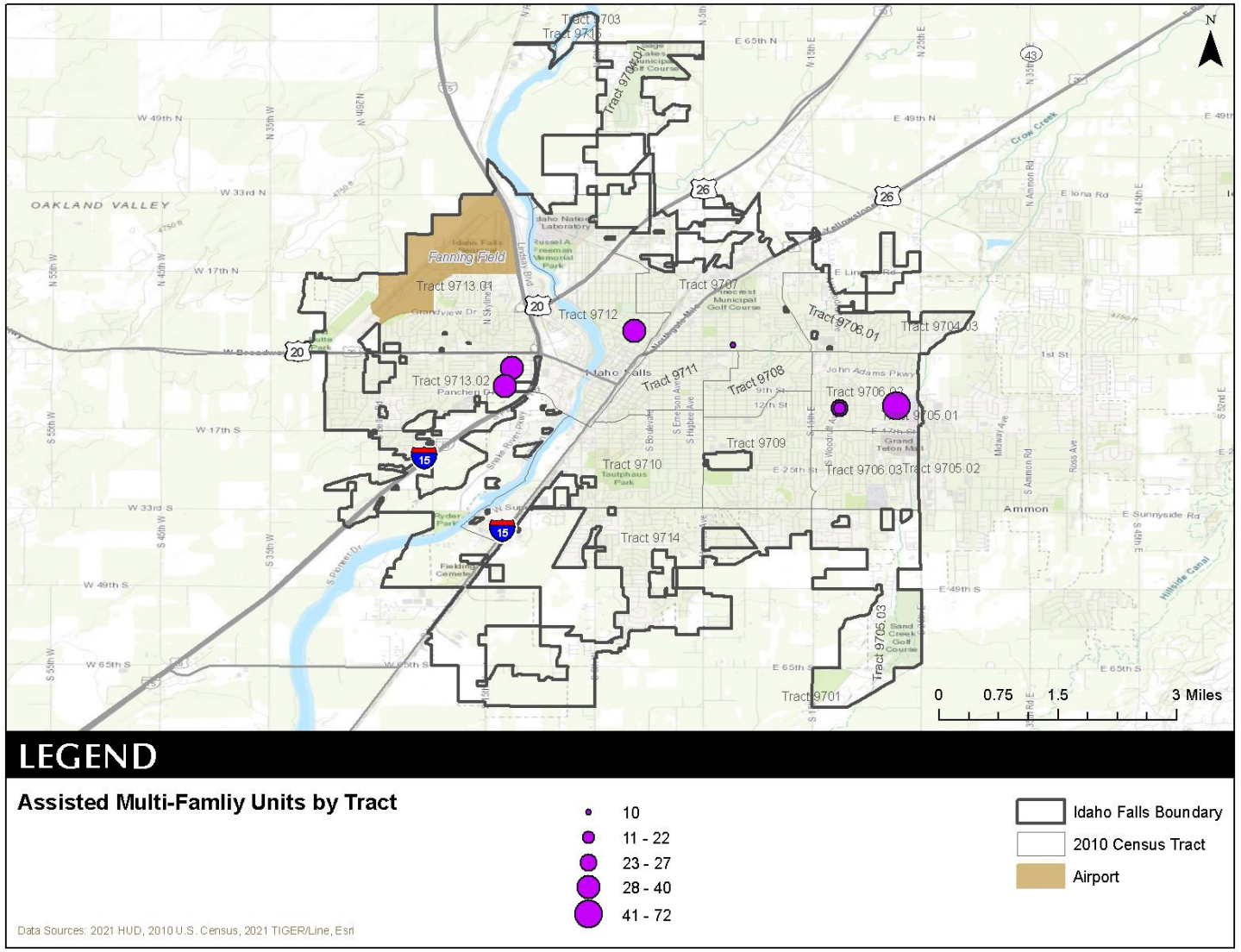
Map IV.9
Housing Choice Voucher Units
Idaho Falls
2019 ACS, 2021 Tigerline, HUD AFFH Tool



Map IV.10
Low Income Housing Tax Credit (LIHTC) Units
Idaho Falls
2019 ACS, 2021 Tigerline, HUD AFFH Tool



Map IV.11
Other HUD Multi-Family Units
Idaho Falls
2019 ACS, 2021 Tigerline, HUD AFFH Tool



G. Disability and Access Analysis

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination based on disability in any program or activity receiving federal assistance.[17] Title II of the Americans with Disabilities Act of 1990 prohibits discrimination based on disability by public entities. HUD enforces the housing-related activities of public entities, including public housing, housing assistance, and housing referrals.[18]

Persons with Disabilities

Disability by age, as estimated by the 2019 ACS, is shown in Table IV.45, below. The disability rate for females was 17.9 percent, compared to 15.1 percent for males. The disability rate grew precipitously higher with age, with 54.5 percent of those over 75 experiencing a disability.

Table IV.45
Disability by Age
Idaho Falls
2019 Five-Year ACS Data

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0.0%	76	3.7%	76	1.5%
5 to 17	529	8.4%	656	10.3%	1,185	9.4%
18 to 34	918	13.3%	811	11.5%	1,729	12.4%
35 to 64	1,749	17.0%	2,189	21.2%	3,938	19.1%
65 to 74	558	24.5%	505	21.2%	1,063	22.8%
75 or Older	812	52.9%	1,174	55.6%	1,986	54.5%
Total	**4,566**	**15.1%**	**5,411**	**17.9%**	**9,977**	**16.5%**

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table IV.46. Some 7.4 percent have an ambulatory disability, 7.7 have an independent living disability, and 3.6 percent have a self-care disability.

Table IV.46
Total Disabilities Tallied: Aged 5 and Older
Idaho Falls
2019 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,781	4.6%
Vision disability	2,358	3.9%
Cognitive disability	4,914	8.8%
Ambulatory disability	4,137	7.4%
Self-Care disability	2,015	3.6%
Independent living difficulty	3,303	7.7%

[17] 29 U.S.C. §§794
[18] 42 U.S.C. §§ 12131 – 12165

Housing Accessibility

Accessible housing units are located throughout the City. However, many newer housing units are located outside city center areas. These newer housing units are more likely to have the mandatory minimum accessibility features. Public input echoed this sentiment, with comments stating that older housing units are less likely to have accessibility features. CDBG funds have been allocated for ADA improvements to single unit homes through programs offered by EICAP, LIFE, Inc. that apply for an amount of CDBG funds to be used for ADA improvements for elderly and or disabled renters or homeowners.

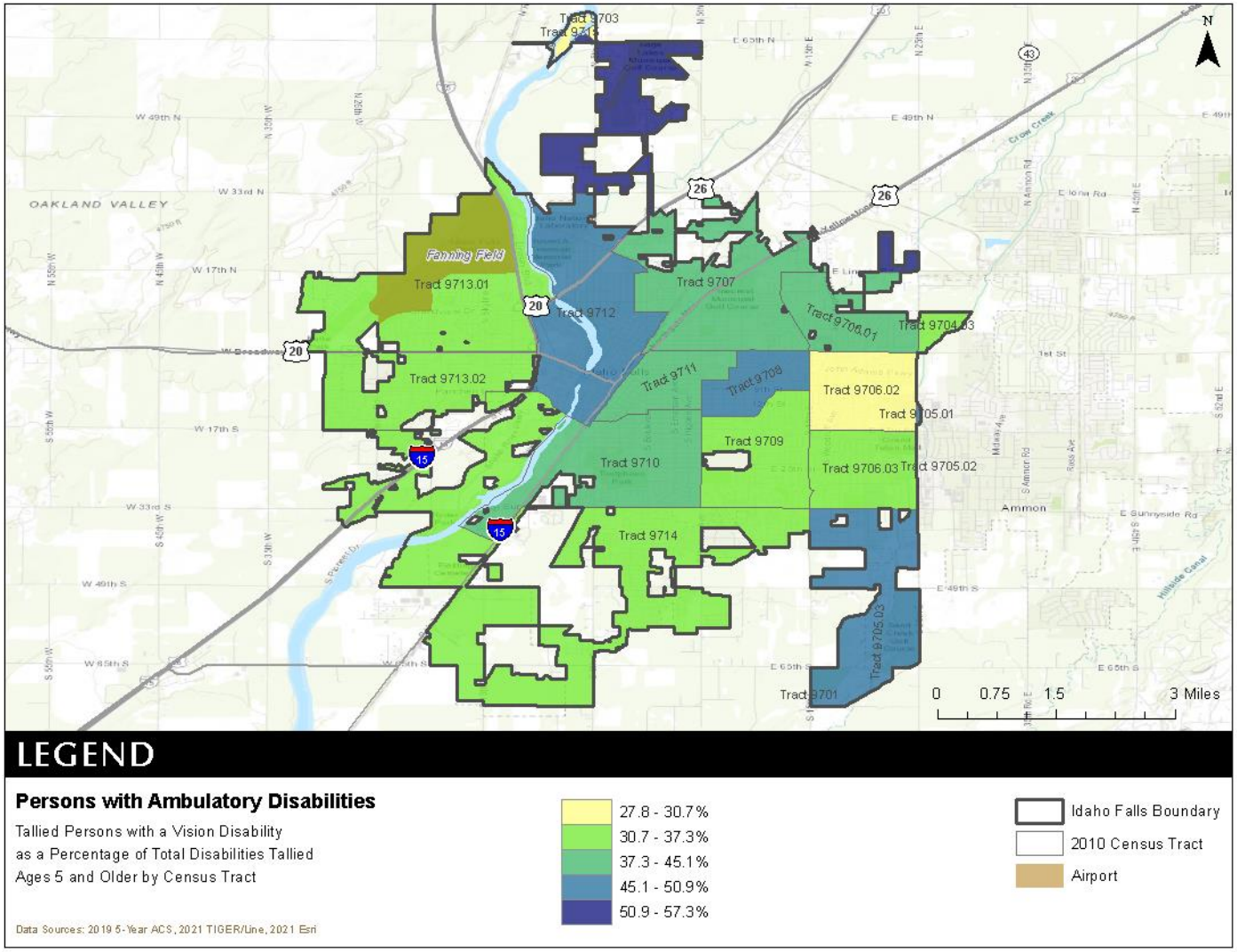
About 32.8 percent of publicly supported housing units, according to HUD's AFFH database, are accessible.

Table IV.47
Residents with Disabilities by Subsidized Housing Type
Idaho Falls
HUD AFFH Raw Database

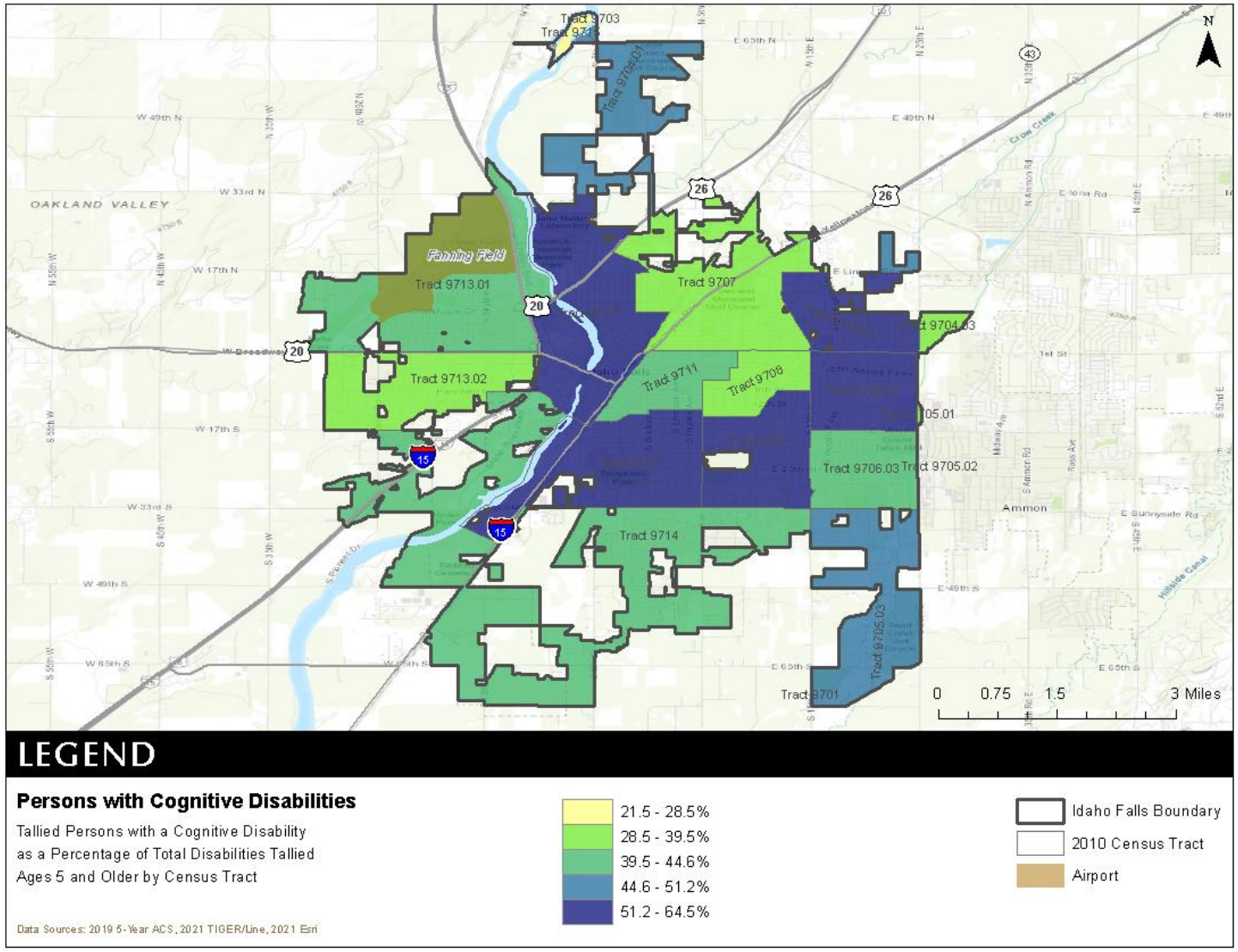
Program	Total Units	Total Disabled Units
Public Housing	0	0.0
Project Based Section 8	0	0
Other HUD Multifamily	0	0.0
Housing Choice Vouchers	631	207
Total	**631**	**207**

The maps on the following pages show the distribution of households with various disabilities. There does not appear to be a concentration of households by disability type in any one area of the City.

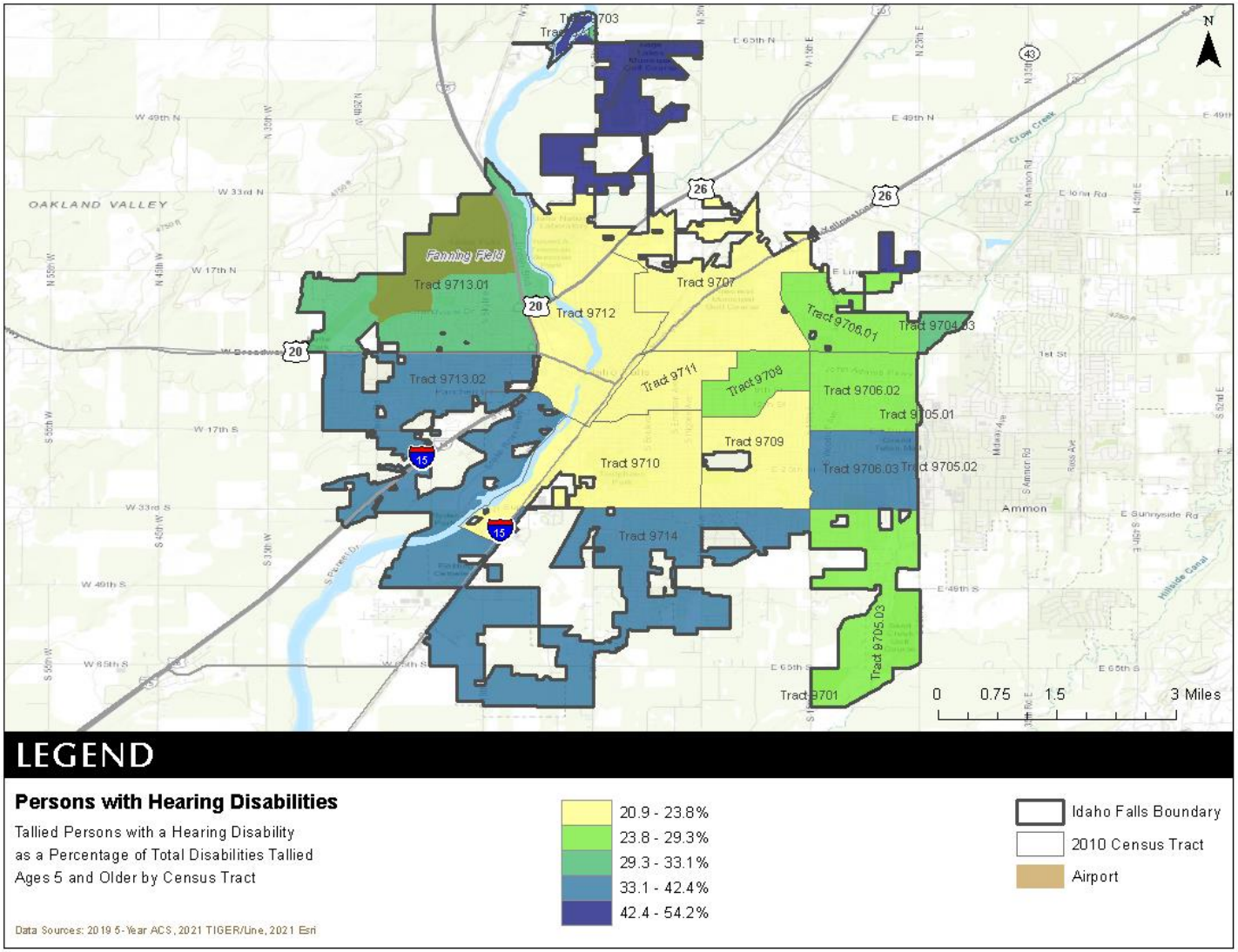
Map IV.12
Persons with Ambulatory Disabilities
Idaho Falls
2019 ACS, 2021 Tigerline, HUD AFFH Tool



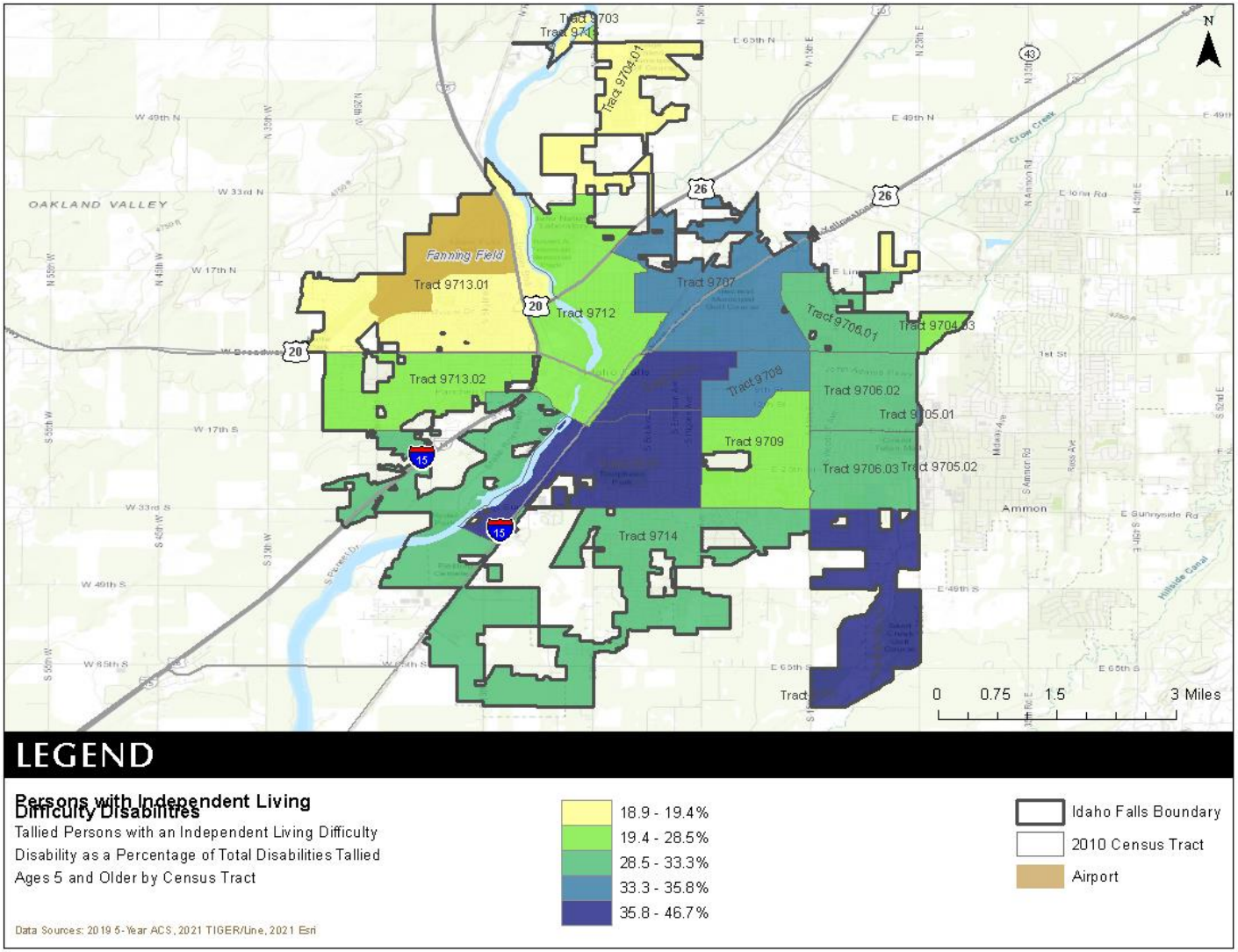
Map IV.13
Persons with Cognitive Disabilities
Idaho Falls
2019 ACS, 2021 Tigerline, HUD AFFH Tool



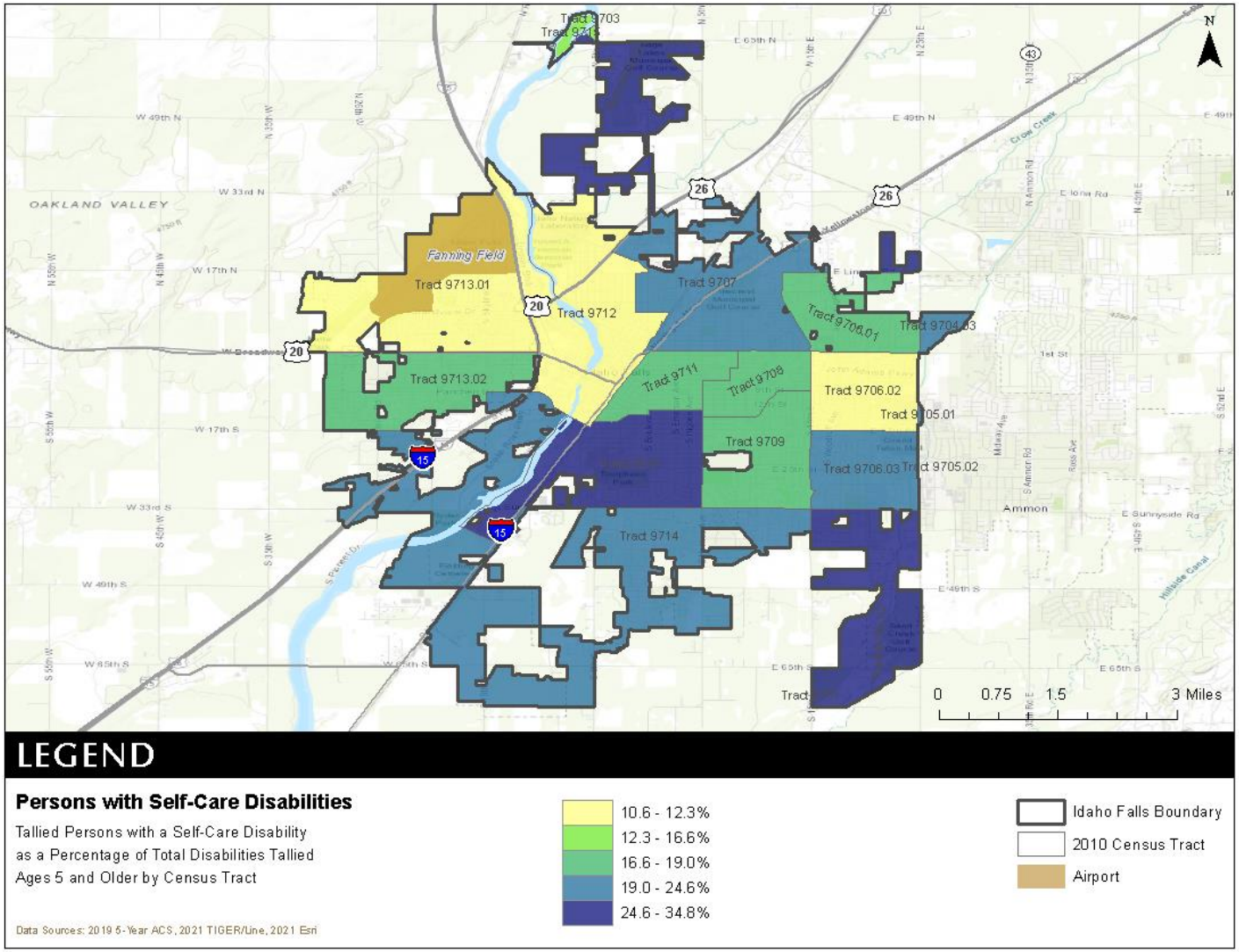
Map IV.14
Persons with Hearing Disabilities
Idaho Falls
2019 ACS, 2021 Tigerline, HUD AFFH Tool



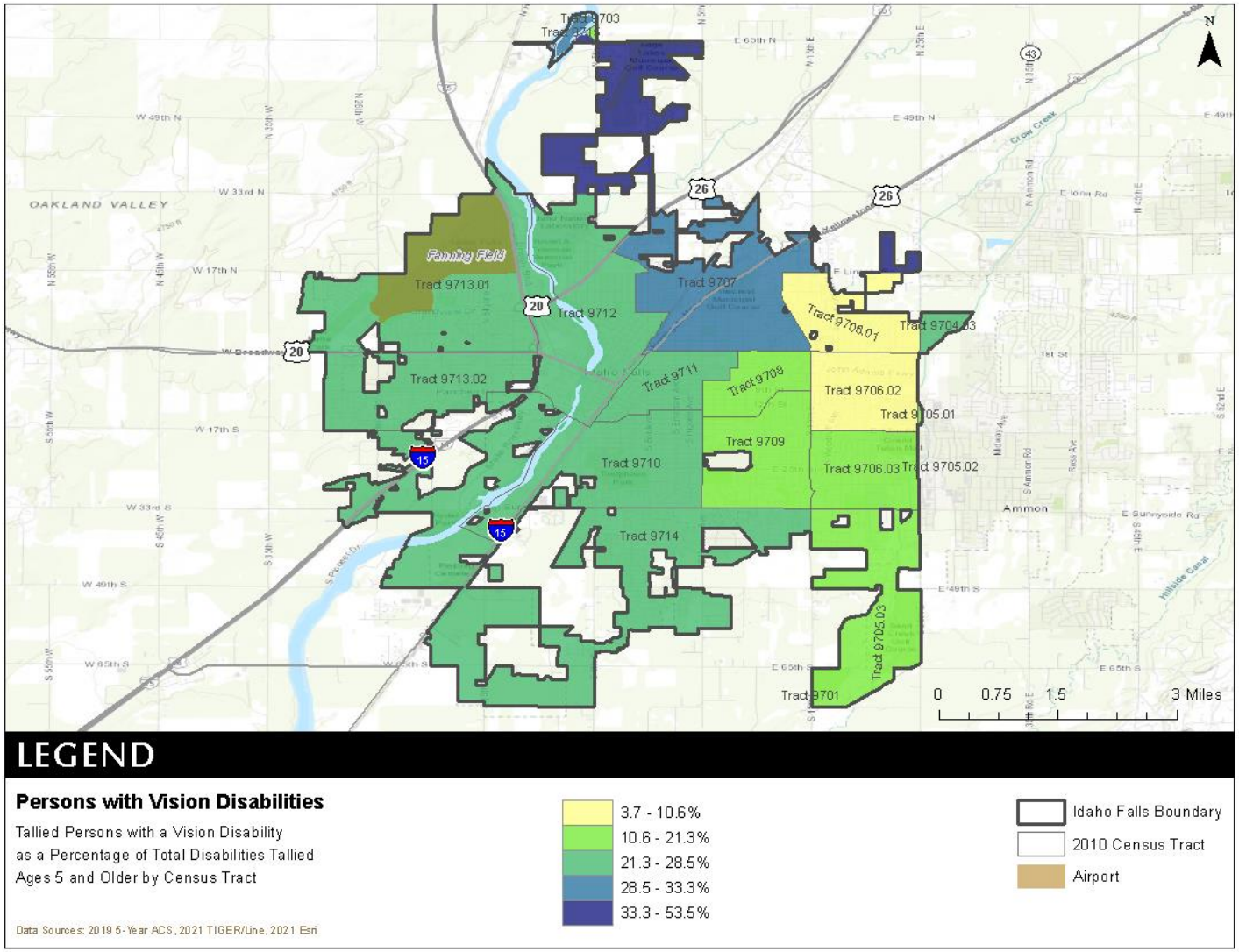
Map IV.15
Persons with Independent Living Disabilities
Idaho Falls
2019 ACS, 2021 Tigerline, HUD AFFH Tool



Map IV.16
Persons with Self Care Disabilities
Idaho Falls
2019 ACS, 2021 Tigerline, HUD AFFH Tool



Map IV.17
Persons with Vision Disabilities
Idaho Falls
2019 ACS, 2021 Tigerline, HUD AFFH Tool



H. Fair Housing Enforcement, Outreach Capacity, & Resources

Federal Fair Housing Laws

Federal laws provide the backbone for U.S. fair housing regulations. The following federal and state rules, regulations, and executive orders inform municipalities and developers of their fair housing obligations and the rights of protected classes. Many of these statutes were successful in generating specialized resources, such as data, to aid organizations, government entities, and individuals in affirmatively furthering fair housing. While some laws have been previously discussed in this report, a list of laws related to fair housing, as defined on the U.S. Department of Housing and Urban Development's (HUD's) website, is presented below:

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act)[19]

The Fair Housing Act prohibits discrimination in the sale, rental, financing, and insuring of housing on the basis of race, color, religion, sex, and national origin. In 1988, the act was amended to include family status and disability as protected classes, which includes children under the age of 18 living with parents or legal custodians, pregnant women, and persons securing custody of children under the age of 18. Jurisdictions may add protected classes but are not allowed to subtract from the seven federally protected classes.[20] The Act also contains design and construction accessibility provisions for certain new multi-family dwellings developed for first occupancy on or after March 13, 1991.[21] On April 30, 2013, HUD and the Department of Justice released a Joint Statement that provides guidance regarding the persons, entities, and types of housing and related facilities that are subject to the accessible design and construction requirements of the Act.

It is unlawful under the Act to discriminate against a person in a protected class by: Refusing to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, familial status, or national origin; discriminating against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities based on a protected class; representing that a dwelling is not available for inspection, sale, or rental when it is, in fact, available; publishing an advertisement indicating any preference, limitation, or discrimination against a protected class; or refusing to allow a person with a disability to make a reasonable modification to the unit at the renter's own expense.

There are several exceptions to the law. It is legal for developments or buildings for the elderly to exclude families with children. In addition, single-family homes being sold by the owner of an owner-occupied 2 family home may be exempt, unless a real estate agency is involved, if they have advertised in a discriminatory way, or if they have made discriminatory statements. There are no exemptions for race discrimination because race is covered by other civil rights laws.

The following are examples of Fair Housing Act violations:

[19] 42 U.S.C. 3601, et. Seq., as amended in 1988
[20] "HUD Fair Housing Laws and Presidential Executive Orders."
http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/FHLaws
[21] "Title VIII: Fair Housing and Equal Opportunity."
http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/progdesc/title8

1. Making any representation, directly or implicitly, that the presence of anyone in a protected class in a neighborhood or apartment complex may or will have the effect of lowering property taxes, reduce safety, make the neighborhood and/or schools worse, change the character of the neighborhood, or change the ability to sell a home.
2. Providing inconsistent, lesser, or unequal service to customers or clients who are members of a protected class, such as failing to return calls from a buyer agent to avoid presenting a contract to your seller, avoiding or delaying an appointment for a showing a listing, making keys unavailable, failing to keep appointments, or refusing maintenance or repairs to an apartment.
3. Requiring higher standards for a member of a protected class, including asking for more references or demanding a higher credit rating.
4. Requiring employers to make distinctions on applications, or in the application process, among protected class members, including marking applications to indicate race, sex, etc. of applicant or misrepresenting availability for particular protected classes.
5. Advertising in a manner that indicates a preference for a particular class and thereby excluding protected class members.

Title VI of the Civil Rights Act of 1964

Title VI prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance, including denying assistance, offering unequal aid, benefits, or services, aiding or perpetuating discrimination by funding agencies that discriminate, denying planning or advisory board participation, using discriminatory selection or screening criteria, or perpetuating the discrimination of another recipient based on race, color, or national origin.

Section 504 of the Rehabilitation Act of 1973

The Act prohibits discrimination based on disability in any program or activity receiving federal financial assistance. The concept of "reasonable accommodations" and "reasonable modifications" was clarified in memos dated May 17, 2004 and March 5, 2008. Reasonable accommodations are changes in rules, policies, practices, or services so that a person with a disability can participate as fully in housing activities as someone without a disability. Reasonable modifications are structural changes made to existing premises, occupied or to be occupied by a person with a disability so they can fully enjoy the premises.

Section 109 of the Housing and Community Development Act of 1974

Section 109 prohibits discrimination on the basis of race, color, national origin, sex or religion in programs or activities funded from HUD's Community Development Block Grant Program.

Title II of the Americans with Disabilities Act of 1990

Title II applies to state and local government entities and protects people with disabilities from discrimination on the basis of disability in services, programs, and activities. HUD enforces Title II when it relates to state and local public housing, housing assistance and housing referrals.

Architectural Barriers Act of 1968

The Act requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 be accessible to and useable by handicapped persons. The ABA specifies accessibility standards for ramps, parking, doors, elevators, restrooms, assistive listening

systems, fire alarms, signs, and other accessible building elements and are enforced through the Department of Defense, HUD, the General Services Administration, and the U.S. Postal Services.

Age Discrimination Act of 1975

The Age Discrimination Act prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance, applies to all ages, and may be enforced by the head of any Federal department or agency by terminating grant funding for those with an express finding on the record who fail to comply with the Act after reasonable notice. HUD established regulations for implementation of the Age Discrimination Act for HUD programs.

Title IX of the Education Amendments Act of 1972

Title IX prohibits discrimination on the basis of sex or blindness in education programs or activities that receive federal financial assistance.[22]

The Home Mortgage Disclosure Act (HMDA)

HMDA requires both depository and non-depository lenders to collect and publicly disclose information about housing-related applications and loans, including the race, ethnicity, sex, loan amount, and income of mortgage applicants and borrowers by Census tract. Depository institutions that meet the following criteria are required to report:

- Bank, credit union, or savings association
- Total assets must exceed the coverage threshold[23]
- The institution must have had a home or branch office in a Metropolitan Statistical Area (MSA)
- The institution must have originated or refinanced at least one home purchase loan secured by a first lien on a one- to four-family dwelling
- The institution must be federally insured or regulated
- The mortgage loan must have been insured, guaranteed, or supplemented by a federal agency or intended for sale to Fannie Mae or Freddie Mac

For other institutions, including non-depository institutions, the reporting criteria are:

1. The institution must be a for-profit organization
2. The institution's home purchase loan originations must equal or exceed 10 percent of the institution's total loan originations, or more than $25 million
3. The institution must have had a home or branch office in an MSA or have received applications for, originated, or purchased five or more home purchase loans, home improvement loans, or refinancing on property located in an MSA in the preceding calendar year
4. The institution must have assets exceeding $10 million or have originated 100 or more home purchases in the preceding calendar year

In addition to reporting race and ethnicity data for loan applicants, the HMDA reporting requirements were modified in response to the Predatory Lending Consumer Protection Act of 2002 as well as the

[22] "HUD Fair Housing Laws and Presidential Executive Orders."
[23] Each December, the Federal Reserve announces the threshold for the following year. The asset threshold may change from year to year based on changes in the Consumer price Index for Urban Wage Earners and Clerical Workers.

Home Owner Equity Protection Act (HOEPA). Consequently, loan originations are now flagged in the data system for three additional attributes:

1. If they are HOEPA loans
2. Lien status, such as whether secured by a first lien, a subordinate lien, not secured by a lien, or not applicable (purchased loans)
3. Presence of high-annual percentage rate loans (HALs), defined as more than three percentage points for purchases when contrasted with comparable treasury instruments or five percentage points for refinance loans

EXECUTIVE ORDERS

Executive Order 11063 Equal Opportunity in Housing

Signed by President Kennedy on November 20, 1962, the Order prohibits discrimination based on race, color, religion, creed, sex, or national origin in the sale, leasing, rental, or other disposition of properties and facilities owned, operated, or funded by the federal government. The Order also prohibits discrimination in lending practices that involve loans insured or guaranteed by federal government.

Executive Order 12892 Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing

Signed by President Clinton on January 11, 1994, the Order required federal agencies to affirmatively further fair housing in the programs and activities with the Secretary of HUD coordinating the effort, and established the President's Fair Housing Council, which is chaired by the Secretary of HUD.

Executive Order 12898 Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations

Signed by President Clinton on February 11, 1994, the order requires federal agencies to practice environmental justice in its programs, policies, and activities. Specifically, developers and municipalities using federal funds must evaluate whether or not a project is located in a neighborhood with a concentration of minority and low-income residents or a neighborhood with disproportionate adverse environmental effects on minority and low-income populations. If those conditions are met, viable mitigation measures or alternative project sites must be considered.

Executive Order 13166 Improving Access to Services for Persons with Limited English Proficiency

Signed by President Clinton on August 11, 2000, the Order eliminates limited English proficiency as a barrier to full and meaningful participation in federal programs by requiring federal agencies to examine the services they provide, identify the need for LEP services, then develop and implement a system to provide those services. The Department of Justice issued policy guidance which set forth compliance standards to ensure accessibility to LEP persons.

Executive Order 13217 Community Based Alternatives for Individuals with Disabilities

Signed by President Bush on June 18, 2001, the Order requires federal agencies to evaluate their policies and programs to determine if they need to be revised to improve the availability of community-based living arrangements for persons with disability, noting that isolating or segregating people with disabilities in institutions is a form of disability-based discrimination prohibited by Title II of the ADA.

STATE AND LOCAL FAIR HOUSING LAWS AND RESOURCES

Idaho Fair Housing Law (Title 67-State Government and State Affairs) prohibits discrimination in real estate transactions which is based on: Race, Color, National Origin, Religion, Disability, and Sex. Idaho law applies to all real estate transactions, including: Advertising , Showing, Renting, Leasing, Buying, Selling, and Financing.[24] Idaho law requires that an administrative complaint be filed with the Idaho Human Rights Commission (IHRC) before a discrimination lawsuit can be filed. An administrative complaint may be drafted by an individual, by a lawyer or by a commission staff member based on information provided by an individual.

City of Idaho Falls

The City of Idaho Falls adds the prohibition on the basis of sexual orientation and/or gender expression/identity from discrimination in housing. Chapter 11 of the City's Code states:

> The City has determined that discrimination on the basis of sexual orientation and/or gender identity/expression shall be prohibited, as set out in this Chapter, in order to help ensure that all persons, regardless of sexual orientation or gender expression/identity, are afforded equal opportunities in employment, housing, and public resort, accommodation, assemblage, and amusement.[25]

Idaho Human Rights Commission

The Idaho Human Rights Commission (IHRC) is an independent agency established by the Idaho legislature to help protect persons within the state from illegal discrimination.[26] The Commission's Protection process includes Mediation, No Cause Findings, Probable Cause Findings, and Litigation.

Contact Information:
317 W. Main St.
Second Floor
Boise, ID 83735-0660
inquiry@ihrc.idaho.gov
971-673-0761 (208) 334-2873
Toll Free: (888) 249-7025

Intermountain Fair Housing Council

The Intermountain Fair Housing Council (IFHC) is a nonprofit organization whose mission is to ensure open and inclusive housing for all persons without regard to race, color, sex, religion, national origin, familial status, sexual orientation, gender identity, a source of income, or disability. The IFHC attempts to eradicate discrimination through, education on fair housing laws, housing information and referral, housing counseling, and assistance with mediating and or filing fair housing complaints, among other

[24] https://humanrights.idaho.gov/Idaho-Law/Contexts/Housing
[25] https://www.idahofallsidaho.gov/DocumentCenter/View/169/Chapter-11---Non-discriminationPDF?bidId=
[26] https://humanrights.idaho.gov/What-We-Do/Protection

things. The IFHC also provides education and outreach on fair housing laws and practices to housing providers and others.[27]

Contact Information:
4696 W. Overland Rd., Suite 140
Boise, Idaho 83705
208-383-0695
1-800-717-0695
contact@ifhcidaho.org

Idaho Legal Aid Office

Idaho Legal Aid Office
482 Constitution Way Ste 101
Idaho Falls, ID 83402

FAIR HOUSING COMPLAINTS

Federal Fair Housing Law prohibits housing discrimination based on race, color, national origin, religion, sex, familial status, or disability. An individual may file a complaint if they feel their rights have been violated. HUD maintains records of complaints that represent potential and actual violations of federal housing law.

Fair Housing and Equal Opportunity (FHEO) begins its complaint investigation process shortly after receiving a complaint. A complaint must be filed within one year of the last date of the alleged discrimination under the Fair Housing Act. Other civil rights authorities allow for complaints to be filed after one year for good cause, but FHEO recommends filing as soon as possible. Generally, FHEO will either investigate the complaint or refer the complaint to another agency to investigate. Throughout the investigation, FHEO will make efforts to help the parties reach an agreement. If the complaint cannot be resolved voluntarily by an agreement, FHEO may issue findings from the investigation. If the investigation shows that the law has been violated, HUD or the Department of Justice may take legal action to enforce the law.

Table IV.47 shows Fair Housing Complaints by basis for the period between 2008 and 2020. During this period, there were a total of 33 complaints. The most common complaint was on the basis of disability, accounting for 28 complaints. This was following by national origin, accounting for three complaints.

[27] https://ifhcidaho.org/

Table IV.47
Fair Housing Complaints by Basis
Idaho Falls
HUD Fair Housing Complaints

Basis	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Familial Status	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Disability	1	7	4	2	4	1	0	3	1	3	1	0	1	28
National Origin	0	1	0	0	0	0	0	0	1	1	0	0	0	3
Retaliation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Basis	**2**	**8**	**4**	**2**	**4**	**1**	**0**	**3**	**2**	**4**	**1**	**0**	**1**	**32**
Total Complaints	2	8	4	2	4	1	0	3	3	4	1	0	1	33

Table IV.48 shows Fair Housing complaints by closure during this time period. In eight of these complaints, there were no cause determinations. In 14 of these complaints, there was successful settlement/conciliation.

Table IV.48
Fair Housing Complaints by Closure
Idaho Falls
HUD Fair Housing Complaints

Basis	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Election made to go to court	1	0	0	0	0	0	0	0	0	0	0	0	0	1
No cause determination	1	1	0	0	2	1	0	1	0	1	0	0	1	8
Concilliation/settlement successful	0	5	3	0	1	0	0	1	1	2	1	0	0	14
Complaint withdrawn by complainant without resolution	0	2	1	0	0	0	0	0	1	1	0	0	0	5
Complaint withdrawn by complainant after resolution	0	0	0	2	1	0	0	1	0	0	0	0	0	4
Dismissed for lack of jurisdiction	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Total Closures	**2**	**8**	**4**	**2**	**4**	**1**	**0**	**3**	**3**	**4**	**1**	**0**	**1**	**33**
Total Complaints	2	8	4	2	4	1	0	3	3	4	1	0	1	33

Table IV.49 shows Fair Housing complaints by issue. The most common issue, accounting for 25 issues, was failure to make reasonable accommodation. This was followed by discriminatory terms, conditions, privileges, or services and facilities, accounting for 11 complaints.

Table IV.49
Fair Housing Complaints by Issue
Idaho Falls
HUD Fair Housing Complaints

Issue	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Discriminatory refusal to rent and negotiate for rental	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Discriminatory terms, conditions, priveleges, or services and facilities	0	1	0	0	1	0	0	0	0	0	0	0	0	2
Failure to make reasonable accomodation	1	7	2	2	4	0	0	3	2	3	0	0	1	25
Discriminatory refusal to rent	0	5	2	0	1	0	0	0	0	1	0	0	0	9
Discriminatory refusal to negotiate for rental	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Discriminatory advertising, statements and notices	1	0	0	1	0	1	0	2	0	1	1	0	0	7
Otherwise deny or make housing unavailable	0	0	0	0	1	0	0	0	0	0	1	0	0	2
Discriminatory terms, conditions, privileges, or services and facilities	0	0	0	0	0	1	0	1	3	4	1	0	1	11
None	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Steering	0	1	1	0	0	0	0	0	0	0	0	0	0	2
Otherwide deny or make housing unavailable	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Discriminatory acts under Section 818 (coercion, Etc.)	0	0	0	0	0	0	0	0	1	0	0	0	1	2
Total Issues	**4**	**15**	**5**	**3**	**8**	**2**	**0**	**6**	**6**	**9**	**3**	**0**	**3**	**64**
Total Complaints	2	8	4	2	4	1	0	3	3	4	1	0	1	33

Complaints with cause by basis is shown in Table IV.50. The most common complaint with cause was for sex, accounting for two out of the four total complaints with cause. There was one complaint with cause on the basis of disability and one on the basis of race.

Table IV.50
Fair Housing Complaints with Cause by Basis
Idaho Falls
HUD Fair Housing Complaints

Basis	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Familial Status	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disability	0	0	0	2	1	0	0	1	0	0	0	0	0	4
National Origin	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retaliation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Basis	**0**	**0**	**0**	**2**	**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**4**
Total Complaints	0	0	0	2	1	0	0	1	0	0	0	0	0	4

Fair Housing complaints with cause by issue are shown in Table IV.51. The most issue with complaints with cause was failure to make reasonable accommodation, accounting for four issues. This was followed by discriminatory refusal to rent, discriminatory advertising, statements and notices, and discriminatory terms, conditions, privileges, or services and facilities, accounting for one issue each.

Table IV.51
Fair Housing Complaints with Cause by Issue
Idaho Falls
HUD Fair Housing Complaints

Issue	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Discriminatory refusal to rent and negotiate for rental	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discriminatory terms, conditions, priveleges, or services and facilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Failure to make reasonable accomodation	0	0	0	2	1	0	0	1	0	0	0	0	0	4
Discriminatory refusal to rent	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Discriminatory refusal to negotiate for rental	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discriminatory advertising, statements and notices	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Otherwise deny or make housing unavailable	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discriminatory terms, conditions, privileges, or services and facilities	0	0	0	0	0	0	0	1	0	0	0	0	0	1
None	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Steering	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Otherwide deny or make housing unavailable	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discriminatory acts under Section 818 (coercion, Etc.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Issues	**0**	**0**	**0**	**3**	**2**	**0**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**7**
Total Complaints	0	0	0	2	1	0	0	1	0	0	0	0	0	4

I. Fair Housing Survey Results

The Fair Housing survey has a total of 142 responses. The majority of survey respondents are renters, accounting for 87 respondents, or in the appraisal industry, accounting for 28 respondents.

Table IV.52
What is your primary role in the housing industry
Idaho Falls
Fair Housing Survey

Role	Total
Homeowner	0
Renter	87
Appraisal	28
Construction/Development	1
Insurance	2
Law/Legal Services	0
Lending/Mortgage Industry	1
Local Government	0
Property Management	1
Real Estate Sales/Brokerage	0
Service Provider	2
Other	11
Missing	0
Total	**142**

When asked how familiar they are with fair housing laws, about half of respondents indicated they were somewhat familiar.

Table IV.53
How familiar are you with Fair Housing Laws
Idaho Falls
Fair Housing Survey

Response	Total
Not Familiar	28
Somewhat Familiar	75
Very Familiar	0
Missing	21
Total	**142**

A quarter respondents believed that fair housing laws are difficult to understand. About 30 percent of respondents were aware of where to guide someone to file a complaint if they felt their fair housing rights had been violated. Some 27 respondents were aware of fair housing education and training activities in Idaho Falls. Only 12 respondents have participated in fair housing training. These respondents indicated they have received trainings through an online program or webinar or in a seminar.

Respondents were most likely to be aware of impediments to fair housing choice in the private sector in the rental housing market and "other" housing services, followed by the real estate industry. However, the majority of respondents were not aware of impediments in any of these areas.

Table IV.54
Federal, State, and Local Fair Housing Laws
Idaho Falls
2021 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total
Do you think fair housing laws are difficult to understand or follow?	36	43	42	21	142
Do you know where to guide someone to file a complaint if they felt their fair housing rights had been violated?	40	81	0	21	142
Outreach and education activities, such as training and seminars, are used to help people better understand their rights and obligations under fair housing law. Are you aware of the educational activities or training opportunities available to you to learn about fair housing laws?	27	91	0	24	142
If you answered "yes" to the previous question, have you participated in fair housing activities or training?	12	46	0	84	142

Table IV.55
If you have received fair housing training, where did you receive training or how did you receive training?
Idaho Falls
2021 Fair Housing Survey

Response	Total
Through legal consultant	1
Online program or webinar	10
Seminar	7
Discussion topic at meeting	2
Local Jurisdiction	1

Table IV.56
Barriers to Fair Housing in the Private Sector
Idaho Falls
2021 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total
Are you aware of any impediments to fair housing choice in Idaho Falls in the following areas?					
The rental housing market (Example: Refusing to rent based on religion or color.)	16	59	29	38	142
Any other housing services	10	43	33	56	142
The real estate industry (Example: Only showing properties in certain areas to families with children.)	9	60	35	38	142
Housing construction and design fields (Example: New rental complexes built with narrow doorways that do not allow wheelchair accessibility.)	8	53	42	39	142
The home insurance industry (Example: Limiting policies and coverage for racial minorities.)	8	54	42	38	142
The home appraisal industry (Example: Basing home values on the ethnic composition of neighborhoods.)	6	53	45	38	142
The mortgage and home lending industry (Example: Offering higher interest rates only to women or racial minorities.)	5	57	42	38	142

Respondents were most likely to be aware of barriers in the public sector in barriers that limit access to government services. However, most respondents were unaware of impediments.

Table IV.57
Barriers to Fair Housing in the Public Sector
Idaho Falls
2021 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total
Are you aware of any impediments to fair housing choice in Idaho Falls in the following areas?					
Barriers that limit access to government services, such as a lack of transportation, employment, or social services	17	40	30	55	142
The public rental housing market (Example: Refusing to rent based on religion or color.)	10	52	25	55	142
Land use policies (Example: Policies that concentrate multi-family housing in limited areas.)	9	46	31	56	142
Neighborhood or community development policies (Example: Policies that encourage development in narrowly defined areas of the community.)	8	47	32	55	142
Housing construction standards (Example: Lack of or confusing guidelines for construction of accessible housing.)	7	46	33	56	142
Any local government actions or regulations in your community that act as barriers to fair housing choice	7	44	36	55	142
Zoning laws (Example: Laws that restrict placement of group homes.)	6	48	32	56	142
Property assessment and tax policies (Example: Lack of tax incentives for making reasonable accommodations or modifications for persons with disabilities.)	6	46	35	55	142
Occupancy standards or health and safety codes (Example: Codes being inadequately enforced in immigrant communities compared to other areas.)	5	48	33	56	142
The real estate industry (Example: Only showing properties in certain areas to families with children.)	4	54	29	55	142
Publicly constructed housing (Example: New rental complexes built with narrow doorways that do not allow wheelchair accessibility.)	3	50	33	56	142
The home insurance industry (Example: Limiting policies and coverage for racial minorities.)	3	52	31	56	142
The permitting process (Example: Not offering written documents or procedures in alternate languages.)	3	47	35	57	142
The mortgage and home lending industry (Example: Offering higher interest rates only to women or racial minorities.)	2	53	31	56	142
The home appraisal industry (Example: Basing home values on the ethnic composition of neighborhoods.)	2	52	33	55	142

When asked if various factors are happening in Idaho Falls, respondents were most likely to find that lack of access to affordable housing and lack of access to seniors and/or people with disabilities to public transportation has a significant impact. This is followed by lack of access to affordable public housing.

Table IV.58
Fair Housing in the Public Sector
Idaho Falls
2021 Fair Housing Survey

Question	Not at all	Slightly	Moderately	Significantly	Don't Know	Missing	Total
Are you and/or your community affected by lack of access to any of these factors listed below?							
Access to affordable housing	9	13	18	38	10	54	142
Access for seniors and/or people with disabilities to public transportation	16	9	9	37	14	57	142
Access to affordable public housing	18	8	13	29	20	54	142
Access to public transportation to schools, work, health care, services	22	14	21	26	5	54	142
Access for acceptance of housing choice vouchers	16	7	8	19	37	55	142
Access to mental health care	36	14	10	18	9	55	142
Access to health care	37	21	9	12	8	55	142
Access to proficient public schools	35	18	7	10	17	55	142
Access to school choice	36	12	14	8	16	56	142
Access to good nutrition, healthy food, fresh vegetables, etc	43	14	19	5	6	55	142
Access to parks, libraries, other public facilities	49	17	10	5	7	54	142
Access to affordable housing	9	13	18	38	10	54	142

There were similar findings when respondents were asked about issues that impact the community. The top-rated issues to have a significant impact were lack of affordable single-family housing, lack of affordable rental housing, and differences in access to housing opportunities for people of various income, races, ethnicity, genders, family status.

Table IV.59
Fair Housing in the Public Sector
Idaho Falls
2021 Fair Housing Survey

Question	Not at all	Slightly	Moderately	Significantly	Don't Know	Missing	Total
Do you think these issues are happening in Idaho Falls? If so, how much are the issues impacting your community?							
Lack of affordable single-family houses	7	6	22	45	7	55	142
Lack of affordable rental housing	6	11	19	42	9	55	142
Greater share of housing problems for those at lower incomes, of a specific race or ethnicity or national origin, disability, gender, or family status.	19	11	22	21	14	55	142
Concentrations of poverty	14	20	25	20	8	55	142
Differences in access to housing opportunities for people of various income, races, ethnicity, genders, family status	21	16	14	20	17	54	142
Lack of acceptance of housing choice vouchers	15	8	2	18	45	54	142
Challenges for persons with disabilities	14	18	20	15	21	54	142
No or limited education about fair housing laws	15	12	11	9	40	55	142
Concentrations of racial or ethnic minorities	26	15	16	8	22	55	142
Segregation	38	13	11	6	15	59	142
Lack of housing discrimination enforcement	21	11	10	5	40	55	142
Gentrification and displacement due to economic pressures	22	16	16	5	28	55	142

J. Municipal and Zoning Code Review

A review of Idaho Falls Code was conducted in order to review if there are any barriers in the City's regulations that may impede access to housing. The following narrative is a description of any language or statutes that may act a barrier to fair housing choice.

This review gauged zoning and code regulations that may encourage or limit fair housing choice within the study area. The MCC was reviewed for definitions of dwelling unit, disability, and family. The use of the word family, including a strict definition of family, or limiting the number of people in "family," which may limit housing choices within a jurisdiction. The review included the allowance of mixed-use and conditional uses, which may increase opportunities for the development of more affordable housing choices. The review also asked about any policies that encourage the development of affordable housing, as well as any policies that promote fair housing within their communities. The review also sought to ascertain any restrictions to group housing and housing for seniors, including definitions and where these units may be permitted.

The following definitions were identified in Idaho Falls Code.

> ***Dwelling Unit:*** *A structure(s) designed for or occupied exclusively by one (1) "household," for living or sleeping purposes and having one (1) kitchen or set of cooking facilities, or group residence in which eight (8) or fewer unrelated persons with disabilities, elderly persons, or minors when in a facility licensed by the State of Idaho and who are supervised at the group residence in connection with their disability or age related infirmity under the following conditions:*
>
> *1. Resident staff, if employed, need not be related to each other or to any of the persons with disabilities, elderly persons, or minors residing in the group residence*
>
> *2. No more than two (2) of such staff shall reside in the dwelling at any one time.*
>
> *The term dwelling does not include boarding /rooming house, lodging, residential care facility or recreational vehicle.*
>
> ***Household:*** *One (1) or more individuals occupying a dwelling unit and living as a single household unit, and pursuant to IC §67-6531 any group residence in which eight (8) or fewer unrelated persons with disabilities or elderly persons reside and who are supervised at the group residence in connection with their disability or age related infirmity.*

Summary

The review of the City's code did not reveal any obvious obstructions to the development of affordable housing. However, the City may review its current policies to identify ways to encourage the development of affordable housing through incentives and inclusionary policies , acknowledging that the City's comprehensive Plan is currently under redevelopment.

Section V. Fair Housing Goals and Priorities

Overview

Title VIII of the 1968 Civil Rights Act, also known as the Federal Fair Housing Act, made it illegal to discriminate in the buying, selling, or renting of housing based on a person's race, color, religion, or national origin. Sex was added as a protected class in the 1970s. In 1988, the Fair Housing Amendments Act added familial status and disability to the list, making a total of seven federally protected characteristics. Federal fair housing statutes are largely covered by the following:

1. The Fair Housing Act,
2. The Housing Amendments Act, and
3. The Americans with Disabilities Act.

The purpose of fair housing law is to protect a person's right to own, sell, purchase, or rent housing of his or her choice without fear of unlawful discrimination. The goal of fair housing law is to allow everyone equal opportunity to access housing.

Assessing Fair Housing

Provisions to affirmatively further fair housing are long-standing components of the U.S. Department of Housing and Urban Development's (HUD's) housing and community development programs. These provisions come from Section 808(e) (5) of the federal Fair Housing Act, which requires that the Secretary of HUD administer federal housing and urban development programs in a manner that affirmatively furthers fair housing.

In 1994, HUD published a rule consolidating plans for housing and community development programs into a single planning process. This action grouped the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grants (ESG)[28], and Housing Opportunities for Persons with AIDS (HOPWA) programs into the Consolidated Plan for Housing and Community Development, which then created a single application cycle. As a part of the consolidated planning process, and entitlement communities that receive such funds from HUD are required to submit to HUD certification that they are affirmatively furthering fair housing (AFFH). This was described in the Analysis of Impediments to Fair Housing Choice and a Fair Housing Planning Guide offering methods to conduct such a study was released in March of 1993.

In 2015, HUD released a new AFFH rule, which gave a format, a review process, and content requirements for the newly named "Assessment of Fair Housing", or AFH. The assessment would now include an evaluation of equity, the distribution of community assets, and access to opportunity within the community, particularly as it relates to concentrations of poverty among minority racial and ethnic populations. Areas of opportunity are physical places, areas within communities that provide things one needs to thrive, including quality employment, high performing schools, affordable housing, efficient public transportation, safe streets, essential services, adequate parks, and full-service grocery stores. Areas lacking opportunity, then, have the opposite of these attributes.

[28] The Emergency Shelter Grants program was renamed the Emergency Solutions Grants program in 2011.

The AFH would also include measures of segregation and integration and provide some historical context about how such concentrations became part of the community's legacy. Together, these considerations were then intended to better inform public investment decisions that would lead to amelioration or elimination of such segregation, enhancing access to opportunity, promoting equity, and hence housing choice. Equitable development requires thinking about equity impacts at the front end, prior to the investment occurring. That thinking involves analysis of economic, demographic, and market data to evaluate current issues for citizens who may have previously been marginalized from the community planning process. All this would be completed by using an on-line Assessment Tool.

However, on January 5, 2018, HUD issued a notice that extended the deadline for submission of an AFH by local government consolidated plan program participants to their next AFH submission date that falls after October 31, 2020. Then, on May 18, 2018, HUD released three notices regarding the AFFH; one eliminated the January 5, 2018, guidance; a second withdrew the on-line Assessment Tool for local government program participants; and the third noted that the AFFH certification remains in place. HUD went on to say that the AFFH databases and the AFFH Assessment Tool guide would remain available for the AI; and, encouraged jurisdictions to use them, if so desired.

Hence, the AI process involves a thorough examination of a variety of sources related to housing, the fair housing delivery system, housing transactions, locations of public housing authorities, areas having racial and ethnic concentrations of poverty and access to opportunity. The development of an AI also includes public input, and interviews with stakeholders, public meetings to collect input from citizens and interested parties, distribution of draft reports for citizen review, and formal presentations of findings and impediments, along with actions to overcome the identified fair housing issues/impediments.

In accordance with the applicable statutes and regulations governing the Consolidated Plan, the City of Idaho Falls certifies that they will affirmatively further fair housing, by taking appropriate actions to overcome the effects of any impediments identified in the Analysis of Impediments to Fair Housing Choice and maintaining records that reflect the analysis and actions taken in this regard.

Overview of Findings

As a result of detailed demographic, economic, and housing analysis, along with a range of activities designed to foster public involvement and feedback, Idaho Falls has identified a series of fair housing issues/impediments, and other contributing factors that contribute to the creation or persistence of those issues.

Table V.1, on the following page, provides a list of the contributing factors that have been identified as causing these fair housing issues/impediments and prioritizes them according to the following criteria:

1. High: Factors that have a direct and substantial impact on fair housing choice
2. Medium: Factors that have a less direct impact on fair housing choice, or that Idaho Falls has limited authority to mandate change.
3. Low: Factors that have a slight or largely indirect impact on fair housing choice, or that Idaho Falls has limited capacity to address.

Table V.1
Contributing Factors
City of Idaho Falls

Contributing Factors	Priority	Justification
Moderate to high levels of segregation	Low	Black and Native Hawaiian households had high levels of segregation. However, these racial groups represent a small percentage of the population, at less than one percent each of the overall population.
Access to labor market engagement	Low	Native American and Hispanic households have less access to labor market engagement as indicated by the Access to Opportunity index. However, the City has little control over impacting labor market engagement on a large scale.
Insufficient affordable housing in a range of unit sizes	High	Some 27.9 percent of households have cost burdens. This is more significant for renter households, of which 45.7 percent have cost burdens. This signifies a lack of housing options that are affordable to a large proportion of the population.
Racial and ethnic minority households with disproportionate rates of housing problems	High	The overall rate of housing problems in the City of Idaho Falls is 28.1 percent, according to CHAS data. Asian, American Indian, Pacific Islander, and Hispanic households experience housing problems at a disproportionate rate overall. While some of these racial and ethnic groups represent a small proportion of the population, Hispanic households represent 14.8 percent of the population. The rate of housing problems for this ethnic group is measurably high and indicates the need for a high rating.
Discriminatory patterns in Lending	Med	Black and American Indian/ Native American applicant were denied at a rate of 16.2 and 14.3 percent, respectively, compared to 8.1 percent of white applicants. Hispanic applicants were denied at an average rate of 14.8 percent, compared to the 7.5 percent for non-Hispanic applicants.
Insufficient accessible affordable housing	High	The number of accessible affordable units may not meet the need of the growing elderly and disabled population, particularly as the population continues to age. Some 54.5 percent of persons aged 75 and older have at least one form of disability.
NIMBYism	High	Public input suggested one of the major barriers to the development of affordable housing options in the City was the Not In My Back Yard (NIMBY) mentality in the City.
Failure to make reasonable accommodation	High	Fair Housing complaint data for 2008 through 2020 found the most common fair housing complaint and complaint with cause was failure to make reasonable accommodations.
Insufficient fair housing education	High	The fair housing survey and public input indicated a lack of knowledge about fair housing and a need for education. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training through partnerships with the City of Pocatello and IFHC.
Insufficient understanding of credit	High	The fair housing survey and public input indicated an insufficient understanding of credit needed to access mortgages. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training through partnerships with the City of Pocatello and IFHC.

Fair Housing Issues, Contributing Factors, and Proposed Achievements

Table V.2 summarizes the fair housing issues/impediments and contributing factors, including metrics, milestones, and a timeframe for achievements.

Table V.2

Fair Housing Goal	Fair Housing Issue(s)	Impediments to Fair Housing Choice/ Contributing Factors	Recommended Actions
Continue to promote affordable homeownership and rental opportunities	Segregation Disproportionate Housing Needs Publicly Supported Housing	Moderate to high levels of segregation Inequitable access to labor market engagement Insufficient affordable housing in a range of unit sizes Discriminatory patterns in Lending	Continue to promote homeownership and affordable rental opportunities with the use of CDBG funds and continued partnership with Habitat for Humanity Idaho Falls (H4HIF). Over the next five (5) years: 5 Homeowner Housing Rehabilitated 5 Homeowner Housing units added These efforts are a continuation of City efforts in past years.[29]
Continue to promote Community Development activities in areas with higher rates of poverty	Disparities in Access to Opportunity	Moderate to high levels of segregation Inequitable access to labor market engagement	Continue to promote public services, public facilities, and infrastructure improvements with CDBG funds in low to moderate income neighborhoods or to benefit LMI households. Over the next five (5) years: Benefit 3,000 households with improved access to public services These efforts are a continuation of City efforts in past years.
Continue to promote community and service provider knowledge of ADA laws	Disability and Access	Insufficient accessible affordable housing Failure to make reasonable accommodations	Increase outreach and education for housing providers in the City, focusing on legal requirements concerning reasonable accommodation, in coordination with local disability advocate organizations and Intermountain Fair Housing Council (IFHC). Record activities annually. The City does not enforce fair housing issues and refers to the resources provided in Section IV.H of this document.
Increase outreach and education for housing providers in the City and the public	Fair Housing Enforcement and Outreach	Discriminatory patterns in Lending Insufficient fair housing education Insufficient understanding of credit NIMBYism	Continue to partner with IFHC to conduct fair housing outreach and education targeting rental tenants and landlords, providing an overview of fair housing laws and examples of discrimination that housing consumers may encounter in the rental and homeowner housing market. Include materials in both English and Spanish. The City does not enforce fair housing issues and refers to the resources provided in Section IV.H of this document.

[29] Refer to the 2020 CAPER with PR26 Financial report and CDBG webpage link at https://www.idahofallsidaho.gov/DocumentCenter/View/12681/2020-CDBG-CAPER.

Section VI. Appendices

A. Additional Plan Data

Table VI.1
Loans by Loan Purpose by HAL Status
Idaho Falls
2008–2019 HMDA Data

Loan Purpose		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Home Purchase	HAL	26	12	0	0	1	2	8	13	3	19	68	3	155
	Other	314	228	231	195	460	604	686	920	1090	1087	979	1099	7893
	Percent HAL	7.6%	5.0%	0.0%	0.0%	0.2%	0.3%	1.2%	1.4%	0.3%	1.7%	6.5%	0.3%	1.9%
Home Improvement	HAL	13	2	2	1	1	3	1	0	1	4	18	17	63
	Other	83	23	30	32	91	81	70	108	99	144	181	154	1096
	Percent HAL	13.5%	8.0%	6.2%	3.0%	1.1%	3.6%	1.4%	0.0%	1.0%	2.7%	9.0%	9.9%	1.9%
Refinancing	HAL	106	52	4	3	5	5	1	0	0	0	2	39	217
	Other	353	524	418	305	977	797	324	440	558	382	325	743	6146
	Percent HAL	23.1%	9.0%	0.9%	1.0%	0.5%	0.6%	0.3%	0.0%	0.0%	0.0%	0.6%	5.0%	1.9%
Total	**HAL**	**145**	**66**	**6**	**4**	**7**	**10**	**10**	**13**	**4**	**23**	**90**	**72**	**450**
	Other	**750**	**775**	**679**	**532**	**1528**	**1482**	**1080**	**1468**	**1747**	**1613**	**1534**	**2070**	**15258**
	Percent HAL	**16.2%**	**7.8%**	**0.9%**	**0.7%**	**0.5%**	**0.7%**	**0.9%**	**0.9%**	**0.2%**	**1.4%**	**5.5%**	**3.4%**	**2.9%**

Table VI.2
HALs Originated by Race of Borrower
Idaho Falls
2008–2019 HMDA Data

Race	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
American Indian	1	0			0	0	0	0	0	0	0	0	1
Asian	0	0			0	0	0	0	0	0	0	0	0
Black	0	0			0	0	0	0	0	0	0	0	0
Pacific Islander	0	0			0	0	0	0	0	0	0	0	0
White	25	12			1	2	8	12	3	18	66	3	150
Not Available	0	0			0	0	0	1	0	1	2	0	4
Not Applicable	0	0			0	0	0	0	0	0	0	0	0
Total	**26**	**12**	**0**	**0**	**1**	**2**	**8**	**13**	**3**	**19**	**68**	**3**	**155**
Hispanic	4	0			0	1	2	1	0	1	8	1	688
Non-Hispanic	22	12			1	1	6	12	3	17	54	2	6864

Table VI.3
Rate of HALs Originated by Race/Ethnicity of Borrower
Idaho Falls
2008–2019 HMDA Data

Race	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Average
American Indian	33.3%	%	%	%	0.0%	0.0%	%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%
Asian	0.0%	%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Black	%	0.0%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	%	%	%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
White	7.6%	5.2%	%	%	0.2%	0.3%	1.2%	1.4%	0.3%	1.7%	6.7%	0.3%	2.0%
Not Available	0.0%	0.0%	%	%	0.0%	0.0%	0.0%	1.9%	0.0%	2.2%	5.7%	0.0%	1.2%
Not Applicable	%	%	%	%	%	%	%	%	%	%	%	%	%
Average	**7.6%**	**5.0%**	**0.0%**	**0.0%**	**0.2%**	**0.3%**	**1.2%**	**1.4%**	**0.3%**	**1.7%**	**6.5%**	**0.3%**	**1.9%**
Hispanic	13.8%	0.0%	%	%	0.0%	1.7%	4.0%	1.5%	0.0%	1.1%	7.9%	1.0%	2.5%
Non-Hispanic	7.3%	5.4%	%	%	0.2%	0.2%	1.0%	1.5%	0.3%	1.7%	6.0%	0.2%	1.9%

Table VI.4
Loans by HAL Status by Race/Ethnicity of Borrower
Idaho Falls
2008–2019 HMDA Data

Race	Loan Type	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
American Indian	HAL	1	0			0	0	0	0	0	0	0	0	1
	Other	2	0	2	1	1	6	0	9	7	4	3	6	41
	Percent HAL	33.3%	%	%	%	0.0%	0.0%	%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%
Asian	HAL	0	0			0	0	0	0	0	0	0	0	0
	Other	1	0	0	1	4	3	9	10	16	13	11	11	79
	Percent HAL	0.0%	%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Black	HAL	0	0			0	0	0	0	0	0	0	0	0
	Other	0	5	0	0	1	2	4	4	1	5	2	7	31
	Percent HAL	%	0.0%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Pacific Islander	HAL	0	0			0	0	0	0	0	0	0	0	0
	Other	2	0	0	3	0	0	1	2	2	1	4	5	20
	Percent HAL	0.0%	%	%	%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
White	HAL	25	12			1	2	8	12	3	18	66	3	150
	Other	302	217	220	187	440	577	651	842	1001	1019	924	1008	7385
	Percent HAL	7.6%	5.2%	%	%	0.2%	0.3%	1.2%	1.4%	0.3%	1.7%	6.7%	0.3%	2.0%
Not Available	HAL	0	0			0	0	0	1	0	1	2	0	4
	Other	7	6	9	3	14	16	21	53	63	45	33	61	31
	Percent HAL	0.0%	0.0%	%	%	0.0%	0.0%	0.0%	1.9%	0.0%	2.2%	5.7%	0.0%	1.2%
Not Applicable	HAL	0	0			0	0	0	0	0	0	0	0	0
	Other	0	0	0	0	0	0	0	0	0	0	0	0	0
	Percent HAL	%	%	%	%	%	%	%	%	%	%	%	%	%
Total	**HAL**	**26**	**12**	**0**	**0**	**1**	**2**	**8**	**13**	**3**	**19**	**68**	**3**	**155**
	Other	**314**	**228**	**231**	**195**	**460**	**604**	**686**	**920**	**1090**	**1087**	**979**	**1099**	**7893**
	Percent HAL	**7.6%**	**5.0%**	**0.0%**	**0.0%**	**0.2%**	**0.3%**	**1.2%**	**1.4%**	**0.3%**	**1.7%**	**6.5%**	**0.3%**	**1.9%**
Hispanic	HAL	4	0			0	1	2	1	0	1	8	1	688
	Other	25	11	24	26	47	58	48	67	99	90	93	100	18
	Percent HAL	13.8%	0.0%	%	%	0.0%	1.7%	4.0%	1.5%	0.0%	1.1%	7.9%	1.0%	2.5%
Non-Hispanic	HAL	22	12			1	1	6	12	3	17	54	2	6864
	Other	280	210	198	165	401	530	621	797	928	959	844	934	130
	Percent HAL	7.3%	5.4%	%	%	0.2%	0.2%	1.0%	1.5%	0.3%	1.7%	6.0%	0.2%	1.9%

Table VI.5
Rates of HALs by Income of Borrower
Idaho Falls
2008–2019 HMDA Data

Income	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Average
$30,000 or Below	4.1%	6.9%	%	%	0.8%	0.0%	2.3%	1.6%	0.6%	3.4%	8.1%	0.0%	2.3%
$30,001–$50,000	6.1%	4.7%	%	%	0.0%	0.5%	2.3%	2.0%	0.3%	2.9%	8.3%	0.3%	2.5%
$50,001–$75,000	14.1%	1.8%	%	%	0.0%	0.8%	0.0%	2.1%	0.4%	0.7%	8.2%	0.7%	2.3%
$75,001–$100,000	10.3%	9.5%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.9%	0.0%	1.0%
$100,00–150,000	5.0%	6.2%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.4%
Above $150,000	0.0%	0.0%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.3%
Data Missing	%	0.0%	%	%	%	0.0%	%	%	%	%	%	%	0.0%
Average	**7.6%**	**5.0%**	**0.0%**	**0.0%**	**0.2%**	**0.3%**	**1.2%**	**1.4%**	**0.3%**	**1.7%**	**6.5%**	**0.3%**	**1.9%**

Table VI.6
Loans by HAL Status by Income of Borrower
Idaho Falls
2008–2019 HMDA Data

Income		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
$30,000 or Below	HAL	3	4			1	0	3	3	1	6	11	0	32
	Other	70	54	73	68	124	132	126	180	174	170	124	86	1381
	Percent HAL	4.1%	6.9%	%	%	0.8%	0.0%	2.3%	1.6%	0.6%	3.4%	8.1%	0.0%	2.3%
$30,001–$50,000	HAL	8	4			0	1	5	6	1	10	29	1	65
	Other	123	81	70	49	137	214	216	290	369	336	319	366	2570
	Percent HAL	6.1%	4.7%	%	%	0.0%	0.5%	2.3%	2.0%	0.3%	2.9%	8.3%	0.3%	2.5%
$50,001–$75,000	HAL	10	1			0	1	0	4	1	2	23	2	44
	Other	61	55	51	46	97	131	168	190	257	277	256	275	1864
	Percent HAL	14.1%	1.8%	%	%	0.0%	0.8%	0.0%	2.1%	0.4%	0.7%	8.2%	0.7%	2.3%
$75,001–$100,000	HAL	4	2			0	0	0	0	0	0	4	0	10
	Other	35	19	22	13	44	55	82	121	130	141	136	161	959
	Percent HAL	10.3%	9.5%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.9%	0.0%	1.0%
$100,001–150,000	HAL	1	1			0	0	0	0	0	0	1	0	3
	Other	19	15	14	14	38	47	62	86	110	108	98	137	748
	Percent HAL	5.0%	6.2%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.4%
Above $150,000	HAL	0	0			0	0	0	0	0	1	0	0	1
	Other	6	2	1	5	20	24	32	53	50	55	46	74	368
	Percent HAL	0.0%	0.0%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.3%
Data Missing	HAL	0	0			0	0	0	0	0	0	0	0	0
	Other	0	2	0	0	0	1	0	0	0	0	0	0	3
	Percent HAL	%	0.0%	%	%	%	0.0%	%	%	%	%	%	%	0.0%
Total	**Other**	**26**	**12**	**0**	**0**	**1**	**2**	**8**	**13**	**3**	**19**	**68**	**3**	**155**
	HAL	**314**	**228**	**231**	**195**	**460**	**604**	**686**	**920**	**1090**	**1087**	**979**	**1099**	**7893**
	Percent HAL	**7.6%**	**5.0%**	**0.0%**	**0.0%**	**0.2%**	**0.3%**	**1.2%**	**1.4%**	**0.3%**	**1.7%**	**6.5%**	**0.3%**	**1.9%**

Idaho Falls Fair Housing Forum 5/25/2021

Presentation

Comment: Yes, so I just wanted to give some background on the balance of state with regards to Continuum of Care, which is really to address homelessness and homelessness issues surrounding the state. We did this to our Continuing of Care. So we have a region six Housing Coalition was part of that COC is what they refer to it as anything that makeup, we have several participating agencies and organizations that focus, identify those needs. It's an organization that meets once a month. They plan events. We have representation from housing providers, Legal Aid, the Health and Welfare, HUD, from the States and veteran service providers. We all share these resources and information. We make referrals, and coordinate some outreach events that include the Point-in-Time count and also our homeless count that we do annually. Again, COC organizations, our representation in the strategic planning and governance and data collection reporting coordination entry, Housing Coordinating Committee. So this is a pretty active group that meets once a month. The information that we learn or share is invaluable to this community. And so I just wanted to make sure that everyone who's participating on this forum is aware that this organization played a very big deal with homelessness and issues surrounding homelessness.

Presenter: Thank you.

Comment: Thank you.

Presentation

Comment: Yes, I would like to add to this, please feel free to do so what we're working on, in addition to some of the complications that you've pointed out, what happens with application fees for rental units, where you're charging anywhere from $50 to $100, for the application fee, and the individuals don't even get to see the unit before it's rented out underneath them. So then they go out and they do another application fee, and sometimes that repeats again. So on top of the burdens that you've already pointed out, this is another one that we're doing. And if anybody has any more to add to that, or any comments, in fact to add, please do so. And it's something that needs to be aware of.

Presenter: Thank you.

Comment: Thank you.

Presentation

Comment: Yes, ma'am. I've just got one quick question for now. And you talked a while ago about vacant units, vacant units other what what type of vacant units are you talking about?

Presenter: Right? So this can be a variety of things. It can be a unit that somebody owns, but lives somewhere else and they're just letting it sit there. Those can also include bank owned units, but they're not currently occupied, and they're not currently in any way available to the marketplace. Does that answer your question?

Comment: Yeah. I just wanted a little clarification on what you were calling vacant units. All right. Thank you very much.

Presenter: Thank you. Does anyone have any comments on kind of the barriers that people have in accessing housing? You know, we saw those housing cost burden. So it's, it's cost a major issue for a lot of people or their other barriers to accessing housing.

Comment: One more question. Not Available housing that you're talking about, a lot of that has really changed in the last very quickly, as a matter of last few months, housing is getting hard to find even for people that want to buy, it seems like the housing market for you know, single family homes and all that and stuff like condos and townhomes is getting really terrible as far as pricing goes. There just seems to be an influx of people going in this in this town that's driving up the cost of housing. And I wonder if that you guys have taken that into account is kind of a recent phenomenon.

Presenter: Right. And I think that's a fantastic point. And one of the reasons that we do this kind of outreach as well, because the data that we're collecting doesn't, hasn't caught up to where we are now.

Comment: Oh, yeah. Cuz this is terrible. I mean, it's getting to the point where people could move here if they wanted to.

Presenter: Are you noticing that that is due to and like an increase in people moving to the area or not having the supply to meet the current population?

Comment: I think both there's an increase in people moving to the area, fantastic increase, people are coming in from all over. And then the housing it just seems like they can't keep up with it, you know, houses that normally six months ago, were, you know, quite affordable to an average family are out of the picture now. It's been I don't if this is a, this phenomenon will drop off, it seems like currently at some you guys might want to take into account.

Presenter: Thank you for those comments. I see that you comment and that your hand is also raised. Like your question here, and then you want to go ahead and go.

Comment: Yeah, so I just a thought I'm actually a real estate agent. So they're just comment on on what he had said, in my professional opinion, and seeing just the the price increase that's taking place fairly steadily over time, but quite dramatically and a little more exponentially here. In recent months, and in particular over the last year or so. My opinion is that realistically the people that are feeling that the most are first time homebuyers, when I originally got licensed about five years ago, my first year, just under $100,000, I probably sold half a dozen or more homes, and there was a real market for homes that fell into that category. The first place my wife and I ever purchased was a brand new construction townhome that was $110,000. And now those literally the exact same townhomes are selling at about $250,000. So that first time homebuyer is really feeling that price increase more than anyone else because they're just forced to buy into a higher market. Whereas although prices have increased dramatically for everyone, the benefit of already owning is that most people when they decide to buy something else, are able to sell what they're currently in and take advantage of those same rising prices and essentially for them and makes little difference between the currently low interest rates and the amount of equity that they're able to get out of their current home and apply that to the purchase of their new home. So although prices are are rising, people that were homeowners previously still seem to be okay. And those that are coming from other areas, which it's uncommon for me to have a week where I don't talk to one or two or three people from various areas are looking to either buy here and move here or just invest in the area, in which case most of the areas that they're coming from, are still much more expensive in comparison to here. So even with our rising

prices, it still appears to be more affordable for a lot of those other folks. So that's just some food for thought as far as that goes.

Presenter: Thank you.

Comment: I run the HUD-VASH program for veterans for the VA and Idaho Falls and surrounding counties. I'm having a very difficult time finding housing for low income individuals in Idaho Falls and I had three calls last week of veterans whose rent rose $100. Just three, three individual vets that called me last weekend said their rent had raised $100, all of the sudden. So that's the crisis that I'm finding people that have vouchers for low cost housing aren't available to find apartments or homes.

Presenter: Thank you. And then to ask about the vouchers. Are you saying that when people do have vouchers, they're not finding units available where they could use those Housing Choice vouchers?

Comment: That's correct. And I think Idaho Housing has several I mean, like over 100 on their waiting list as well. My specialty is I just deal with vouchers with homeless vets. and my sub population is really having a difficult time.

Comment: I am with Idaho Housing just to kind of address what she was speaking of. We currently have around 120 or 130 Section 8 Housing Choice vouchers issued to families that are out searching for homes. We just can't they just can't find units to rent that are within the established fair market rents and payment standards that fair market rent is what HUD sets as a as a guideline, and then we as a Housing Authority can set payment standards a little bit, set our payment standards and Bonneville County to the maximum amount allowed by HUD, which is 110% of the fair market rent. So just in general, you know, people have vouchers they can't find units that are affordable or landlords willing to rent to them for whatever reason. We recently just changed our policy from issuing vouchers for 60 days to 120 days, just because people aren't able to utilize their vouchers within 60 days and find units that that that work for them. Let's say another issue that we went into, in the Idaho Falls area is management companies. There are several management companies in the in the city that just flat out refuse to rent to somebody if they had a Housing Choice Voucher. While that's not a fair housing violation, it's problematic for for someone with a voucher trying trying to find a unit to rent when these management companies control a lot of the market and a lot of those units out there. So you talked earlier about the fees as well, someone did the big charge, I think she talked about this, you know, an application fee. If it's $100, to see that a fee in and then have that, you know, taken from you four or five times, that's really a problem for these folks. So that's all I have.

Presenter: Thank you. We've heard from various people that there's a lack of affordable housing options, perhaps in the community. Are there any barriers that you all see to developing more affordable housing or any city policies that impact development? Or any recommendations to how the city could better encourage fordable affordable housing options? Have any comments on that?

Comment: Yeah, I would just add that as far as developing affordable housing. I think one of the barriers that, you know, going forward is, you know, for the for developers to develop housing, they have to be able to cash flow, and with the price of construction and the price of housing and the cash flow. That's my comment on that.

Presenter: Thank you.

Comment: Yeah. So along those same lines, I think, yeah, the cost of building is really expensive right now. And also, I think, just generally speaking, some of the most affordable housing, you're gonna see

in the form of multifamily housing, which sometimes zoning can be difficult, even if you can find land that's available. Not all that much of it isn't going to be zoned multifamily, which, if you're trying to provide more affordable housing, it tends to be more affordable and more accessible in comparison to just more single family dwellings.

Comment: Thank you. Are there any other comments about, you know, barriers to accessing housing or anything like that?

Idaho Falls Fair Housing Forum 5/26/2021

Presentation

Comment: I just wanted to kind of let our viewers know that within the balance of state Continuum of Care. A local region coalition is the Region Six Housing Coalition. And this is a quota that meets once a month of service providers, housing service providers and community partners that look at homelessness and issues surrounding homelessness. The goal is to share information resources, make referrals and coordinate outreach events such as the Point -in-Time count, they also do annual homeless count. And they also have local representation to the state and we're committees that address strategic planning and governance, data collection reporting, coordinated entry, Housing Coordinating Committee. So this so many, so much valuable information that comes out of this Coalition, just want to make sure that audiences are aware that we do have that on a local level.

Presenter: Thank you.

Presentation

Comment: Yes, we talked a little bit about this on our first initial meeting on Monday. Some of the cost savings that we needed to do is with the rental fees, charging anywhere from 50 to $100 per application before the rental unit is even shown. So in some cases, the pay the fee at first and the unit is rented out before they even get the chance to look at the unit so, and sometimes that repeats itself and happens two or three times to one applicant. And so just, again, to make it clear that that's another part of that cost burden that she is referring to. Thank you.

Presenter: Thank you.

Comment: I do have a question. That 27.9% of households are cost burdened. Is that reference to residents, homeownership only or is that including the renter cost burden.

Presenter: So that so that includes the renter. So if we're looking at that bottom red square, that's the total households. So we're adding up that 14.9% and that 13% of households overall, that are cost burdened. If we look at only the mortgage, it's closer to 22%.

Comment: Okay, okay. Thank you.

Presenter: Thank you for the question.

Presentation

Presenter: Did you want to add anything about the training?

Comment: I don't have anything to add only that this is typically something that we coordinate with Pocatello IHFC. We take turns going to Pocatello was every other year, and your password had a rule from 86 to 92 attendees. So it's really valuable training. So I recommend going online and this training is archived as well. I do encourage that.

Presenter: Thank you, Lisa.

Presentation

Comment: Well, I guess I have one comment, but that one barrier, it seems to me that I'm noticing, at least in a neighborhood nearby, is the advertised price is not the price for a house, it's being bid up as it has been in other communities. But that's kind of new to Idaho Falls, as far as I know.

Presenter: Is that something that you're noticing, more recently, like in the past few months or the past couple years? What kind of timeline Have you seen?

Comment: In the past few months, just an observation. I don't have any documentation, but in the past few months, that has been happening in the community. And so it seems like it's a barrier. I don't know.

Presenter: We, we had a meeting yesterday, and we had similar comments about maybe not necessarily that the posted price is different than what you're actually paying, but that there's been this huge jump recently. So thank you, we appreciate those comments.

Comment: I have something to say along with that. So I actually am in real estate, and we track this data. And so we consider, you know, affordable housing or starter homes, you know, anything from 150,000, up to about 250,000. Surprisingly, um, and right now, the list price to sale price ratio is hovering about 103%. Meaning, on average, these homes in this price range are selling for 103% over what they're asking for. So that's very true that the previous commenter said. It's not just, I mean, his his observation is correct, is what I'm saying. So, and this is, and this data is, as of this data is between collected between November 2020, and up to April 30 2021. So that's the average.

Presenter: Thank you. I appreciate that comment. So another piece of this is for any barriers that might be there in developing affordable housing? Do you see any barriers in developing affordable housing, whether that city policies are any ways that the city can help encourage more affordable housing?

Comment: Um, I think that, to me, when it comes on the development side of things, the there's just a lot of developers here that maybe at now, this is just my observation here, but there's a lot of developers that may not know the benefits of these different types of housing, or the missing middle type of housing or they're just afraid to do something on maybe an infill lot in in the center of the city. You know, what's what they're comfortable with is just simple, single family homes out in a farm field, you know, because they know they'll make money that way, but maybe a way to gather, you know, some of the top developers or potential developers and really show them, you know, it can be profitable, but also help, actually, that actually helped the housing issue in Idaho Falls and keep it affordable. So you know, just getting everyone on the same page because I just don't think there's education around that, you know, holding some kind of or, or invite all these different investment developers or whatever it may be, but they just don't know or they're afraid of doing it.

Presenter: Thank you. Any other comments about barriers to developing affordable happiness?

Comment: I'm sorry that I keep talking so much, but I think…

Presenter: Go for it, we appreciate it.

Comment: I think another barrier is, a lot of people in the city. And this is goes for anywhere in the country really is the Not in My BackYard mindset. You know, when they hear higher density or apartment complex, or whatever, they think, Oh, my property values are going to go down, when most of the time that actually doesn't happen. And especially if it's done, right, but really changing the language behind, you know, the using words like high density or whatever and using actual explaining

what different types of housing can be in and really make it beautiful, or make it look good, or whatever it may be. So, but I also think that the city should, you know, make it incentivize developers to do stuff in the middle of the city, or infill development, versus just doing something out on the edge by financial means, or whatever it may be. Because I know that right now, it's just, you know, the fees are the same across the board. At least, that's what I've seen. But a really way to incentivize these developers, not just by saying, hey, you should do this, but actually, you know, get a kick starter and show that it can be done. And then once it gets really gets going and other developers like, oh, yeah, this does work, or this can happen, then you may not be, you don't have to do these incentives as much, but just to get a kick started. So alright, I've, I've talked too much. That's my two cents.

Presenter: Well, thank you. We appreciate it.

Comment: I think, for instance, again, on the from the Council point of view, we hear a lot of fear of what could happen in a particular zone, rather than what the developer actually has a vision for doing. And it makes it tricky. And, and I've spoken to that a few times in Council, but it's not easy to to address that. But it is related to the previous person's comment about the Not in My BackYard, because it's if you if a developer's saying, or even thinking about doing something affordable housing wise, there's a certain image that pops into people's head, I think, and that brings up this negativity. So it's something we need to think about there in terms of zoning, we have discussed as policymakers, and are working on ways of looking at zoning to make sure that it encourages more options in the community, and more of the infill development. But that will have to go forward in order for it. Right now, it's probably an obstacle of not getting that done enough yet. So I guess my recommendation would be to continue to look at our zoning code and trying to make sure we are actually encouraging some of that missing middle development and more options for people in the city.

Presenter: Thank you.

Comment: I know that I said I was going to be done talking about to go along with that. You know, definitely encourage looking into the zoning and kind of trying to fix and see where we can add different housing, but also, you know, inform these developers because developers don't just read new zoning goes for fun, you know, and they don't see sometimes may not see the vision, looking at all these different documents of zoning code, you know, and so maybe a way of really helping to paint a vision for certain developers, or whatever it may be and say, hey, here's this piece of property on this corner that has a few dilapidated buildings on it, but with this zone, look what it can be, you know, I guess, just just a way to really just to inform all the developers, if that makes sense of different zoning changes, and how it could actually benefit them by instead of just, you know, just changing things, and then nothing happens, because they're not informed.

Presenter: Thank you.

Comment: I think that's a really, really good thought I made a note of that. And the other thing in the recommendation piece is, I think we've tried a couple of times of where the Planning Department has done some concept ideas and, and talk to develop developers about what they might be able to do that they hadn't really thought of before, just in broad terms of concept, where people can actually look at what's happening in other communities, etc., and how attractive that can be. So maybe in the city-side, we could work on that. A little bit more of that showing people concepts of what could be in a particular zone, or in a particular infill lot.

Comment: Yes. Especially to like a, even a particular area, you know, instead of just like a whole, you know, west side of town or north side of town saying, hey, we're thinking about maybe doing this, but

I guess, kind of paint a picture of just even very specific neighborhoods, or even specific corners, or whatever it may be. Now, I know, that's a lot of work and a lot of time and effort. But I mean, you know, it once you get a few going, then it just gets rolling from there.

Presenter: Is there any other comments about barriers to developing affordable housing or barriers that people may have in accessing housing? Are there any other comments at all? This is part of not only the Analysis of Impediments, but the city is also working on their Consolidated Plan, which in a moment all mentioned when those meetings are but do you have any comments about anything else related to that?

Looks like I have a comment here. I'll read out loud. How is the city regulating outside private equity investment that is draining affordability? Do you want to comment on that?

Comment: I'm going to unmute not turn on my camera, I can take a crack. Great. Yeah, I think the if I'm understanding the question, right, I would I would get my short answer would be not a lot. Because I'm not really sure what tools we truly have to do that. I mean, if a developer comes in and buys land and wants to build housing, or purchase housing, we don't really have a way to regulate that now, one of the tools on us maybe a smaller scale, we're not talking about development that some cities are doing and we're currently not doing it. But it's something I think we're exploring as part of our comprehensive plan discussion is at least the idea of trying to come to terms with out of state landlords that are just buying up homes as an investment. And at least understanding what that market is what it's doing to the community. And there are some tools for, say registration or some sort of rental regulation, we really don't have anything right now. We know there are programs out there, but that's going to take some community, some community buy in for sure to do something like that would be a big change. So to answer your question, we're probably not doing we're really not doing much of anything. But we are aware that there are options and would be interesting, interested to know the community would support.

Presenter: Thank you. Any other comments or questions?

Comment: , I guess I just have a question off of what he was saying. What I mean, would it be possible to create almost not really HOA is but neighborhood associations and some of these older neighborhoods where you have these smaller affordable homes that you know create, I guess these covenants or whatever that say, Hey, you, you know no investment in people have to actually be living in the home blah, blah, blah, kind of like how you have covenants for brand new neighborhoods? And is that a possibility? Or is that just almost near impossible with these older neighborhoods?

Comment: I think in different parts of your question have different answers. Could the city foster creation of neighborhood organizations in older neighborhoods? Yeah. And there are models out there to do that. We know Boise has a very robust program for that. Portland is one that has one. So yes, we can help with that. Can we have rules about things that really relate to who lives there? Not Not really. I mean, we can for certain cases, so like, for example, right now, with accessory dwellings as an example, with a mother-in-law suite. Our current code requires that an owner of the property live in one unit or the other, whether it's the main building or the accessory, but we would want to be careful about regulating that. We did it just a standalone unit that an owner lived there, because there are folks that really can't be owner. So we'd have to be careful in what other regulations we came up with. But some of those tools are certainly possible.

Comment: Okay, thanks.

Presenter: I have a couple of comments. There are externalized costs or private equity investment that drive rents up and local residents out. those costs are passed on to taxpayers, NGOs, city services, lost productivity, and destabilizing the workforce and student population. And then another comment, think of it as public subsidy to private equity. Are there any other comments or questions?

Comment: Actually, could you repeat, repeat that previous comment? I'm trying to process it. I didn't catch it all.

Presenter: And I'll have to pull it back up. If you can give me a moment. I think I lost it in the space. But I'd be happy to send it when the meeting is over.

Comment: That would be good. If you could do that. Thank you.

Presenter: Yes, no problem. Are there any other questions or comments?

Presentation

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

PUKALANI INVESTMENTS LLC
420 W MAIN ST, STE 300
BOISE, ID 83702

MOUNTAIN WEST BANK
DIVISION OF GLACIER BANK
MOUNTAINWESTBANK.COM

92-7195/1231

5631

03/02/2023

PAY TO THE ORDER OF Idaho Housing & Finance Association

$ **3,000.00

Three thousand and 00/100********** DOLLARS

Idaho Housing & Finance Association
Compliance Department
PO Box 7899
Boise, ID 83707-1899 USA

MEMO

AUTHORIZED SIGNATURE

Security features included. Details on back.

⑈005631⑈ ⑆123171955⑆ 220000264 2251⑈

PUKALANI INVESTMENTS LLC 5631

03/02/2023 **Idaho Housing & Finance Association**

Date	Type	Reference	Original Amount	Balance Due	Payment
03/02/2023	Bill	12th&Hoopes-3/2/23	3,000.00	3,000.00	3,000.00
		Check Amount			3,000.00

Attn: Michael Leary

12th & Hoopes
Workforce Housing Application Fee

MW Operating x2251 3,000.00

Certification of Understanding & Compliance of Treasury Guidance for ARPA-SLFRF Funds

The undersigned 12th &Hoopes Senior, LLC (the Sponsor/Owner), Thomas Development Co. (the Developer), and Tomlinson & Associates, Inc. (the Property Management Agent) hereby certify, warrant, and covenant all requirements under the Act (Idaho House Bill 701 – 2022) and the American Rescue Plan Act (ARPA) of 2021 as it pertains to State and Local Fiscal Recovery Funds (SLFRF), which govern the award, construction, and use of SLFRF awards for Affordable Workforce Housing under the Idaho Workforce Housing Funds Act, have been read and understood, and shall be upheld for the affordable housing development of 12th & Hoopes Senior (the Development) for as long as the Development remains in its Period of Affordability and encumbered under the Development's Workforce Housing Land Use Regulatory Agreement.

Further, the Sponsor, Developer, and Property Management Agent certify and agree they shall comply with the Idaho Housing and Finance Association's (the Association) compliance management requirements per the rules of ARPA-SLFRF awards and the Workforce Allocation Plan, including any reporting requirements and refrain from engaging in any transactions where federal monies will be received by any individual or entity that has been barred from federal funds, and ensure any and all future applicable ARPA-SLFRF rules be upheld and implemented in the management of the Development from the time of initial award until the development is no longer bound under the Period of Affordability as governed by the Workforce Allocation Plan and the Development's Workforce Housing Land Use Regulatory Agreement.

Failure to comply with the Association's, the ARPA-SLFRF's, the Workforce Allocation Plan's, or Treasury's requirements may result in the immediate repayment of any and all awarded ARPA-SLFRF Workforce Housing funds plus any applicable fees.

SPONSOR/OWNER:

By: _____
Name: Thomas C. Mannschreck
Company: 12th & Hoopes Senior, LLC

DEVELOPER:

By: _____
Name: Thomas C. Mannschreck
Company: Thomas Development Co.

PROPERTY MANAGEMENT AGENT:

By: _____
Name: Katie Rosanbalm
Company: Tomlinson & Associates, Inc

Memorandum

File #: 24-356 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Monday, September 30, 2024
DEPARTMENT: Public Works

Subject
Development Agreement for Homes at the Falls

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the Homes at the Falls Development Agreement and authorize the Mayor and the City Clerk to sign the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
Homes at the Falls is a development occurring on property that was originally platted in Bonneville County and later annexed into the City. Special Conditions 2-10 summarize various items of work that need to be completed in order to develop the property. Public Works recommends approval of the Agreement.

Alignment with City & Department Planning Objectives



☐ ☐ ☒ ☐ ☐ ☐ ☐ ☒

The Agreement supports the community-oriented results of well-planned growth and development and reliable public infrastructure and transportation by ensuring that new development participates financially in constructing required infrastructure.

Interdepartmental Coordination
Reviews have been conducted with all necessary city departments to ensure coordination of proposed improvements.

Fiscal Impact
Idaho Falls has no financial obligation for this development.

Legal Review
The Agreement was prepared by the City Attorney Department.

2024-47

powered by Legistar™

DEVELOPMENT AGREEMENT
HOMES AT THE FALLS

This DEVELOPMENT AGREEMENT HOMES AT THE FALLS ("AGREEMENT"), made this _____ day of _____, 2024, by and between CITY OF IDAHO FALLS, IDAHO, a municipal corporation of the State of Idaho, ("CITY"), whose mailing address is P.O. Box 50220, Idaho Falls, Idaho 83405, and D2L2 IDAHO, LLC, ("DEVELOPER"), whose mailing address is 803 Canyon Road, Providence, Utah 84332.

W I T N E S S E T H:

WHEREAS, DEVELOPER is the sole owner, in law or equity, of a certain tract of land in the County of Bonneville, State of Idaho, which land (hereafter referred to as "Site Plan"), is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof; and

WHEREAS, DEVELOPER desires to develop the Property within CITY and has submitted a Site Plan bearing the name described in the caption of this AGREEMENT; and

WHEREAS, CITY is willing to allow the development of the Site Plan within City of Idaho Falls, Idaho, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto; and

WHEREAS, CITY has authority to approve the Site Plan and the construction of streets, utility lines and other public improvements within CITY; and

WHEREAS, DEVELOPER specifically waives DEVELOPER's right to protest development requirements described in this AGREEMENT, including DEVELOPER's right of judicial review contained in Chapter 52, Title 67, Idaho Code, and pursuant to the standards set forth in § 67-5279, Idaho Code; and

WHEREAS, DEVELOPER understands that the public improvements required herein are standards required pursuant to Idaho Falls City Code, Title 10, Chapter 1, and are authorized by Idaho Code §§ 67-6513 and 67-6518; and

WHEREAS, DEVELOPER and CITY believe that without the public improvements required herein, CITY would not be able to otherwise provide for mitigation of the effects of the Site Plan development on the ability of CITY to deliver services without compromising quality of such service delivery to current CITY residents, or without imposing substantial additional costs upon current CITY residents to accommodate the proposed Site Plan; and

WHEREAS, CITY desires to ensure that public improvements consisting of those described in this AGREEMENT, including Special Conditions for the Site Plan, are constructed; and

WHEREAS, DEVELOPER understands that a waiver of public improvements is available pursuant to Idaho Falls City Code, but DEVELOPER specifically does not wish to request such a waiver and wishes to enter into this AGREEMENT; and

WHEREAS, DEVELOPER enters into this AGREEMENT of DEVELOPER's own free will and accord, without coercion and without inducement and at DEVELOPER's request; and

WHEREAS, DEVELOPER has read this AGREEMENT, has understood it, and has had the opportunity to avail itself of legal and other counsel prior to entering into this AGREEMENT and prior to signing it; and

WHEREAS, DEVELOPER has submitted a Site Plan bearing the name described in the caption of this AGREEMENT; and

WHEREAS, City Engineer has recommended such development be approved subject to certain requirements and obligations on the part of DEVELOPER; and

WHEREAS, CITY is willing to approve the Site Plan, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. Approval of Site Plan. CITY hereby approves the Site Plan as described in Exhibit "A" attached hereto and made a part to this AGREEMENT by reference and agrees that upon DEVELOPER's full and complete performance of the terms and conditions hereto, it will accept and maintain the property dedicated to CITY on the Site Plan and all public facilities and improvements shown in the Improvement Plans for the Subdivision.

2. Improvement, Preliminary, and Final Improvement Plans. "Improvement Plans," used in this AGREEMENT, are engineer-designed plans showing all streets, sewer lines, water lines, storm drains, street signs, traffic control devices, barricades, other public utilities (telephone, gas, electricity, fiber optic and irrigation facilities) and other public improvements contemplated within the Site Plan. "Preliminary Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted and considered for the Site Plan development prior to the approval of City Engineer, and not yet approved for construction. "Final Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted, considered and approved by City

Engineer for the Subdivision development.

DEVELOPER anticipates that development of the entire Site Plan will occur in phases or divisions. DEVELOPER has filed, and City Engineer has approved, Improvement Plans for the public improvements to be constructed within public rights-of-way exterior to the Site Plan, (hereafter referred to as the "Exterior Improvement Plans") showing the width, location and alignment of all streets, sewer lines and water lines within the Site Plan and the size and materials specifications for such water and sewer lines. Prior to the commencement of any construction or development within any phase or division of the Site Plan, DEVELOPER shall also file with, and obtain the approval of, City Engineer Improvement Plans (hereafter the "Interior Improvement Plans") for all streets, sewer lines, water lines, storm drainage facilities, street signs, traffic control devices, barricades and other public improvements contemplated within such phase or division of the Site Plan. The filed Improvement Plans shall also show the proposed location of other public utilities (telephone, gas and electricity), and irrigation facilities affected by the development of such phase or division of the Site Plan. Preliminary Improvement Plans are incorporated herein by reference as though set out in full, and the Final Improvement Plans shall also, upon approval by City Engineer, be deemed to be incorporated herein by reference.

3. Construction of Public Improvements. Unless otherwise agreed in the Special Conditions, DEVELOPER shall, at its expense, design and construct all public improvements shown in the Improvement Plans within CITY street right of way. Unless otherwise agreed in writing by City Engineer, DEVELOPER shall construct all required public improvements within such Improvement Plans in strict accordance with the approved Preliminary and Final Improvement Plans and CITY Standard Engineering Drawings and Specifications (hereafter referred to as the "Standard Specifications") in effect at the time the construction is accomplished. The Standard Specifications are incorporated herein by reference as though set out in full and compliance to the Standard Specifications is a condition of this AGREEMENT.

4. Permits. DEVELOPER shall obtain all right-of-way, excavation and/or other permits required by local ordinance and comply with all requirements therein with respect to the timely performance of the work governed by such permits.

5. Inspection. DEVELOPER shall retain a professional engineer (hereafter referred to as the "Project Engineer") licensed within the State of Idaho to supervise, inspect and test the construction of all public improvements within the Site Plan in order to ensure such improvements are constructed in accordance with this AGREEMENT, the Improvement Plans and the Standard Specifications. DEVELOPER shall not materially deviate from the Improvement Plans or Standard Specifications without the express written approval of the City Engineer.

6. Corrected Improvement Plans. Prior to acceptance of any phase or division of the Site Plan, DEVELOPER will file "As Constructed"/ "As Built" Improvement Plans (hereafter referred

to as the "Corrected Improvement Plans") with City Engineer. Such Corrected Improvement Plans shall be prepared by the Project Engineer and shall show the actual constructed location of all public improvements within the Site Plan including the horizontal and vertical location of all water, sewer and storm drain lines, individual building service lines curb and gutter alignment and street grades. Such Corrected Improvement Plans shall also specifically show all changes between the Final Improvement Plans and the public improvements as actually constructed. The Project Engineer shall also certify upon the Corrected Improvement Plans that such Corrected Improvement Plans correctly show all public improvements as actually constructed and that such public improvements have been constructed in accordance with the Standard Specifications in effect at the time such construction was accomplished. The Project Engineer shall also deliver to City Engineer all compaction reports, daily construction logs, reports, written tests, analysis and other data as may be necessary to verify or support the certification of the Project Engineer.

7. Acceptance of Site Plan. Upon satisfactory completion of such public improvements and facilities, DEVELOPER's delivery of Corrected Improvement Plans and the filing and approval by CITY of a final plat, CITY will accept that portion of the Site Plan for which a final plat has been approved. Such acceptance shall not be valid unless expressly acknowledged in writing by City Engineer. Except as otherwise expressly provided in the Special Conditions, upon acceptance of any phase or division within the Site Plan, CITY shall assume ownership and control of all public facilities within any dedicated street or public utility right-of-way within the Site Plan and shall execute and record an instrument documenting such acceptance and that also references the recording information for this AGREEMENT and thereby releasing the Site Plan, or the accepted portion thereof, from the encumbrances of this AGREEMENT. Acceptance of the Site Plan Improvements and recording the acceptance instrument shall not be deemed as a waiver of DEVELOPER's agreement herein to fully and completely perform the terms and conditions of this AGREEMENT, or as a waiver or release of the warranty set forth below in this AGREEMENT.

8. Warranty. DEVELOPER warrants that the materials and workmanship employed in the construction of all public improvements within the Subdivision shall be good and sound, and shall conform to generally accepted standards within the construction industry. Such warranty shall extend for a period of one (1) year after acceptance of any phase or division of the Subdivision within which such improvements are located, by CITY, provided nothing herein shall limit the time within which CITY may bring an action against DEVELOPER on account of DEVELOPER's failure to construct such improvements in accordance with this AGREEMENT, the Improvement Plans or the Standard Specifications. DEVELOPER, and DEVELOPER's heirs, successors and assigns, shall and do hereby respectively warrant and agree, to defend the quiet and peaceful possession of CITY in all easements, rights-of-way, street dedications or other estates conveyed pursuant to the terms of this AGREEMENT or pursuant to the subdivision plat which is the subject hereof, from and against all claims against DEVELOPER and DEVELOPER's successors or assigns, respectively, and against every person whomsoever who lawfully holds, or who later

lawfully claims to have held, rights in the premises by or through DEVELOPER and DEVELOPER's successors or assigns, respectively, as of the date of this AGREEMENT.

9. Water and Sewer Main Connection Charges. DEVELOPER agrees to pay to CITY at the time any separate sanitary sewer service or culinary water service connection to CITY sanitary sewer system or culinary water system is requested, all connection fees, main connection charges, and main charges as set forth in the City Code in effect at the time such request for service is made.

10. Failure to Pay Fees. In the event DEVELOPER fails or refuses to pay any of the fees, charges or costs set forth herein, CITY may disannex any property owned by DEVELOPER within the Subdivision or declare the entire unpaid balance immediately due and payable and collect such sums in the manner provided by law, or may pursue any other remedy set forth herein or as may be available at law or in equity. All such remedies shall be cumulative and CITY may pursue the same separately or simultaneously as it deems necessary or appropriate. In the event of such acceleration, all sums due shall bear interest at the rate established by law for judgments entered in the State of Idaho, commencing on the date the unpaid amount is declared immediately due and written demand therefor is delivered to DEVELOPER.

11. Participation by CITY. The parties agree that those portions of the water main, the sanitary sewer line, storm drains and street section work (hereafter collectively referred to as the "Shared Work"), the cost of which CITY has expressly agreed to pay pursuant to the Special Conditions, including any water or sewer line or storm line extensions, increased line size or capacity and road width or thickness, are required because of future service needs originating from properties not owned by DEVELOPER and located within the vicinity of the Subdivision, and that sound planning requires construction thereof at the present time in order to accommodate future expansion and development. In recognition of the cost savings which can be accomplished by construction of such excess capacity and improvements concurrently with the facilities to be constructed for DEVELOPER's purposes, and the impracticality or impossibility of constructing such excess capacity and improvements separately or at a later time, DEVELOPER agrees to design and construct such facilities subject to CITY's agreement to reimburse DEVELOPER for a portion of such costs, all as set forth in the Special Conditions. Prior to the commencement of the Shared Work, DEVELOPER shall obtain and deliver to CITY three (3) independent bona fide bids for the performance of such work from qualified and responsible contractors. Such bids shall be solicited and itemized in a manner which allows clear and specific identification of that portion of the construction work for which CITY is responsible. CITY shall have no obligation to pay for any portion of the costs of the Shared work unless prior to the commencement of the work, the parties have expressly agreed in writing to a specific amount for which CITY will reimburse the DEVELOPER. Payment of such costs by CITY shall be due within thirty (30) days from acceptance of the Subdivision by CITY and delivery of an itemized statement to CITY setting forth in detail the total amount of the costs for which CITY is responsible.

12. Special Conditions. In recognition of the unique circumstances relative to this Subdivision the parties agree to the Special Conditions attached hereto as Exhibit "B" and by this reference made a part hereof.

13. Irrigation Facilities. DEVELOPER shall relocate or reconstruct, at DEVELOPER's expense, all ditches, headgate structures, culverts, siphons, drywells or other similar appurtenant structures that will be impaired or otherwise disturbed by the construction of this Subdivision. DEVELOPER shall also obtain the consent of all persons or entities who have any water right or control over such structures. DEVELOPER shall also indemnify and hold CITY harmless from any action, claim, demand or cost of any kind, including attorney's fees and court costs, arising from the relocation or reconstruction of such facilities or DEVELOPER's failure to properly relocate or reconstruct such facilities.

14. Relocation of Power Lines. DEVELOPER shall relocate at its expense, all existing electric utility poles or other utility lines or fixtures necessary to construct the public improvements within this Subdivision as shown on the Improvement Drawings.

15. Construction Schedule Change. Any modification to the public improvements shown in the Improvement Drawings or to the construction phase limits shall be approved by City Engineer. Prior to said approval, revised Improvement Drawings shall be resubmitted to City Engineering Department showing the proposed changes.

16. Taxes and Assessments. DEVELOPER shall pay all real property taxes and assessments levied or assessed against any interest in real property which DEVELOPER has agreed to convey to CITY pursuant to this AGREEMENT up to the date the final Site Plan plat for this Site Plan is recorded. Such taxes and assessments shall be paid prior to the acceptance by CITY of the public improvements within any phase or division of the Site Plan.

17. Occupancy. No building or structure within the Site Plan shall be used or occupied for any purpose other than for the construction of such building or structure, unless a final plat has been filed and approved and all public improvements within the plat have been completed and accepted by City Engineer. CITY may withhold Certificates of Occupancy until all such work has been completed. Nothing herein shall prevent the use of a model building for the purpose of DEVELOPER's sales promotional efforts provided the building is not occupied for any other commercial or industrial purposes.

18. Default. In the event DEVELOPER fails to comply with the terms and conditions hereof in any material respect, CITY may, without further notice to DEVELOPER, exercise any or all of the following remedies:

A. Withhold the issuance of any building permit or certificate of occupancy for any

structure located within any phase or division of the Site Plan affected by such default;

B. Withhold the connection of water, sewer or electric service to any property located within any phase or division of the Site Plan affected by such default;

C. Refuse to accept public ownership and maintenance of public improvements within any phase or division of the Site Plan affected by such default and record a notice of such action with the Bonneville County Recorder's office;

D. Issue a stop work order for any building under construction within any phase or division of the Site Plan affected by such default;

E. Withhold reimbursement of Site Plan inspection fees collected pursuant to the Idaho Falls City Code; and

F. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity.

19. Notices. Any notice required by this AGREEMENT shall be mailed to the receiving party at the address set forth above or such other address as may be delivered to the sending party in writing. Such notice shall be mailed by certified mail, return receipt requested, postage prepaid and addressed as set forth above and shall be deemed received upon its deposit in the United States mail in such manner.

20. Recording and Recording Fees. CITY may record this AGREEMENT with the Bonneville County Recorder's office and prior to the execution and approval of this AGREEMENT, DEVELOPER shall pay to CITY all recording fees necessary to record this AGREEMENT with the Bonneville County Recorder's office. Prior to the approval of any final plat within the Site Plan, DEVELOPER shall pay to CITY all recording fees necessary to record such final plat with the Bonneville County Recorder's office.

21. Compliance With Applicable Law and Regulation. DEVELOPER agrees to comply with all applicable rules, regulations, Ordinances, Resolutions, statutes or administrative laws having applicability to development to this Site Plan and or phase of this Site Plan including, of those of CITY, Bonneville County, the State of Idaho, the United States of America, or any agency or political subdivisions thereof having jurisdiction over the Site Plan and to obtain any permits, licenses, permissions, authorizations, etc., that are required for such development.

22. Conflict With Standard Specifications. In the event of any conflict between the terms of this AGREEMENT or the Improvement Plans and the Standard Specifications, the terms of this AGREEMENT or the Improvement Plans shall prevail over any contrary provision of the Standard

Specifications. In the event of any conflict between the terms of this AGREEMENT and the Improvement Plans, the terms of this AGREEMENT shall prevail.

23. Covenants Appurtenant to the Land. All covenants and conditions set forth herein shall be appurtenant to and run with the Site Plan and shall be binding upon DEVELOPER's heirs, successors or assigns.

24. Governing Law. This AGREEMENT shall be governed by the laws of the State of Idaho. The venue for any action arising out of this Agreement shall be exclusively in the District Court of the Seventh Judicial District of the State of Idaho, Bonneville County or in the United States District Court for the District of Idaho.

25. Anti-Boycott Against Israel Act. Pursuant to Idaho Code section 67-2346, if payments under this AGREEMENT exceed one hundred thousand dollars ($100,000) and DEVELOPER employs ten (10) or more persons, DEVELOPER certifies that it is not currently engaged in, and will not for the duration of this AGREEMENT engage in, a boycott of goods or services from Israel or territories under its control. The terms in this Paragraph that are defined in Idaho Code section 67-2346 shall have the meaning defined therein.

26. Certification of No Chinese Ownership. Pursuant to Idaho Code 67-2359, DEVELOPER certifies that DEVELOPER is not currently owned or operated by the government of the People's Republic of China and will not, for the duration of this AGREEMENT, be owned or operated by the government of the People's Republic China.

27. Non-Discrimination. DEVELOPER shall not discriminate against any employee or applicant for employment on the basis of race, color, religion, creed, political ideals, sex, age, marital status, physical, or mental handicap, gender identity/expression, sexual orientation, or national origin.

28. Entire Agreement. This writing evidences the final and complete agreement between the parties and no other prior statement, representation or understanding shall be binding upon the parties unless expressly set forth herein.

29. Effective Date. This AGREEMENT shall become valid and binding only upon its approval by CITY Council of CITY and upon its execution by the Mayor.

[Intentionally Blank – Signature Page to Follow]

INWITNESS WHEREOF, the parties have hereunto set their hands and seals this day and year first above written.

ATTEST:

CITY OF IDAHO FALLS, IDAHO

_____
Corrin Wilde, City Clerk

By _____
Rebecca L. Noah Casper, Ph.D., Mayor

D2L2 IDAHO, LLC

By _____
Daniel MacFarlane, Manager

STATE OF IDAHO)
) ss.
County of Bonneville)

On this _____ day of _____, 2024, before me, the undersigned, a notary public for Idaho, personally appeared Rebecca L. Noah Casper, Ph.D., known to me to be the Mayor of the City of Idaho Falls, Idaho, the municipal corporation that executed the foregoing document, and acknowledged to me that they are authorized to execute the same for and on behalf of said City.

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

_____
Notary Public of Idaho
(Seal) Residing at: _____
My Commission Expires:_____

STATE OF IDAHO)
) ss:
County of Franklin)

On this 18 day of September, 2024, before me, the undersigned, a notary public, in and for said State, personally appeared Daniel MacFarlane, known or identified to me to be an authorized signator and whose name is subscribed to the within instrument and acknowledged to me that they are authorized to execute the same for and on behalf of said developer.

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

REBECCA SORENSEN NOTARY PUBLIC COMM EXPIRES 09/12/2028 COMM NO. 20224392 STATE OF IDAHO

(Seal)

Rebecca Sorensen
Notary Public of Idaho
Residing at: Preston ID
My Commission Expires: 9-12-28

EXHIBIT "A"
PROPERTY

LEGAL DESCRIPTION
HOMES AT THE FALLS

HODSON ADDITION BLOCK 6 PARCEL.

A PARCEL OF LAND BEING ALL OF LOTS 1, 2, 3 AND A PORTION OF LOTS 4 AND 5 IN BLOCK 6 O HODSON ADDITION, THE PLAT FOR WHICH IS RECORDED AS INSTRUMENT #454386 IN THE OFFICIAL RECORDS OF BONNEVILLE COUNTY, WHICH PARCL IS ALSO LOCATED IN SECTION 9, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 1 AND RUNNING THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1 THE FOLLOWING 2 COURSES:
THENCE SOUTH 89*44'18" EAST 210.00 FEET TO A FOUND 5/8" REBAR WITH BLUE PLASTIC CAP LABELED, PLS 12222. SET A THE BEGINNING OF A 20.00 FEET RADIUS TANGENT CURVE CONCAVE TO THE SOUTHWEST;
THENCE SOUTHEASTERLY ALONG THE SAID CURVE THROUGH A CENTRAL ANGLE OF 90*00'00" A DISTANCE OF 31.42 FEET.

(CHORD = SOUTH 44* 44' 18" EAST 28.28 FEET) TO A FOUND 5/8" REBAR WITH BLUE PLASTIC CAP LABELED. "PLS 12222". SET ON THE WESTERLY RIGHT OF WAY LINE OF WOODRUFF CIRCLE; THENCE ALONG THE SAID WESTERLY RIGHT OF WAY UNE OF WOODRUFF CIRCLE THE FOLLOWING 3 COURSES: THENCE SOUTH 00* 15' 42" WEST 360.00 FEET TO A FOUND 5/8" REBAR WITH BLUE PLASTIC CAP LABELED. "PLS 12222", SET AT THE BEGINNING OF A 210.00 FEET RADIUS TANGENT RIGHT OF WAY CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE SAID RIGHT OF WAY CURVE THROUGH A CENTRAL ANGLE OF 90* 00' 00" A DISTANCE OF 329.87 FEET (CHORD - SOUTH 44' 44' 18" EAST 296.98 FEET) TO A FOUND 1/2" REBAR WITH NO CAP; THENCE SOUTH 89* 44' 18" EAST 85.37 FEET TO A FOUND 5/8" REBAR WITH BLUE PLASTIC CAP LABELED. "PLS 12222";
THENCE SOUTH 00* 1 1' 50" WEST 229.36 FEET TO A FOUND 5/8" REBAR WITH BLUE PLASTIC CAP LABELED, "PLS 12222"; THENCE NORTH 89* 41' 45' WEST 100.41 FEET (NORTH 89* 39' 08' WEST BY RECORD) ALONG THE SOUTH LINE OF SAID LOT 5 TO A FOUND 1/2' REBAR WITH YELLOW PLASTIC CAP LABELED. "PLS 827' THENCE ALONG LINES PREVIOUSLY SURVEY AS PROPERTY LINES AS SHOWN ON THE SURVEY RECORDED AS INSTRUMENT 4 145592 IN THE OFFICIAL RECORDS OF BONNEVILLE COUNTY;

THE FOLLOWING THREE COURSES:

THENCE NORTH CO* 27' 13" EAST 84.13 FEET (NORTH 52" EAST 84.00 FEET BY RECORD) TO A FOUND 1/2" WITH YELLOW PLASTIC CAP LABELED. 'PLS 13766": THENCE NORTH 89* 55' 11" WEST 75.50 FEET (NORTH 08" WEST BY RECORD) TO A FOUND 1/2" REBAR WITH CAP:
THENCE NORTH 89* 33' 57" WEST 174.82 FEET (NORTH 89* 39' 08" WEST 175.00 FEET BY RECORD) TO A FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP LABELED. "PLS 13766". SET ON THE BOUNDARY OF SAID BLOCK 6; THENCE ALONG THE BOUNDARY OF SAID BLOCK 6 THE FOLLOWING 3 COURSES:

THENCE NORTH CO* 11' 31" EAST 145.74 FEET (NORTH 00* 15' 42" EAST BY RECORD) TO A FOUND 5/8" REBAR WITH BLUE PLASTIC CAP LABELED. "PLS 12222":
THENCE NORTH 89* 44' 18" WEST 175.00 FEET TO A FOUND 5/8" REBAR WITH BLUE PLASTIC CAP LABELED. "PLS 12222'
THENCE NORTH 00* 15' 42' EAST 589.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.7 ACRES OF LAND.

EXHIBIT "B"
SPECIAL CONDITIONS

HOMES AT THE FALLS

S.C. 1.00 Agreement Plat Coordination. DEVELOPER agrees that this Site Plan was platted in Bonneville County prior to annexation into CITY. The conditions of this AGREEMENT are subject to the property identified as Lots 1-5 of Block 6 of Hodson Addition and as defined in the Record of Survey Instrument No. 454386.

S.C. 2.00 Traffic Signs. DEVELOPER agrees to install all street signs designating the names of all streets within the Site Plan. Street signs designating the name of public streets shall be constructed with white letters over green background. Street signs designating the name of private streets shall be constructed with white lettering over blue background. Such signs shall be installed in the manner and locations as directed by CITY's Engineer.

S.C. 3.00 Access to Woodruff Circle. Access shall be in accordance with the Bonneville Metropolitan Planning Organization ("BMPO") Access Management Plan.

S.C. 4.00 Street Section Improvements for Woodruff Circle. DEVELOPER shall be responsible for the design and construction Woodruff Circle through the limits of the Site Plan in accordance with CITY approved Site Plan and Improvement Drawings. DEVELOPER shall be responsible for the design and construction costs. DEVELOPER shall also provide for the landscape strip between the curb and the sidewalk across the frontage of DEVELOPER's Site Plan. Maintenance of the landscape strip shall be the responsibility of DEVELOPER or DEVELOPER's heirs, successors, or assigns.

S.C. 5.00 Existing Infrastructure. When it is necessary to move or remove existing infrastructure not belonging to CITY and not within CITY right-of-way, DEVELOPER shall coordinate such activities with the applicable owner, (e.g., poles owned by Pacificorp, dba Rocky Mountain Power). Any existing electrical infrastructure owned by Pacificorp, dba Rocky Mountain Power, will require a buy-out from DEVELOPER prior to receipt of electrical service from CITY. Request for the buy-out, if any, is to be initiated by DEVELOPER after annexation.

S.C. 6.00 Construction of Idaho Falls Power and Idaho Falls Fiber Infrastructure. DEVELOPER shall, at DEVELOPER's sole expense, install all power infrastructure as described and illustrated on the Idaho Falls Power approved and signed contractor's map provided and reviewed by Idaho Falls Power. All power infrastructure installation shall conform with Idaho Falls Power's service policy. Typical power trench installation shall have a warranty of workmanship of one (1) year beginning at the time of CITY's final acceptance. However, if power infrastructure is installed during winter conditions (where frost is evident in the ground and backfill has the potential to be frozen earth) the warranty of workmanship shall be extended to two (2) full years beginning at the time of CITY's final acceptance. DEVELOPER shall incur all costs associated with Idaho Falls Power/Idaho Falls

Fiber crews removing infrastructure in order to remedy settling. This includes, but is not limited to, all settlement of trenching, transformer bases, fiber boxes, and/or conduit separation.

S.C. 7.00 Storm Drainage. Storm Drainage shall be designed and constructed to accommodate drainage of the lots within the Site Plan by DEVELOPER. The storm drainage system shall meet CITY's Storm Drainage Policy. The storm pond shall be constructed as shown on the CITY-approved Improvement Drawings. DEVELOPER shall provide for the installation of landscaping and an irrigation system, at DEVELOPER's sole expense, to serve this Site Plan. Maintenance of the storm pond shall be the responsibility of DEVELOPER or DEVELOPER's heirs, successors, or assigns.

S.C. 8.00 Offsite Water Mainline Extension. This Site Plan requires the design and construction of water mainlines along the frontage of Woodruff Circle and on the adjacent property to the North of proposed Site Plan running North in Woodruff Circle to the intersection of Woodruff Avenue. The required water main is approximately 2,221feet. This mainline is currently planned to be constructed by the Developer associated with development of Yellowstone Apartments to the North of Homes at the Falls. This water mainline shall be accepted by CITY prior to issuance of building permits for Homes at the Falls. DEVELOPER acknowledges the status of this water line to be installed by the Yellowstone Apartments. DEVELOPER shall be responsible for the install and acceptance of the water main should Yellowstone Apartments fail to install the watermain as currently planned

S.C. 9.00 Water Line Connection in Woodruff Circle. CITY agrees to allow DEVELOPER to connect to the water main located in Woodruff Circle, subject to DEVELOPER's payment of the water main connection fees in the amount of Thirty-Six Thousand Five Hundred Fifty-Seven Dollars and Thirty Cents ($36,557.30; 793 feet currently at $46.10 per foot), pursuant to section 8-4-14 (C) of the City Code. Mainline connection fee costs are subject to adjustment when CITY fee resolution is adjusted from time to time by City Council. This fee amount is subject to fee adjustments at time of building permit application. Pursuant to section 8-4-14 (B) of the City Code, DEVELOPER or DEVELOPER's heirs or assigns shall also pay individual water system connection fees each time an individual water service line is connected to CITY water systems. Such fees shall be paid in the amounts and manner set forth in such Code Sections.

S.C. 10.00 Sewer Main Connection Fee Woodruff Circle. CITY agrees to allow DEVELOPER to connect to the sewer main previously constructed within the Site Plan, subject to DEVELOPER's payment of the sewer main connection charge pursuant to section 8-1-23(C) of the City Code in the amount of Twenty-One Thousand Four Hundred Eleven Dollars ($21,411.00; 793 feet; currently at $27.00 per foot). Mainline connection fee costs are subject to adjustment when CITY fee resolution is adjusted from time to time by City Council. This fee amount is subject to fee adjustments at time of building permit application. Pursuant to section 8-1-23(B) of the City Code, DEVELOPER or DEVELOPER's heirs or assigns shall also pay individual sewer connection fees each time an individual sewer service line is connected to CITY sewer system. Such fees shall be paid in the amounts and manner set forth in such Code Section.

Memorandum

File #: 24-360 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Monday, September 30, 2024
DEPARTMENT: Public Works

Subject
Power Easement Vacation - Part of Instrument No. 507288, located near the Northwest Corner of North Yellowstone Highway and East Anderson Street

Council Action Desired
☒ Ordinance ☐ Resolution ☐ Public Hearing
☐ Other Action (Approval, Authorization, Ratification, etc.)
Approve the Easement Vacation Ordinance under a suspension of the rules requiring three complete and separate readings and request that it be read by title (or consider the ordinance on the first reading, reject the ordinance, or take other action deemed appropriate).

Description, Background Information & Purpose
The owner of the property in question has requested vacation of the easement depicted in the attached exhibits and as described in the Ordinance. City staff members have reviewed the request and recommend approval.

Alignment with City & Department Planning Objectives



☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐

This easement vacation supports the community-oriented result of well-planned growth and development by allowing the property owner to better utilize their property.

Interdepartmental Coordination
Applicable departments have reviewed and recommended approval of the proposed vacation.

Fiscal Impact
N/A

Legal Review
The Legal Department prepared the vacation Ordinance.

2024-49

powered by Legistar™

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A PORTION OF AN EASEMENT LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED EASEMENT SHALL VEST AS SPECIFIED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the owners have requested that the City vacate a portion of a power easement indicated by Instrument No. 507288; and

WHEREAS, the property is no longer being used in its original configuration; and

WHEREAS, the building that this powerline was serving has been demolished and the power infrastructure removed; and

WHEREAS, it is in the best economic interest of the City to redevelop the property.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, AS FOLLOWS:

SECTION 1. Vacation. A portion of an electrical easement being sixteen feet (16") in width lying between the East side of a sixteen foot (16') wide electrical easement as shown on the plat being Idaho Falls Plaza having Inst. No. 507288 at the Bonneville County, Idaho, Recorder's Office, and a transformer as it existed on the McDonalds site, running Southwest from the Northwest corner of the McDonalds site as it existed to said east side of said sixteen foot (16') wide electrical easement, as described in Exhibit "A," and illustrated on Exhibit "B" and Exhibit "C" of this Ordinance.

SECTION 2. Exceptions from Vacation. Vacation of property described in Section 1 of this Ordinance shall not include any other underlying easement or any franchise rights that are not described in Section 1 above.

SECTION 3. Easement Vacation. Council deems it expedient for the public good and to be in the best interest of the adjoining property and declares that the property described in Section 1 of this Ordinance is hereby vacated in its entirety to the extent it is owned by Yellowstone Square Development, LLLP, an Idaho limited partnership, the underlying property owner. The mailing address for the property owner is PO Box 50397, Idaho Falls, Idaho 83405-0397.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this_____day of _____, 2024.

ATTEST:

_____ _____

Corrin Wilde, City Clerk Rebecca L. Noah Casper, Ph.D., Mayor

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, CORRIN WILDE, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A PORTION OF AN EASEMENT LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED EASEMENT SHALL VEST AS SPECIFIED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW."

_____
Corrin Wilde
(SEAL) City Clerk

PETERSON
LAND SURVEYING PLLC
Idaho Falls, Idaho (208) 313-5033

Exhibit "A"

A portion of an electrical easement being 16 feet in width lying between the East side of a 16 foot wide electrical easement as shown on the plat being Idaho Falls Plaza having Inst. No. 507288 at the Bonneville County, Idaho, Recorder's Office, and a transformer as it existed on the McDonalds site, running Southwest from the Northwest corner of the McDonalds site as it existed to said east side of said 16 foot wide electrical easement as shown on said plat being Idaho Falls Plaza having Inst. No. 507288 at the Bonneville County, Idaho, Recorder's Office.

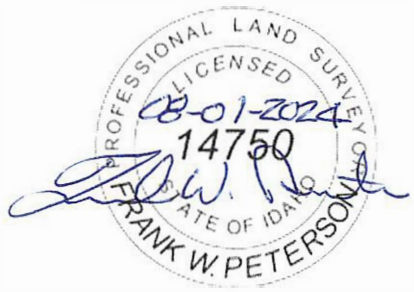


EXHIBIT "B"

Vacation Exhibit Map

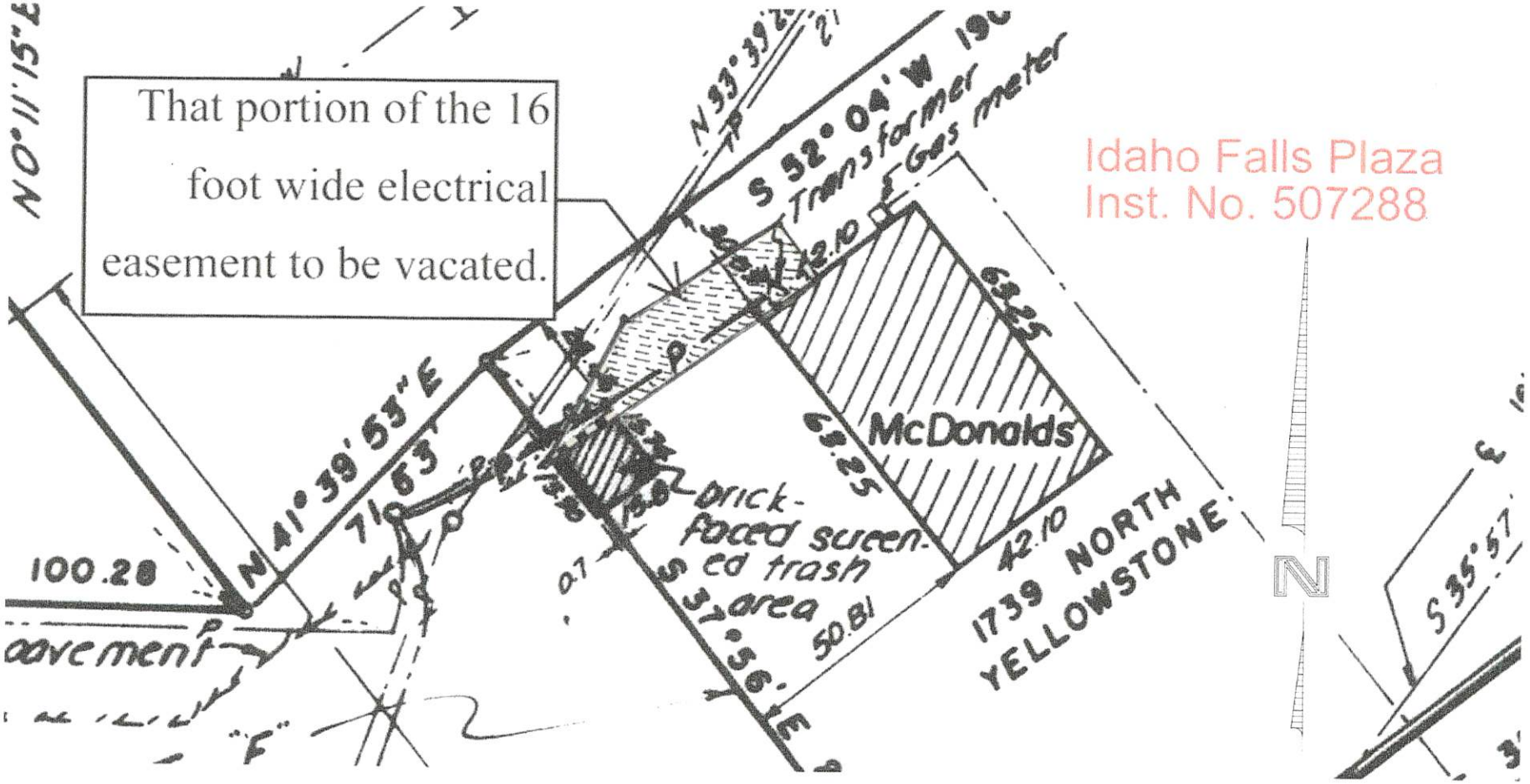
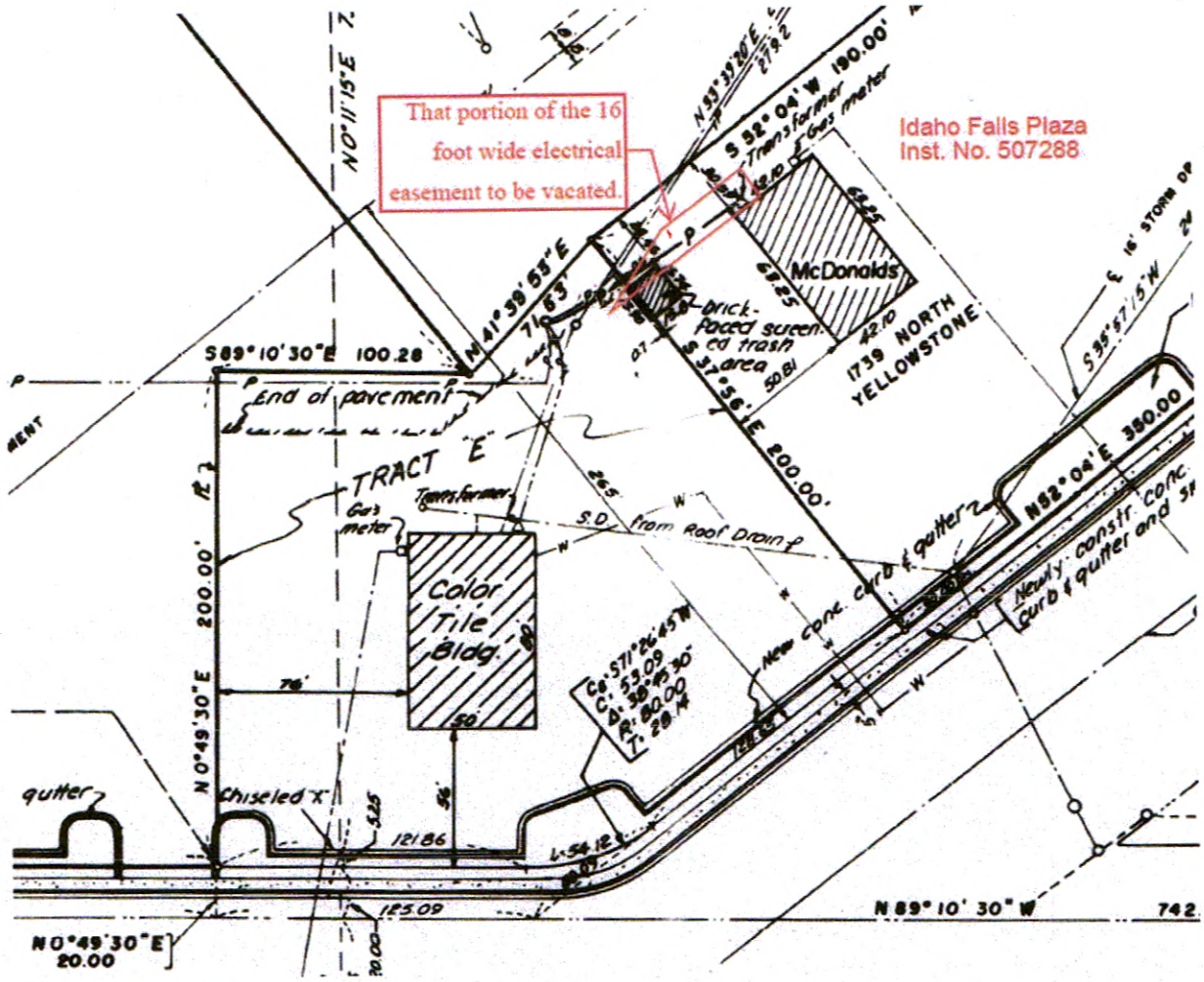


EXHIBIT "C"

Vacation Exhibit Map




Easement area to be vacated.
1803
791
797
803
745
1745
755
1698
N
W
E
S
Lincoln Rd
N Yellowstone Hwy
N Yellowstone Hwy
Lincoln Rd
rson St
E Anderson St
Lincoln Rd
Lincoln Rd

Memorandum

File #: 24-361 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, October 2, 2024
DEPARTMENT: Public Works

Subject
Storm Easement Vacation - Part of Instrument No. 507288, located near the Northwest Corner of North Yellowstone Highway and East Anderson Street

Council Action Desired
☒ Ordinance ☐ Resolution ☐ Public Hearing
☐ Other Action (Approval, Authorization, Ratification, etc.)
Approve the Easement Vacation Ordinance under a suspension of the rules requiring three complete and separate readings and request that it be read by title (or consider the ordinance on the first reading, reject the ordinance, or take other action deemed appropriate).

Description, Background Information & Purpose
The owner of the property in question has requested vacation of the easement depicted in the attached exhibits and as described in the Ordinance. City staff members have reviewed the request and recommend approval.

Alignment with City & Department Planning Objectives



☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐

This easement vacation supports the community-oriented result of well-planned growth and development by allowing the property owner to better utilize their property.

Interdepartmental Coordination
Applicable departments have reviewed and recommended approval of the proposed vacation.

Fiscal Impact
N/A

Legal Review
The vacation Ordinance was prepared by the Legal Department.

2024-50

powered by Legistar™

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A PORTION OF AN EASEMENT LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED EASEMENT SHALL VEST AS SPECIFIED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the owners have requested that the City vacate a portion of a storm drain easement indicated by Instrument No. 507288; and

WHEREAS, the property is no longer being used in its original configuration; and

WHEREAS, the existing storm drain line will need to be relocated to better facilitate the development of the property; and

WHEREAS, it is in the best economic interest of the City to redevelop the property.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, AS FOLLOWS:

SECTION 1. Vacation. A portion of a storm drain easement as shown on the plat being Idaho Falls Plaza having Inst. No. 507288 at the Bonneville County, Idaho, Recorder's Office being sixteen feet (16') in width running Northeast along the existing centerline of said easement from the southerly most existing catch basin in the parking lot of the McDonalds building as it existed approximately two hundred forty-four feet (244') in length to an existing catch basin, thence Northerly approximately eighty-six feet (86') along said existing centerline to the point of termination, as described and illustrated in Exhibit "A" and Exhibit "B" of this Ordinance.

SECTION 2. Exceptions from Vacation. Vacation of property described in Section 1 of this Ordinance shall not include any other underlying easement or any franchise rights that are not described in Section 1 above.

SECTION 3. Easement Vacation. Council deems it expedient for the public good and to be in the best interest of the adjoining property and declares that the property described in Section 1 of this Ordinance is hereby vacated in its entirety to the extent it is owned by Yellowstone Square Development, LLLP, an Idaho limited partnership, the underlying property owner. The mailing address for the property owner is PO Box 50397, Idaho Falls, Idaho 83405-0397.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence,

clause or phrase of this Ordinance.

SECTION 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this_____day of _____, 2024.

ATTEST:

_____ _____

Corrin Wilde, City Clerk Rebecca L. Noah Casper, Ph.D., Mayor

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, CORRIN WILDE, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A PORTION OF AN EASEMENT LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED EASEMENT SHALL VEST AS SPECIFIED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW."

_____
Corrin Wilde
(SEAL) City Clerk

PETERSON
LAND SURVEYING PLLC
Idaho Falls, Idaho (208) 313-5033

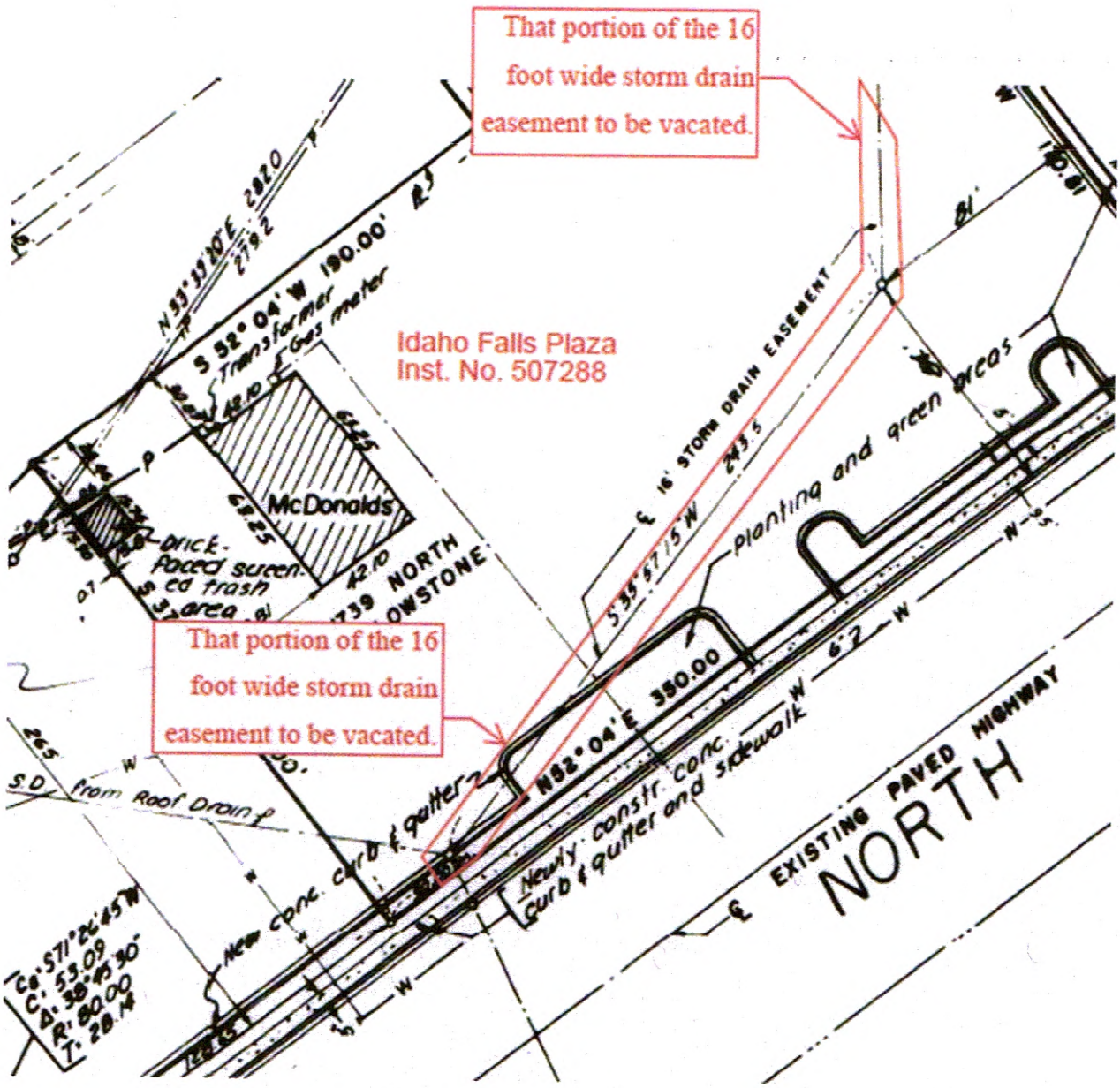
Exhibit "A"

A portion of a storm drain easement as shown on the plat being Idaho Falls Plaza having Inst. No. 507288 at the Bonneville County, Idaho, Recorder's Office being 16 feet in width running Northeast along the existing centerline of said easement from the southerly most existing catch basin in the parking lot of the McDonalds building as it existed approximately 244 feet in length to an existing catch basin, thence Northerly approximately 86 feet along said existing centerline to the point of termination.



EXHIBIT "B"

Vacation Exhibit Map




Easement area to be vacated
1803
N Yellowstone Hwy
N
W
E
S
791
797
803
745
1745
755
1698
N Yellowstone Hwy
Lincoln Rd
Lincoln Rd
E Anderson St
Lincoln Rd