# CITY COUNCIL AGENDA

Thursday

**July 9, 2026**

6:30 p.m.

## Mayor

Lisa Burtenshaw

## City Council

**Jim Francis**
Council President, Seat 4

**Brandon Lee**
Council Seat 2

**John Radford**
Council Seat 5

**Jim Freeman**
Council Seat 6

**Kirk Larsen**
Council Seat 3

**Michelle Ziel-Dingman**
Council Seat 1

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 Department (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 Testimony.** Because public hearings must follow various procedures required by law, please wait to offer your testimony until invited/indicated. Please address Council directly and try to limit your time to three (3) minutes.
- **Written Testimony.** The public may provide written testimony via postal mail sent to City Hall or via email sent to the City Clerk at IFClerk@idahofalls.gov. Testimony 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.

**If you need communication aids or other physical accommodations to attend or access this meeting, please contact the City Clerk at (208) 612-8414 or the ADA Coordinator at (208) 612-8323 prior to the meeting. They will help accommodate special needs wherever possible.**

# City Council

## Agenda

680 Park Avenue
Idaho Falls, ID 83402

**Thursday, July 9, 2026** | **6:30 PM** | **City Council Chambers**

**1. Call to Order & Roll Call**

**2. Pledge of Allegiance**

**3. Public Comment**

Please see guidelines on page 2.

**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. Municipal Services**

**1)** Treasurer's Report for April 2026. **26-229**

**Attachments:** April 2026 Treasurer's Report

**B. Idaho Falls Power**

**1)** Idaho Falls Utility Board Minutes - May 2026 **26-232**

**Attachments:** IF Utility Board Meeting - 5-6-2026 F

**C. Public Works**

**1)** Bid Award - Idaho Canal Path; Sunnyside Road to 49th South **26-236**

**Attachments:** Bid Tab
Verification

**D. Airport**

**1)** Commercial Ground Lease and Agreement with Pacific Fighters, Inc. **26-238**

**Attachments:** Lease Agreement

***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)** Resolution - Community Development Block Grant (CDBG) plans, projects, and activities for the 2026-2030 CDBG Five Year Consolidated Plan, 2026 Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice. **26-241**

Pursuant to Housing and Urban Development (HUD) requirements, entitlement cities receiving CDBG funds must complete *a 2026-2030 CDBG Five Year Consolidated Plan* with the initiating *2026 CDBG Annual Action Plan*, and the *Analysis of Impediments to Fair Housing Choice*. On April 10, 2026, HUD announced Program Year CDBG allocations for entitlement cities. The City of Idaho Falls will be allocated $414,143 upon HUD approval of their *2026-2030 CDBG Five Year Consolidated Plan* and the initiating *2026 CDBG Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice.* As part of the Citizen Participation Plan, pursuant to 24 CFR 91.105, the City held a public hearing on 5-22-26. A 30-day public comment period ran from 5-22-26 to 6-22-26. All comments were considered. A Council Work Session was held July 6, 2026, where recommendations to approve the *2026-2030 CDBG Five Year Consolidated Plan* with the initiating *2026 CDBG Annual Action Plan* with projects and activities presented to Mayor and Council for approval. A resolution will be announced on July 9, 2026, during a regular Council Meeting. Questions should be directed to Lisa Farris, Grant Administrator.

***Action Item(s):***
To approve the resolution for the 2026-2030 CDBG Five Year Consolidated Plan, and the CDBG PY-2026 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice and authorize the Mayor and City Clerk to sign the necessary documents (or take other action deemed appropriate).

**Attachments:** CDBG ConPlan
Analysis of Impediments to FHC
CDBG Council Approved Projects and Activities
Resolution - rev

**B. City Attorney**

**1)** Ordinance Amending Title 4, Chapter 2, and Title 8, Chapter 3, Sections 4 and 5, and Repealing Title 4, Chapters 3 and 4, City's Alcohol Ordinances **26-240**

This is an omnibus ordinance revising the City's ordinances regarding alcohol within the City. This ordinance accomplishes several main objectives by:

1. Combining three separate chapters-one each for liquor, beer, and wine-into one unified chapter to create a more cohesive ordinance structure.
2. Restricting the sale or consumption of alcohol at commercial establishments unless

permitted by law.

3. Allowing the City Attorney and Chief of Police to compel certain documents and video from alcohol licensees to enforce the alcohol ordinance, ascertain compliance, or investigate a criminal matter.
4. Diminishing over time the number of alcohol catering permits allowed at certain locations.
5. Establishing an alcohol server training program.
6. Identifying the grounds and the process for suspending and revoking alcohol licenses.
7. Providing a process for appeals regarding alcohol licenses, alcohol catering permits, charitable event permits, and permits issued for permitted events held at City locations.

***Action Item(s):***

Adopt the Ordinance amending Title 4, Chapter 2, and Title 8, Chapter 3, Sections 4 and 5, and repealing Title 4, Chapters 3 and 4, City's Alcohol Ordinances, under a suspension of the rules requiring three complete and separate readings, and request that it be read by title and published by summary (or take other action deemed appropriate).

**Attachments:** Ordinance - Alcohol (ordinance ready--draft removed)
Ordinance - Alcohol (clean)

**C. Public Works**

**1)** State Local Agreement (Construction) and Resolution with the Idaho Transportation Department (ITD) for the Elm Street, Yellowstone to South Boulevard Project **26-234**

Attached for your consideration is a State Local Agreement (Construction) with ITD to reconstruct Elm Street from Yellowstone to South Boulevard and the related Resolution. The proposed project consists of the full-depth reconstruction of approximately 1,350 linear feet of Elm Street, beginning east of the existing railroad crossing and extending southeast to approximately 350 feet short of the South Boulevard intersection in Idaho Falls, Idaho to the portion that was constructed with the round-about installation project previously.

This agreement supports the community-oriented results of reliable public infrastructure and transportation by improving traffic operations and reconstruction of the existing pavement within the proposed project limits.

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

The total estimated cost of the project is $1,861,337.00. Under this agreement, the City is

required to make a financial contribution at a 7.34% match rate.

***Action Item(s):***
Approve the State Local Agreement and Resolution with ITD for the Elm Street - Yellowstone to South Boulevard Project and authorize the Mayor and City Clerk to sign the documents (or take other action deemed appropriate).

**Attachments:** Agreement
Resolution

**2)** Grant Agreement - 2025 Safe Streets and Road For All Grant Program **26-235**

This project will provide a Safety Evaluation to assist Idaho Falls in developing an action plan to address both intersection- and non-intersection-related accidents. Evaluation considerations will include a study of the existing accidents to date to address patterns like speed, climate, travel patterns, development influences, vicinity of schools, and time-of-day patterns to help improve safe traffic flow. The evaluation will provide an achievable plan to program and solicit available funding for projects to be implemented to improve safety. The project will be completed in one phase with an end date of May 15, 2028.

The total cost of the agreement is $500,000, with the federal share being $400,000. The financial obligation is $100,000

***Action Item(s):***
Approve the Grant Agreement with the Federal Highway Administration for the Safe Streets and Roads For All (SS4A) Safety Grant Program and authorize the Mayor to sign the document (or take other action deemed appropriate).

**Attachments:** Agreement

**3)** State Local Agreement and Resolution with the Idaho Transportation Department (ITD) for the Idaho Canal Trail; Lovejoy Street to Lincoln Road project **26-237**

Attached for consideration is a State Local Agreement with ITD for the design and construction of pathway improvements along the Idaho Canal Trail from Lovejoy to Lincoln and the related Resolution. Proposed work includes the installation of a pathway to complete a connection to North Tourist Park. This compliments path connections previously constructed along the Idaho and Meppen Canal Trails and the pathways along the Pinecrest Golf Course south of North Tourist Park.

Per the State Local Agreement, the total estimated project costs are $545,720, with the costs allocated as follows: Federal participation of 92.66% and City participation of 7.34%, which is approximately $ 40,056.

***Action Item(s):***
Approve the State Local Agreement and Resolution with ITD for the Idaho Canal Trail; Lovejoy Street to Lincoln Road project and authorize the Mayor and City Clerk to sign the documents (or take other action deemed appropriate).

**Attachments:** Agreement
Map
Resolution

**4)** Negotiated Contract - Yellowstone Lighting Upgrade **26-239**

On Thursday, April 30, 2026, a bid opening was scheduled for the Idaho Falls Lighting Upgrades project OTH 2025-35. No bids were received. Public Works and Idaho Falls Power then reached out to contractors to assess a successful bid outreach. Adjustments were made to the schedule, and the project was re-advertised for bid. On Thursday, May 28, 2026, bids were received and opened for the City of Idaho Falls Lighting Upgrade project. No responsive bids were received. Public Works gained Council approval at the June 4, 2026, Council Meeting to reject all bids and negotiate on the open market to secure qualified public works contractor(s) to complete the work.

The negotiated contract to provide the Yellowstone Lighting Upgrades project is now being brought forward for consideration. Project reviews have been conducted with all necessary city departments to ensure coordination of project activities. Cost allocation for this project was budgeted from the Street Illumination fund and in coordination with an Agreement with the Idaho Transportation Department for reimbursement; sufficient budget authority exists for completion of the proposed activities.

***Action Item(s):***
Approve the plans, specifications, and negotiated contract with Kesler Companies LLC, in the amount of $1,131,846.77; and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

**Attachments:** Agreement
Verification

**5)** Easement Vacation - Lots 1 and 2, Block 1 of Broadway Commercial Plaza **26-244**

The property owner has formally requested the vacation of the easement as described in the accompanying exhibit and detailed in the referenced Ordinance. Following an internal evaluation, city staff have reviewed the request and determined that the proposed vacation is warranted. As a result, they recommend approval of the request.
By enabling property owners to make more effective use of their land, these actions align with long-term development goals.

***Action Item(s):***
Approve the Ordinance vacating an easement 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
Exhibits

**6)** Easement Vacation - Lots 31 through 36 and 49, Block 1 of Cassiopeia Parks Subdivision **26-243**

The property owner has formally requested the vacation of the easement as described in the accompanying exhibit and detailed in the referenced Ordinance. Following an internal evaluation, city staff have reviewed the request and determined that the proposed vacation is warranted. As a result, they recommend approval of the request.
By enabling property owners to make more effective use of their land, these actions align with long-term development goals.

***Action Item(s):***
Approve the Ordinance vacating an easement 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
Exhibits

**7)** Easement Vacation of a portion of the public utility easements within Lots 1,2,3, Block 2 in Hodson Addition and within Lots 14 and 15, Block 2 of the First Amended Plat of Hodson Addition **26-233**

The property owner has formally requested the easement vacation as described in the accompanying exhibit and detailed within the referenced Ordinance. Following an internal evaluation, City staff reviewed the request and determined that the proposed vacation is warranted. As a result, they recommend approval of the request.
By enabling property owners to make more effective use of their land, these actions align with long-term development goals.

***Action Item(s):***

Approve the Ordinance vacating an easement 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
Hodson Easement Vacation ORD

**6. Announcements**

**7. Adjournment**

# Memorandum

**File #:** 26-229 **City Council**

DATE: Thursday, June 18, 2026 AGENDA: Consent
FROM: Mark Hagedorn, City Treasurer DEPARTMENT: Municipal Services

**Title**
Treasurer's Report for April 2026.

☐ Ordinance ☐ Resolution
☐ Quasi-Judicial Public Hearing ☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance ☒ Approval/Authorization/Ratification

**Action(s) Requested:**
Approve the Treasurer's Report for April 2026 (or take other action deemed appropriate).

**Description, Background Information, Purpose:**
Please find attached the monthly Treasurer's Report for April 2026. This report is required for City Council review and approval pursuant to Idaho Statute Title 50-208(1). For the month of April 2026, cash and investments total $215.7M. Total fiscal year-to-date receipts received and reconciled to the general ledger were reported at $151.8M, which includes revenues of $82.3M for charges for services; $51.6M for taxes and intergovernmental and $17.9M from other sources. Total fiscal year-to-date distributions reconciled to the general ledger were reported at $139.2M. This includes salary and benefits of $55.8M, operating costs of $62.2M, and capital and other expenditures of $21.2M

**This item has been reviewed by the City's Legal & Municipal Services Departments.**

# City of Idaho Falls

## Treasurer's Report

## April 30, 2026

**Table of Contents**


Page 2 Bank Reconciliation - Bank and Ledger Balances

Page 3 Cash by Fund - Balances for the reported month in comparison to previous years

Page 4 Revenue and Expenditure Summary - Significant categories in relation to the overall budget

Page 5 Summary of Significant Adjustments - Adjustments made by Finance office



Prepared By: Mark Hagedorn, City Treasurer

# City of Idaho Falls
# Bank Reconciliation Summary
# April 30, 2026

| Account By Institution: | Beginning Bank Balances | Deposits | Withdrawals | Ending Bank Balances |
|---|---|---|---|---|
| Mountain West- Workers Comp | $ 100,000 | $ - | $ - | $ 100,000 |
| Glacier 8013 Utilities | 1,002,284 | 11,808,608 | (11,808,378) | 1,002,515 |
| Glacier 1952 PFC & Intrfi | 4,327,284 | 452,013 | (343,560) | 4,435,736 |
| Glacier 2720 Payroll | 1,000,000 | 8,276,668 | (8,276,668) | 1,000,000 |
| Glacier 9134 Accounts Payable | - | 8,328,123 | (8,328,123) | - |
| Glacier 2845 Treasurer's Office | 1,000,000 | 8,150,250 | (8,150,250) | 1,000,000 |
| Glacier 2886 Sweep & Intrafi | 4,145,296 | 57,088,509 | (53,182,414) | 8,051,391 |
| Glacier 1500- Customer Payments | - | 671,095 | (671,095) | - |
| Frontier Credit Union 0164- Evidence | 102,449 | 1,654 | - | 104,103 |
| Frontier Credit Union 1463 | 173,299 | - | - | 173,299 |
| Wells Fargo 0017- Safe Keeping | 459,986 | 22,989,535 | (21,171,706) | 2,277,815 |
| Wells Fargo 0962- Grants | - | 68,618 | (68,618) | - |
| Wells Fargo 4394-Power Payments | - | 202,954 | (202,954) | - |
| Wells Fargo 7687-EMS | - | 439,750 | (439,750) | - |
| ICCU-Savings | 84 | - | - | 84 |
| Investment Portfolio | 203,191,285 | 12,743,527 | (18,750,645) | 197,184,167 |
| Total Financial Institution Balances | $ 215,501,966 | $ 131,221,306 | $ (131,394,162) | $ 215,329,109 |

| Reconciling Items: | Beginning | Deposits | Withdrawals / Market Value | Ending |
|---|---|---|---|---|
| Current Reconciling Items | $ (537,001) | $ 451,303 | $ 458,378 | 372,680 |
| **Total Reconciled Balances** | **$ 214,964,965** | **$ 131,672,609** | **$ (130,935,784)** | **$ 215,701,790** |

| General Accounting Ledger | Beginning Ledger Balances | Debits | Credits | Ending Ledger Balances |
|---|---|---|---|---|
| Cash (Accounts 101 and 102) | $ 140,362,384 | $ 24,507,690 | $ (21,207,516) | $ 143,662,558 |
| Designated/Restricted Cash (106 and 107) | 57,431,960 | 60,532 | (1,451,987) | 56,040,504 |
| MERF Cash (105) | 16,506,329 | 440,864 | (1,060,674) | 15,886,519 |
| Payroll Liability Cash (80) | 664,293 | 4,356,826 | (4,908,910) | 112,209 |
| Monthly Reconciling Items | $ - | $ - | $ - | $ - |
| **Total General Ledger Balances** | **$ 214,964,965** | **$ 29,365,911** | **$ (28,629,087)** | **$ 215,701,790** |

# City of Idaho Falls
## Summary of Cash by Fund and Year
## April 30, 2026

| FUND TYPE | # | FUND | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|---|
| General Fund | 1 | GENERAL FUND | $ 27,646,790 | $ 28,560,555 | $ 28,164,727 | $ 25,708,828 |
| | 2 | GENERAL CIP FUND | - | - | - | - |
| Special Revenue Funds | 10 | STREET FUND | 8,556,497 | 12,495,004 | 12,709,540.25 | 12,314,198 |
| | 11 | RECREATION FUND | 291,391 | 263,408 | 639,586.21 | 792,153 |
| | 12 | LIBRARY FUND | 4,239,920 | 4,044,219 | 4,002,995.39 | 3,909,370 |
| | 16 | BUSINESS IMPROVEMENT DISTRICT FUND | 30,582 | 45,309 | 18,340 | 26,786 |
| | 18 | GOLF FUND | (493,868) | (447,989) | 32,338 | 501,748 |
| | 23 | EMERGENCY MEDICAL SERVICES FUND | 1,211,103 | 2,598,419 | 2,685,421 | 747,626 |
| | 24 | WILDLAND FIRE FUND | 825,191 | 928,849 | 1,518,819 | 1,831,986 |
| Special Revenue Funds-Impact Fees | 32 | POLICE IMPACT FEES FUND | 100,335 | 595,511 | 1,503,440 | 1,302,437 |
| | 33 | FIRE IMPACT FEES FUND | 36,121 | 381,818 | 1,189,624 | 16,438 |
| | 34 | PARKS IMPACT FEES FUND | 90,514 | 972,515 | 2,821,200 | 3,771,955 |
| | 35 | STREETS IMPACT FEES FUND | 401,470 | 2,600,215 | 6,678,598 | 7,845,308 |
| Internal Service Funds | 19 | RISK MANAGEMENT FUND | 4,080,727 | 4,648,678 | 4,645,876 | 4,454,912 |
| | 20 | HEALTH INSURANCE FUND | 4,586,136 | 5,023,290 | 6,728,835 | 7,596,288 |
| Capital Improvement Funds | 41 | PUBLIC WORKS CIP FUND | 2,797,969 | 3,119,905 | 3,905,066 | 3,286,031 |
| | 42 | STREET CIP FUND | 971,123 | 4,175,762 | 1,183,010 | 996,827 |
| | 43 | BRIDGE & ARTERIAL FUND (CLOSED) | 987,039 | 1,327,400 | 624,777 | - |
| | 45 | SURFACE DRAINAGE FUND (CLOSED) | 166,230 | - | - | - |
| | 46 | TRAFFIC LIGHT CIP FUND | 1,285,041 | 1,490,484 | 1,309,304 | 961,997 |
| | 47 | PARKS CIP FUND (CLOSED) | (60,953) | (152,057) | 1,728 | - |
| | 48 | FIRE CIP FUND | - | - | 1,460 | - |
| | 49 | ZOO CIP FUND | 565,671 | 751,939 | 932,107 | 752,570 |
| | 50 | FRONTIER CENTER CIP FUND | 206,280 | 917,328 | 1,672,897 | (1,205,039) |
| | 51 | GOLF CIP FUND | 224,285 | 298,091 | 447,966 | 620,752 |
| | 52 | POLICE CIP FUND (CLOSED) | (910,869) | (3,326,302) | (202,161) | - |
| Enterprise Funds | 60 | AIRPORT FUND | 1,249,014 | (5,903,061) | 1,926,286 | 3,459,567 |
| | 13 | AIRPORT PFC FUND | 2,255,596 | 2,731,456 | 3,843,533 | 4,457,498 |
| | 21 | AIRPORT CFC FUND | 49,980 | 511,671 | 1,050,085 | 1,977,393 |
| | 61 | WATER FUND | 20,926,174 | 24,578,306 | 27,781,787 | 26,676,017 |
| | 62 | SANITATION FUND | 6,431,357 | 7,135,938 | 7,980,602 | 8,151,359 |
| | 64 | IDAHO FALLS POWER FUND | 54,590,675 | 50,534,309 | 58,509,554 | 68,450,450 |
| | 67 | FIBER FUND | 1,430,095 | 1,021,473 | 1,089,160 | 1,647,289 |
| | 68 | WASTEWATER FUND | 29,415,299 | 24,913,770 | 24,649,947 | 24,649,047 |
| | | **TOTAL** | **$ 174,182,916** | **$ 176,836,213** | **$ 210,046,447** | **$ 215,701,790** |

# City of Idaho Falls
# Monthly Revenue and Expenditure Summary
# April 30, 2026

## Revenue

| Fund Type | Taxes / Intergovernmental | Charges for Services | Permits / Fees | Interest | Other Revenue Sources | Total | Budget | % |
|---|---|---|---|---|---|---|---|---|
| General Fund | $ 36,413,954 | $ 1,199,881 | $ 871,752 | $ 824,449 | $ 4,094,217 | $ 43,404,254 | $ 74,220,812 | 58.48% |
| Special Revenue Funds | 9,764,851 | 6,096,129 | 13,844 | 244,017 | 1,031,239 | 17,150,080 | 30,899,263 | 55.50% |
| Impact Fee Funds | - | - | 2,279,086 | 120,887 | (565,402) | 1,834,571 | 3,938,197 | 46.58% |
| Internal Service Funds | - | - | - | 116,048 | 2,673,153 | 2,789,200 | 4,480,000 | 62.26% |
| Capital Improvement Funds | 1,127,045 | 193,107 | - | 49,170 | 3,184,512 | 4,553,833 | 11,467,765 | 39.71% |
| Enterprise Funds | 4,310,543 | 74,876,318 | - | 1,703,528 | 1,226,754 | 82,117,143 | 195,311,338 | 42.04% |
| **Total Revenue** | $ 51,616,393 | $ 82,365,435 | $ 3,164,682 | $ 3,058,098 | $ 11,644,473 | $ 151,849,081 | $ 320,317,375 | 47.41% |

## Expenditures

| Fund Type | Personnel Cost | Current Operating Expenditures | Capital | Debt | Interfund | Total | Budget | % |
|---|---|---|---|---|---|---|---|---|
| General Fund | $ 31,680,801 | $ 17,017,283 | $ 427,019 | $ 2,800,372 | $ (10,088,726) | $ 41,836,749 | $ 85,743,838 | 48.79% |
| Special Revenue Funds | 8,874,042 | 5,821,773 | 1,025,978 | - | (394,666) | 15,327,128 | 42,998,534 | 35.65% |
| Impact Fee Funds | - | 12,278 | 39,950 | - | - | 52,228 | 8,640,000 | 0.60% |
| Internal Service Funds | 58,284 | 3,091,453 | - | - | - | 3,149,737 | 5,035,000 | 62.56% |
| Capital Improvement Funds | - | 226,596 | 5,824,489 | - | (90,215) | 5,960,871 | 16,786,676 | 35.51% |
| Enterprise Funds | 15,188,834 | 36,046,617 | 19,323,553 | 2,720,863 | (406,411) | 72,873,456 | 232,230,928 | 31.38% |
| **Total Expenditures** | $ 55,801,961 | $ 62,216,001 | $ 26,640,989 | $ 5,521,236 | $ (10,980,018) | $ 139,200,169 | $ 391,434,976 | 35.56% |

# City of Idaho Falls
# Summary of Significant Adjustments
# April 30, 2026

The transparency of financial adjustments is crucial for maintaining trust and accountability, particularly in the governmental sector. Financial adjustments refer to changes made to financial statements or records to correct errors, account for new information, or comply with accounting standards. Transparency in financial adjustments involves providing clear and comprehensive information about the nature, reasons, and impact of the adjustments. The Finance Division is committed to providing a high level of transparency with the adjustments made to budget line items and purchase orders. Budget and purchasing type adjustments do not require Council approval unless they create an authorization to spend above $75,000. Typically, budget adjustments are not considered authorizations to spend unless they add to the overall budget of the City or Department.

## Significant Budget Adjustments

### Reallocation of Budget

A budget adjustment of $1,000,000 was made from 064-9001-602.52-06 Heat, Lights & Utilities / Natural Gas to 064-9003-602.68-16 Purchase Power / Natural Gas to move budget back to the Power Purchases divsion for natural gas purchases for the peaking plant.

# Memorandum

**File #:** 26-232 **City Council**

DATE: Thursday, June 25, 2026 AGENDA: Consent
FROM: Chris Fredericksen, General Manager DEPARTMENT: Idaho Falls Power

**Title**
Idaho Falls Utility Board Minutes - May 2026

☐ Ordinance ☐ Resolution
☐ Quasi-Judicial Public Hearing ☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance ☒ Approval/Authorization/Ratification

**Action(s) Requested:**
Approve the Idaho Falls Power Board meeting minutes from May 6, 2026 (or take other action deemed appropriate).

**Description, Background Information, Purpose:**
The Idaho Open Meeting law requires the governing body of a public agency to record and make written minutes publicly available for all public meetings. These minutes comply with Idaho Code § 74-205.

# Idaho Falls Utility Board Meeting Minutes

680 Park Avenue
Idaho Falls, ID

**Wednesday, May 6, 2026** | **8:01 AM** | **City Council Chambers**

**General - Call to Order and Roll Call**

**Present:**
Mayor Lisa Burtenshaw (*via Teams at 7:57 - 10:54 am*)
Board Member John Radford (*absent from 9:15 - 10:05 am*)
Board Member Brandon Lee (*via Teams at 8:59 a.m.*)
Mayor Pro Tem Jim Francis
Board Member Jim Freeman
Board Member Kirk Larsen

**Absent:**
Board Member Michelle Ziel-Dingman

**Also Present:**
Stephen Boorman, Interim General Manager
Jacob Beck, Assistant City Attorney
Josh Roos, Chief Financial Officer (*via Teams 8:10 a.m.*)
Bo Campos, Power Supply Manager (*via Teams 8:10 a.m.*)
Alan Cunningham, Design Services and Warehouse Manager
Margaret Wimbourne, Chief of Staff (joined Teams at 7:57 a.m. then in person 9:01 a.m.)
Chris Fredericksen, General Manager
Chris Canfield, Public Works Interim Director
Linda Lundquist, Board Secretary

**Calendar, Announcements, Events, Reports, Updates, Questions and Discussion**

- Mayor Pro Tem Francis announced a ribbon-cutting ceremony at Heritage Park scheduled for noon.
- He asked whether the new derrick truck had been paid for in advance. Staff indicated that it had not been paid in advance.
- Idaho Falls Power Interim General Manager (IGM) Boorman provided an update on repairs to the peaking plant. The issue was traced to exhaust manifolds affected by thermal expansion. The proposed solution is to apply a higher torque specification during installation. The equipment remains under warranty.
- Construction of the City's new EV charging station is underway.
- The fishing pond pathway area will be temporarily closed for approximately one week while work is completed.
- The water treatment facility project will be Director Fredericksen's final contract for Public Works.

**IFP – Insurance: Generation Plant Insurance Renewal Review / Discussion**

- IGM Boorman provided an overview of the utility's insurance coverage. He reminded the Board that the policy does not cover general poles and wires, which is standard practice throughout the electric utility industry.
- Boorman noted that the most significant change in this year's coverage is the addition of the City's peaking plant to the insured assets.
- He also discussed business interruption coverage, which is designed to help protect the utility from financial losses resulting from covered events that disrupt operations.

**IFP – Customer: High-Density Electric Customers – Data Centers, AI**

- Staff reviewed slides outlining a proposed high-density rate class, which IGM Boorman explained would apply to a small number of customers—currently estimated at about half a dozen.
- The discussion focused on how to facilitate large-load development opportunities while protecting existing ratepayers from bearing the costs of new infrastructure.
- Mayor Pro Tem Francis asked whether accommodating a data center would require additional transmission capacity.
- IGM Boorman explained that a load of approximately 5 megawatts (MW) would not be a significant issue, but a 20 MW load could require major transmission upgrades. If transmission constraints arise, the City would need to coordinate with PacifiCorp, which could require a formal transmission study and a much longer construction timeline. Staff noted that expanded transmission infrastructure would substantially increase project timelines and costs.
- IGM Boorman briefly explained the basic electrical capacity equation as voltage multiplied by current, illustrating the constraints involved in serving large loads.
- Mayor Pro Tem Francis summarized his understanding that Idaho Falls currently lacks the capacity to serve a large new electrical load and would likely be unable to do so in the near term without significant transmission buildout.
- Mayor Pro Tem Francis sought clarification on next steps, emphasizing that:
    - The Mayor should lead business recruitment and development discussions.
    - Staff should focus on providing information about infrastructure improvements that would be required.
    - Analysis should be based on broader planning rather than a single development request.
    - GM Fredericksen noted that modeling can be performed across water, wastewater, and electric systems to better understand infrastructure impacts and capacity needs.
- Francis expressed concern about creating ordinances in response to a single applicant or project request, preferring that policy decisions be informed by comprehensive data and planning.
- Board Member Radford commented that there currently appears to be limited demand for large-scale data center development in Idaho Falls, particularly given the significant electric and water requirements. He noted that technological efficiencies may continue to improve over time.
- Board Member Radford added that companies such as Aalo and other small modular reactor (SMR) developers are interested in connecting to the City's electrical grid. He suggested it may make more sense to attract those power-generation projects first and then potentially develop data centers near the new power source.
- Mayor Burtenshaw noted that the airport currently does not have zoning specifically designed for SMR development, but highlighted that the City owns the airport property, providing flexibility for future planning and development opportunities.

**IFP – BPA: Bonneville Power Administration FY27 Spill Order Rate Increase**

- IGM Boorman reviewed anticipated rate increases from Bonneville Power Administration (BPA) that are tied to the expanded federal spill order on the Columbia and Snake River system. He outlined the

background of the Federal Spill Order and discussed its current impacts on hydroelectric generation and power costs.

- Board Member John Radford noted that fish population counts were a major factor behind the spill requirements and referenced past efforts by Congressman Mike Simpson to help preserve Idaho's access to approximately 5,000 acre-feet of water.
- IGM Boorman commented that estimates to remove dams in the region have been discussed in the range of $30 to $50 billion and noted that the broader conversation involves multiple water management considerations, including the role agricultural lands play in retaining and storing water.
- Board Member Freeman asked whether spill requirements have always existed.
- Staff confirmed that spill requirements are not new; however, the current federal order represents a significant expansion of previous spill operations, resulting in greater impacts on power generation and costs.

**IFP – Finance: Streetlight Utility**

- GM Fredericksen presented a proposal that continues Idaho Falls' long-standing tradition of funding public street lighting through the electric utility, similar to how the City historically used hydroelectric power revenues to support streetlights. He emphasized that street lighting is a core public safety service and that the costs associated with operating and maintaining the system are ongoing and continuing to increase. Staff proposes creating a new $1 monthly street lighting operation and maintenance fee.
- The proposed fee would:
    - Help cover the rising costs of maintaining the street lighting system.
    - Reduce financial pressure on the City's General Fund.
    - Reduce pressure on electric utility rates by providing a dedicated funding source.
- Mayor Pro Tem Francis clarified that the proposed fee would be administered through the electric utility structure.
- Staff confirmed that the proposal is intended to fund street lighting costs without increasing electric rates.

**IFP/IDA – General: INL Substation FAA Property Release**

- IGM Boorman reviewed a map showing a potential location for an INL-related substation.
- Staff also examined a broader Google map of the surrounding area to provide additional context for the site and nearby properties.
- During the discussion, GM Fredericksen and Board Member Radford noted that another challenge on the west side of the City involves property near the Sugar Mill area.
- GM Fredericksen explained that one objective of acquiring adjacent property was to avoid leaving small, disconnected parcels or "remnants" that could complicate future development and land management.
- Board Member Larsen asked whether the Federal Aviation Administration (FAA) generates revenue from the property or facilities involved. Staff confirmed that the FAA does receive revenue.

***Break: 10 minutes***

**PWD – Water: Water Conservation Discussion**

- Staff reported that during May they observed that water misuse concerns are often directed back to the City, despite the fact that municipal water operations differ significantly from agricultural irrigation practices.
- Staff emphasized the need to educate the community about current water conditions before the hottest part of the summer and explain what residents may see as reservoir levels decline.
- Board Member Larsen asked what types of public messaging are being considered.
- Staff responded that residents will likely notice reservoirs drawing down visually.
- Education efforts would focus on explaining what conditions may look like by August and why conservation is important.
- Board Member Larsen expressed appreciation for educational efforts that provide practical guidance, such as:
    - How much water to use.
    - When to water.
    - Recommended times of day for irrigation.
    - Encouraging more drought- and water-resistant landscaping in new subdivisions.
- Staff noted that the City's non-potable irrigation system is being expanded, although portions of the expansion are not expected to be operational for about another year.
- Mayor Pro Tem Francis asked whether public-facing tools could be developed to track and display community water usage.
    - GM Fredericksen said the City currently reports water usage volumetrically on an annual basis.
    - He suggested reporting conservation successes, such as reductions in monthly water usage, could be helpful.
- Board Member Freeman discussed the possibility of implementing watering schedules. He noted that public education and customer buy-in will take time and suggested beginning outreach efforts early.
- GM Fredericksen agreed that establishing public awareness and understanding of the issue is an important first step.
- Staff discussed whether there was consensus to move forward with modifications to conservation efforts.
- GM Fredericksen indicated additional guidance and feedback are expected from the Idaho Department of Water Resources, which is expected to complete an assessment in July.
- Board Member Larsen reiterated the importance of educating residents on water usage.
- Public Works Interim Director Canfield noted that at least one new subdivision is already operating under a mandatory watering schedule, which may provide useful experience and data.
- IGM Canfield also explained that:
    - Agricultural irrigation typically continues regardless of time of day because it is delivered through canal systems.
    - The City currently distributes annual conservation flyers and maintains water conservation information on its website.
    - Agreements are in place to ensure water deliveries continue to agricultural users.
- Staff reported that Jackson Lake is currently at or near its seasonal peak and could be drawn down to within approximately 1% of capacity as the irrigation season progresses.

- Board Member Freeman raised concerns about irrigation supplies for the municipal golf course and asked whether potable water might be required if supplies become constrained.
- GM Fredericksen responded that the City expects to have stored water available through August and is working to mitigate an anticipated shortfall of roughly 2,500 acre-feet.
- Mayor Pro Tem Francis suggested that tracking and publicly reporting peak water demand could be valuable.
- GM Fredericksen noted that the City remains well within its water rights limits and does not come close to exhausting its volumetric allocation. However, conservation provides a direct benefit to the utility by helping reduce peak demand, and staff indicated the system is beginning to approach peak-use challenges.

**PWD – Water: Water Curtailment Impact Discussion**

- GM Fredericksen reviewed the percentage of utility expenditures dedicated to personnel costs in the current budget:
    - Water Utility: 54% of expenditures
    - Sanitation Utility: 57% of expenditures
    - Wastewater Utility: 51% of expenditures
- GM Fredericksen noted that transitioning to a metered water system is expected to generate additional revenue for the utility.
- Staff indicated that the utility is currently spending more money than it is taking in, highlighting the need to address long-term financial sustainability.

**PWD – Finance: FY27/CIP/Budget/Rate Review and Discussion**

Proposed Budget Overview

- Staff presented a proposed utility budget with an overall increase of 10.8%.
- Discussion included how growth and new development affect utility revenues and infrastructure demands.
- Staff noted that impacts vary by housing type:
    - Single-family homes on larger lots generally require more landscaping and water use.
    - Higher-density residential developments, including apartments and smaller lots, place less demand on the water system.
    - Higher-density development can help improve system efficiency and reduce overall water demand.
- Staff noted that water system peak usage occurs around 2:00 a.m., and managing peak demand helps maximize existing capacity.

Sanitation and Rural Service

- Staff discussed the higher cost of providing rural garbage collection, where service routes involve more miles traveled per customer.
- GM Fredericksen emphasized that major capital expenditures are largely being driven by wastewater treatment facility needs.

Proposed Utility Rate and Fee Changes

- Water Utility - Proposed 5% increase to all monthly water rates.
- Sanitation Utility
    - No proposed increase to regular sanitation rates.
    - Proposed new fees:
        - Bulk item pickup: $30 per item.
        - 6-yard container service: $75.20 per month plus $29.20 per weekly pickup.

Regional Waste and Composting Discussion

- Mayor Burtenshaw noted that county officials face significant infrastructure challenges and may need substantial future investments in their waste management systems.
- GM Fredericksen explained that the county's Hatch Pit landfill is running out of capacity and a replacement site has not yet been identified.
- Potential future solutions discussed included:
    - Partnerships involving the Idaho Transportation Department (ITD).
    - Dewatering sludge for composting.
    - Expanded regional composting operations.
- Board Member Larsen asked about handling yard waste, branches, and similar materials.
- GM Fredericksen said staff are arranging tours of composting facilities at other utilities and believes a countywide or regional composting system could be substantially more cost-effective.
- Staff noted that Idaho Falls currently maintains very competitive sanitation rates.

Capital Improvement Program (CIP)

Administration Building

- Proposed $2.9 million project for a new administration building serving Streets and Sanitation operations.
- Staff noted that the property for the facility has already been purchased by the Water Division.

Stormwater Projects

- Staff reviewed planned stormwater capital projects

Water Projects

- Water capital projects total just over $20 million
- GM Fredericksen noted that several projects may be delayed because of material delivery timelines.
- Some pre-purchased materials may not be received during the current budget year and therefore may not be reflected in this budget cycle.

Well No. 7 Discussion

- Mayor Pro Tem Francis asked about the status of Well No. 7.
- GM Fredericksen explained that:
    - The well has significant sand production issues.
    - It is currently the City's lowest-producing well.
    - The well is located north of First Street between 25th Street and Woodruff Avenue on a residential lot.
    - Staff plans to abandon the well.

Water Conservation Discussion

- Board Member Radford asked whether encouraging residents to water every other day would benefit the system.
- GM Fredericksen responded that public education could significantly help reduce demand and allow residents to make more informed water-use decisions.

Personnel Costs

- The budget summary includes a 5% placeholder for wages and employee benefits while staff continue working with Human Resources on compensation planning.

**IFP – Finance: FY27/CIP/Budget/Rate Review and Discussion**

Overall Utility Trends

- IGM Boorman reviewed major budget themes and operational trends.
- Inflation pressures on materials and Bonneville Power Administration (BPA) power purchases.
- The utility is adding approximately:
  - 125 new utility accounts per month.
  - 100 new fiber accounts per month.
- Wages and benefits increased approximately 9%, driven by:
  - Addition of four new full-time employees (FTEs).
  - Integration of GIS operations into Idaho Falls Power. (GIS responsibilities were transferred to Idaho Falls Power)
- Traffic signal payroll and related capital costs were moved to the Public Works Department budget.

Peaking Plant Impacts

- Construction of the peaking plant has been completed.
- Capital costs are declining now that construction is finished.
- Bond drawdowns for construction have been completed.
- The plant is expected to reduce power supply costs by providing additional local generation.
- Annual expenditures increase due to ongoing bond repayment obligations.

Grants and Transfers

- Significant construction activity is underway due to multiple grant-funded projects, including:
  - EV charging infrastructure.
  - Downtown alley improvements.
  - South Tourist Park improvements.
- Fiber utility loan repayments to the Power Fund continue.
- Internal transfers increased approximately 23% from the prior year.
  - Staff explained that transfer calculations were revised using a methodology developed jointly among departments and based on year-over-year costs.

Traffic Signal Operations

- GM Fredericksen noted the City is expanding traffic signal operations and may begin maintaining signals in Ammon and Bonneville County under contract. He explained that the City has the expertise to provide those services and be compensated for them.
- Board Member Larsen asked whether additional staffing would be required.
- GM Fredericksen responded that additional positions and backfilling will likely be necessary.

Electric Vehicle Charging Stations

- Staff noted EV charging operating income will go toward O&M and future replacement costs.
- The City is now effectively participating in both electricity sales and transportation fuel markets.

Power Supply and Generation Planning

- Approximately half of the Power Fund budget is dedicated to power supply costs.
- Staff reviewed ongoing generation studies through Utah Associated Municipal Power Systems.
- Long-lead equipment procurement has become increasingly important.
- Growth in data centers nationwide is creating supply chain challenges for major electrical equipment, particularly large transformers.

Budget Allocation and Traffic Control Center

- Mayor Pro Tem Francis asked questions regarding reallocation of pilot program and budget expenses.
- Staff explained budget shifts involving transfers to Parks, GIS restructuring and traffic operations restructuring.
- GM Fredericksen noted plans to establish a Traffic Control Center within the proposed new administration building.

Capital Improvement Program (CIP)

Generation and Hydro Projects

- Staff reviewed capital projects
- Construction of an Upper Plant cofferdam is expected to begin in late fall. It was noted that Federal permitting through Federal Energy Regulatory Commission (FERC) has contributed to project delays.
- Additional work includes City plant rebuild projects and Hydro facility improvements.

Transmission and Distribution Projects

- Planned transmission and distribution projects include:
  - Sugar Mill to Hatch reconductoring.
  - Upgrades to the KV-46 transmission line.
  - Pole replacements of poles dated to the 1960s.
- Board Member Freeman asked about the 65th South Loop project.
- Staff indicated it remains on the long-range plan, likely around 2028.
- Portions of the project will require:
  - Relocating poles approximately 30–40 feet north.
  - Obtaining new easements in some locations.
- Construction is expected to proceed incrementally, approximately one mile at a time.

Undergrounding Power Lines

- Board Member Freeman asked about undergrounding transmission lines.
- Staff provided estimated costs:
  - KV-46 undergrounding: approximately $4 million per mile.
  - 161-kV undergrounding: approximately $7 million per mile.
  - Comparable overhead construction: approximately $1 million per mile.

Distribution System Investments

- Idaho Falls Power continues to make annual investments in distribution infrastructure.

- Distribution capital spending is slightly lower than the previous year but remains a major ongoing priority.

Downtown Alley Improvements

- Board Member Radford asked about a budgeted video production cost.
- Staff also provided an update on downtown alley reconstruction projects.
- GM Fredericksen said the improvements have worked well for sanitation operations.
- Mayor Pro Tem Francis noted that downtown development stakeholders have expressed appreciation for the alley improvements.

Annual Capital Program Items

Recurring annual capital investments include electric line extensions, fiber network expansion to support continued growth, riprap improvements at hydroelectric facilities, backyard electrical system rebuilds, and meter replacement and modernization programs.

Budget Changes from Prior Year

- Staff noted that compared with 2024, the budget now reflects only one generation budget, simplifying the presentation of generation-related expenditures.
- Budget changes also include adjustments related to the Greenbelt maintenance agreement with Parks and Recreation.

Final Summary

- The budget reflects continued customer growth, increasing infrastructure demands, inflationary pressures, expanded utility operations, and major long-term investments in power, fiber, traffic systems, and electric infrastructure while maintaining focus on reliability and future capacity needs.

**General:** Standing Reports as Needed

Boorman reviewed safety, fiber slides.

There being no further business, the meeting was adjourned at 11:06 a.m.

/s/ Linda Lundquist

Linda Lundquist, BOARD SECRETARY

/s/ Jim Francis

Jim Francis, MAYOR PRO TEM

# Memorandum

**File #:** 26-236 **City Council**

DATE: Tuesday, June 30, 2026 AGENDA: Consent
FROM: Chris Canfield, Public Works Director DEPARTMENT: Public Works

**Title**
Bid Award - Idaho Canal Path; Sunnyside Road to 49th South

☐ Ordinance ☐ Resolution
☐ Quasi-Judicial Public Hearing ☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance ☒ Approval/Authorization/Ratification

**Action(s) Requested:**
Approve the plans and specifications; award to the lowest responsive, responsible bidder, Suncore Construction & Material, Inc., in the amount of $205,010.00; 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, June 30, 2026, bids were received and opened for the Idaho Canal Path; Sunnyside to 49th S. The tabulation of bid results is attached. The purpose of the proposed bid award is to extend the walking path along the Idaho Canal from South of Sunnyside to the Storm pone in the neighborhood towards 49th South.

This is a Federal Aid Carbon Reduction Funds program project with a 93.66% match reimbursement coordinated with the Idaho Falls Parks Department.

**This item has been reviewed by the City's Legal, Public Works, and Municipal Services Departments.**

26-236

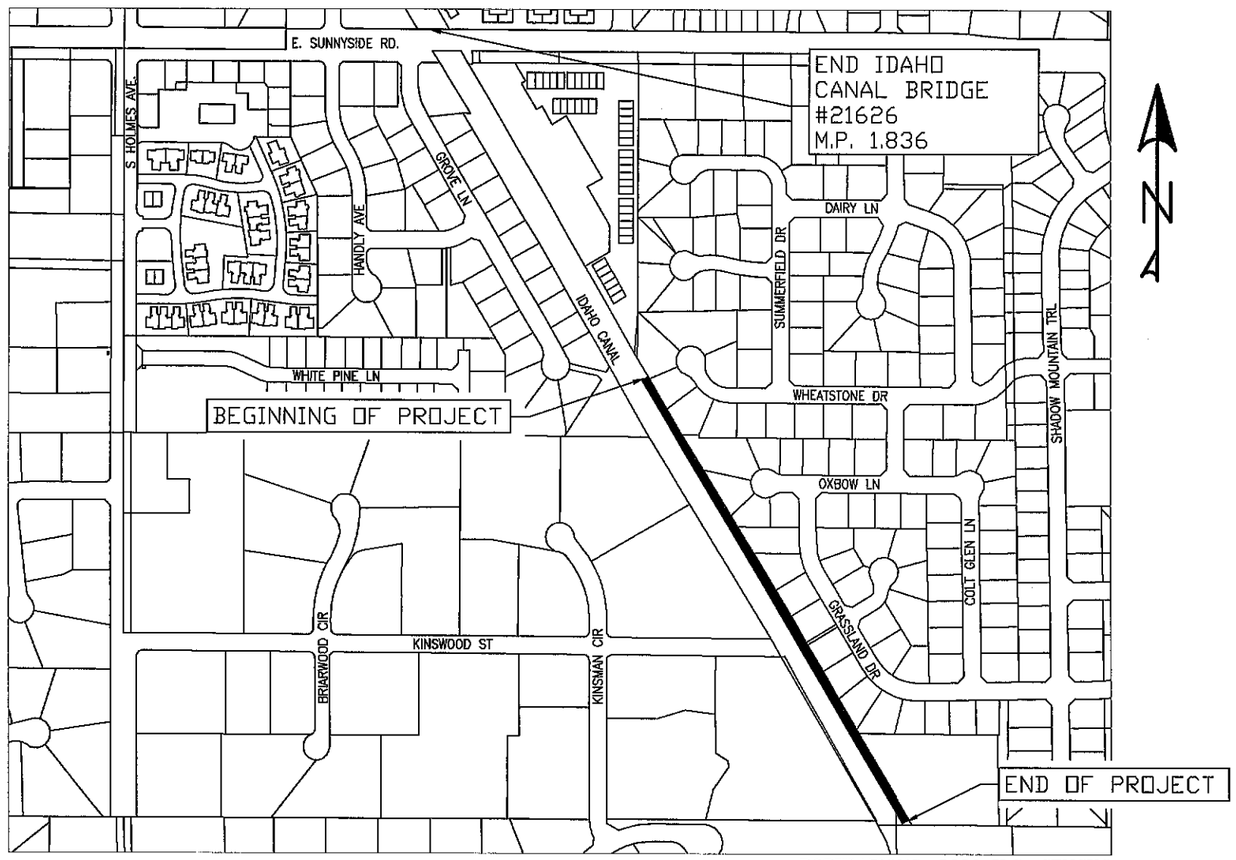
| INDEX OF SHEETS | |
|---|---|
| SHEET NO. | DESCRIPTION |
| 1 | TITLE SHEET |
| 2 | PROJECT CLEARANCE SUMMARY |
| 3 | ROADWAY SUMMARY |
| 4 | PIPE SUMMARY |
| 5 | TYPICAL SECTIONS AND NOTES |
| 6-7 | PLAN |
| 601-1 | PIPE & CONDUIT INSTALLATION |
| 608-2 | CONCRETE APRON FOR PIPE CULVERTS |
| 610-1 | FENCES |

# IDAHO
# TRANSPORTATION DEPARTMENT

## PLAN AND PROFILE OF PROPOSED

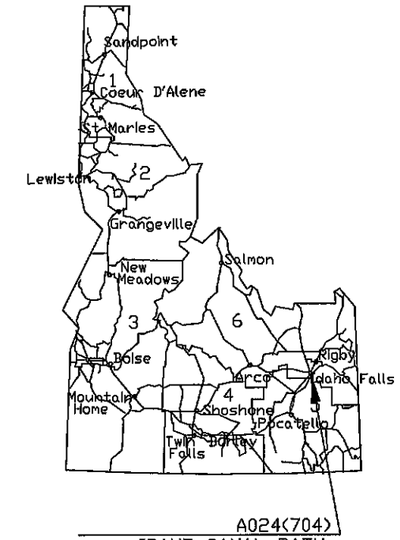
# IDAHO CANAL PATH; SUNNYSIDE TO 49TH S, IDAHO FALLS

## FEDERAL AID PROJECT NO. A024(704)
## KEY NO. 24704
## BONNEVILLE COUNTY
**MAY 2026**




VICINITY MAP

POPULATIONS: 2000 U.S. CENSUS




A024(704)
IDAHO CANAL PATH;
SUNNYSIDE TO 49TH S,
IDAHO FALLS

| REVISIONS | | | |
|---|---|---|---|
| NO. | DATE | BY | DESCRIPTION |
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|---|---|---|
| DESIGNED M. ESCAJEDA | SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY | IDAHO TRANSPORTATION DEPARTMENT |
| DESIGN CHECKED C. WILKINS | | |
| DETAILED M. ESCAJEDA | CADD FILE NAME Titlepage | |
| DRAWING CHECKED C. WILKINS | DRAWING DATE: MAY 2026 | CITY OF IDAHO FALLS |

| PROJECT NO. | TITLE SHEET | English |
|---|---|---|
| A024(704) | IDAHO CANAL PATH; SUNNYSIDE TO 49TH S, IDAHO FALLS | COUNTY BONNEVILLE<br>KEY NUMBER 24704<br>SHEET 1 OF 7 |

Approved for Advertising

Date Approved

# City of Idaho Falls

**Engineering Division**
**Engineer's Estimate**

***Project:*** Idaho Canal Path; Sunnyside to 49th S (Key No. 24704) ***Number:*** ----PRK-2025-10
***Submitted:*** Jon Knowles, P.E. ***Date:*** June 30, 2026

| Reference Number | Description | Estimated Quantity | Unit | Engineer's Estimate | | Suncore Construction & Materials, Inc | | Knife River Corporation | | Alpine Construction Management, LLC | | B Squared Legacy GC LLC | | HK Contractors, Inc | | JM Concrete, Inc | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | Unit Price | Total Amount | Unit Price | Total Amount | Unit Price | Total Amount | Unit Price | Total Amount | Unit Price | Total Amount | Unit Price | Total Amount | Unit Price | Total Amount |
| 201-010A | CLEARING AND GRUBBING | 1 | LS | $10,000.00 | $10,000.00 | $26,575.00 | $26,575.00 | $10,400.00 | $10,400.00 | $25,000.00 | $25,000.00 | $82,000.00 | $82,000.00 | $41,500.00 | $41,500.00 | $20,000.00 | $20,000.00 |
| 202-005A | SELECTIVE REMOVAL OF TREES, INCLUDING STUMPS | 11 | EACH | $1,100.00 | $12,100.00 | $1,840.00 | $20,240.00 | $1,050.00 | $11,550.00 | $2,750.00 | $30,250.00 | $3,000.00 | $33,000.00 | $5,535.00 | $60,885.00 | $1,500.00 | $16,500.00 |
| 210-005A | STRUCTURE EXCAVATION SCHEDULE NO. 1 | 24 | CY | $75.00 | $1,800.00 | $68.00 | $1,632.00 | $110.00 | $2,640.00 | $730.00 | $17,520.00 | $135.00 | $3,240.00 | $335.00 | $8,040.00 | $30.00 | $720.00 |
| 210-015A | COMPACTING BACKFILL | 24 | CY | $80.00 | $1,920.00 | $105.00 | $2,520.00 | $165.00 | $3,960.00 | $730.02 | $17,520.48 | $200.00 | $4,800.00 | $415.00 | $9,960.00 | $30.00 | $720.00 |
| 212-011A | FIBER WATTLE | 3852 | FT | $3.50 | $13,482.00 | $2.05 | $7,896.60 | $2.80 | $10,785.60 | $2.00 | $7,704.00 | $6.00 | $23,112.00 | $4.00 | $15,408.00 | $5.00 | $19,260.00 |
| 212-105A | WATER AND POLLUTION | 3000 | CA | $1.00 | $3,000.00 | $1.00 | $3,000.00 | $1.00 | $3,000.00 | $1.00 | $3,000.00 | $1.00 | $3,000.00 | $1.00 | $3,000.00 | $1.00 | $3,000.00 |
| 251-005A | MIGRATORY BIRD TREATY ACT COMPLIANCE | 3000 | CA | $1.00 | $3,000.00 | $1.00 | $3,000.00 | $1.00 | $3,000.00 | $1.00 | $3,000.00 | $1.00 | $3,000.00 | $1.00 | $3,000.00 | $1.00 | $3,000.00 |
| 602-035A | 18" PIPE CULVERT | 59 | FT | $125.00 | $7,375.00 | $180.00 | $10,620.00 | $190.00 | $11,210.00 | $304.00 | $17,936.00 | $210.00 | $12,390.00 | $310.00 | $18,290.00 | $100.00 | $5,900.00 |
| 608-035A | 18" APRON FOR PIPE | 5 | EACH | $1,000.00 | $5,000.00 | $565.00 | $2,825.00 | $1,070.00 | $5,350.00 | $1,000.00 | $5,000.00 | $760.00 | $3,800.00 | $1,485.00 | $7,425.00 | $1,000.00 | $5,000.00 |
| 610-035A | FENCE TYPE 4 (4' TALL) | 190 | FT | $90.00 | $17,100.00 | $55.00 | $10,450.00 | $98.00 | $18,620.00 | $52.63 | $9,999.70 | $100.00 | $19,000.00 | $136.00 | $25,840.00 | $75.00 | $14,250.00 |
| S900-05A | CONTINGENCY AMOUNT - MISC WORK | 5000 | CA | $1.00 | $5,000.00 | $1.00 | $5,000.00 | $1.00 | $5,000.00 | $1.00 | $5,000.00 | $1.00 | $5,000.00 | $1.00 | $5,000.00 | $1.00 | $5,000.00 |
| S904-05A | SP LANDSCAPE AND IRRIGATION REPAIR | 1 | LS | $15,000.00 | $15,000.00 | $9,900.00 | $9,900.00 | $17,000.00 | $17,000.00 | $10,000.00 | $10,000.00 | $21,000.00 | $21,000.00 | $42,450.00 | $42,450.00 | $10,200.00 | $10,200.00 |
| S911-05A | SP PATHWAY | 1936 | LF | $85.00 | $164,560.00 | $36.00 | $69,696.00 | $51.00 | $98,736.00 | $26.00 | $50,336.00 | $55.00 | $106,480.00 | $72.00 | $139,392.00 | $88.00 | $170,368.00 |
| Z629-05A | MOBILIZATION | 1 | LS | $38,900.55 | $38,900.55 | $31,655.40 | $31,655.40 | $49,000.00 | $49,000.00 | $50,000.00 | $50,000.00 | $47,778.00 | $47,778.00 | $27,000.00 | $27,000.00 | $225,400.00 | $225,400.00 |
| | **TOTAL** | | | | **$298,237.55** | | $205,010.00 | | $250,251.60 | | $252,266.18 | | $367,600.00 | | $407,190.00 | | $499,318.00 |

SAM.GOV

# SUNCORE CONSTRUCTION AND MATERIALS, INC.

| Unique Entity ID | CAGE / NCAGE | Purpose of Registration |
|---|---|---|
| **Q8RNY8VA6JL5** | **3W5Z5** | **All Awards** |
| Registration Status | Expiration Date | |
| **Active Registration** | **Jun 8, 2027** | |
| Physical Address | Mailing Address | |
| **3468 N 1150 W**<br>**Spanish Fork, Utah 84660-6361**<br>**United States** | **3468 N 1150 W**<br>**Spanish Fork, Utah 84660-6361**<br>**United States** | |

## Business Information

| Doing Business as | Division Name | Division Number |
|---|---|---|
| **(blank)** | **Construction** | **(blank)** |
| Congressional District | State / Country of Incorporation | URL |
| **Utah 04** | **Utah / United States** | **Suncore.Build** |

### Registration Dates

| Activation Date | Submission Date | Initial Registration Date |
|---|---|---|
| **Jun 10, 2026** | **Jun 8, 2026** | **Jun 15, 2004** |

### Entity Dates

| Entity Start Date | Fiscal Year End Close Date |
|---|---|
| **May 17, 1996** | **Dec 31** |

### Immediate Owner

| CAGE | Legal Business Name |
|---|---|
| **(blank)** | **(blank)** |

### Highest Level Owner

| CAGE | Legal Business Name |
|---|---|
| **(blank)** | **(blank)** |

### Executive Compensation

**Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.**

### Proceedings Questions

**Registrants in the System for Award Management (SAM.gov) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2. C.F.R. 200 Appendix XII. Their responses are displayed in the responsibility/qualification section of SAM.gov. Maintaining an active registration in SAM.gov demonstrates the registrant responded to the proceedings questions.**

## Exclusion Summary

Active Exclusions Records?

**No**

## SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

**Yes**

## Entity Types

### Business Types

| Entity Structure | Entity Type | Organization Factors |
|---|---|---|
| **Corporate Entity (Not Tax Exempt)** | **Business or Organization** | **Manufacturer of Goods** |
| Profit Structure | | |
| **For Profit Organization** | | |

**Socio-Economic Types**

**Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.**

## Financial Information

| Accepts Credit Card Payments | Debt Subject To Offset |
|---|---|
| **Yes** | **Yes** |

| EFT Indicator | CAGE Code |
|---|---|
| **0000** | **3W5Z5** |

## Points of Contact

### Electronic Business

**Mark Elder, President**

**3468 N 1150 W**
**Spanish Fork, Utah 84660**
**United States**

### Government Business

**Scott Okelberry, COO**

**730 N 1500 W**
**Orem, Utah 84057**
**United States**

## Service Classifications

**NAICS Codes**

| Primary | NAICS Codes | NAICS Title |
|---|---|---|
| **Yes** | **238910** | **Site Preparation Contractors** |
| | **212312** | **Crushed And Broken Limestone Mining And Quarrying** |
| | **212319** | **Other Crushed And Broken Stone Mining And Quarrying** |
| | **221320** | **Sewage Treatment Facilities** |
| | **237110** | **Water And Sewer Line And Related Structures Construction** |
| | **237210** | **Land Subdivision** |
| | **237310** | **Highway, Street, And Bridge Construction** |
| | **237990** | **Other Heavy And Civil Engineering Construction** |
| | **423320** | **Brick, Stone, And Related Construction Material Merchant Wholesalers** |

## Disaster Response

This entity does not appear in the disaster response registry.

# Memorandum

**File #:** 26-238 **City Council**

DATE: Thursday, July 9, 2026 AGENDA: Consent
FROM: Ian Turner, Airport Director DEPARTMENT: Airport

**Title**
Commercial Ground Lease and Agreement with Pacific Fighters, Inc.

☐ Ordinance ☐ Resolution
☐ Quasi-Judicial Public Hearing ☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance ☒ Approval/Authorization/Ratification

**Action(s) Requested:**
Approve the Commercial Ground Lease and Agreement with Pacific Fighters, Inc., and authorize the Mayor and City Clerk to sign the necessary documents (or take other action deemed appropriate).

**Description, Background Information, Purpose:**
Pacific Fighters Inc. has been a tenant at the Idaho Falls Regional Airport since 1996, and its two existing leases expire this year. The company has expressed its desire to remain a tenant of the airport and expand its facilities. Airport staff have negotiated the attached commercial lease agreement with Pacific Fighters Inc. The proposed agreement takes into consideration the 2025 Idaho Falls Regional Airport Master Plan and accommodates Pacific Fighters Inc.'s request. The lease rate is based on the current airport lease rate and will generate $28,293.09 in the first year. In exchange for a twenty-year lease, with two optional five-year extensions, Pacific Fighters Inc. has agreed to invest no less than $400,000 in facilities and infrastructure.

**This item has been reviewed by the City's Legal & Municipal Services Departments.**

**COMMERCIAL GROUND LEASE AND AGREEMENT**

THIS COMMERCIAL GROUND LEASE AND AGREEMENT (hereafter "AGREEMENT") is entered into this 9th day of _July_ 2026, by and between the City of Idaho Falls, Idaho, an Idaho municipal corporation, whose address is 308 Constitution Way, Idaho Falls, Idaho, 83402 (hereafter "CITY"), acting through its operating department of the Idaho Falls Regional Airport (hereafter "AIRPORT"), and Pacific Fighters, Inc. (hereafter "LESSEE"), an Idaho corporation, whose address is 2013 Foote Drive, Idaho Falls, Idaho, 83402.

WHEREAS, CITY and LESSEE entered into an Airport Lease Agreement dated August 22, 1996, for a portion of Airport property; and

WHEREAS, CITY and LESSEE entered into an Airport Lease Agreement dated August 23, 2001, for a portion of Airport property; and

WHEREAS, both the August 22, 1996, agreement and the August 23, 2001, agreement are nearing the end of the respective terms; and

WHEREAS, LESSEE desires to make improvements to the leased area and substantially invest in the Airport as part of LESSEE's ongoing operation; and

WHEREAS, CITY desires to maintain LESSEE's presence upon the Airport; and

WHEREAS, both LESSEE and CITY engaged in negotiations to enter into this AGREEMENT to accomplish the mutual goals outlined herein; and

WHEREAS, LESSEE acknowledges upon the COMMENCEMENT DATE outlined within this agreement that LESSEE shall release its leasehold interest under the August 22, 1996, agreement and the August 23, 2001, agreement and both shall become null and void.

NOW, THEREFORE, CITY and LESSEE do hereby, in consideration of the mutual covenants, conditions, and obligations contained herein, agree as follows:

1. LEASED PREMISES
    a. Subject to the full and faithful performance of the terms, conditions, and covenants contained herein, the CITY hereby leases to LESSEE approximately one and eighty-four hundredths (1.84) acres ("LEASED PREMISES"), further identified and legally described within the following exhibits to this AGREEMENT:
        i. Lease Area 1 containing 38,332.8 square feet of unimproved ground and legally described in Exhibit A-1.

ii. Lease Area 2 containing 41,817.6 square feet of ground including a building with office space, hangar space, and other associated improvements, and legally described in Exhibit A-2.

iii. Exhibit A-3 visually depicts the LEASED PREMISES.

2. RENT AND PAYMENT

a. LESSEE shall pay rent to CITY for lease of the LEASED PREMISES and for the right to operate its business activity as outlined within this AGREEMENT in the amount of twenty-eight thousand nine hundred ninety-three dollars and nine cents ($28,293.09) annually.

i. Rent for each subsequent annual period of October 1 to September 30 shall be adjusted as indicated in Section 2(c), below.

b. LESSEE shall pay an infrastructure fee of not applicable (N/A) per square foot per-annum of the LEASED PREMISES described in 2.a., above, to reimburse CITY for the construction of water, power, sewer, and other improvements which LESSEE has the use and benefit of, and for construction and ongoing maintenance of taxi lanes serving LESSEE hangars.

c. On September 1, 2027, and annually thereafter (each, a "Rent Increase Date"), rent as outlined in Section 2(a), above, and the infrastructure fee outlined in 2(b), above, shall be adjusted by the United States Consumer Price Index – All Urban Consumers (CPI-U), as determined by the United States Department of Labor, Bureau of Labor Statistics. On the first Rent Increase Date, the CPI-U figure for July 2026 shall serve as the denominator and the CPI-U for July 2027 shall serve as the numerator of a fraction that, when multiplied by the then existing rent shall result in the new rent. For each subsequent Rent Increase Date, the respective CPI-U figures shall be advanced one year. The rent adjustment equation articulated in mathematical terms shall be:

i. (CPI-U for July of year of current Rent Increase Date/CPI-U July 2026 *or* July of year of prior Rent Increase Date) X Current Rent Rate = New Rent Rate

d. Payment toward rent shall be due and payable in advance on or before October 1st for rent outlined in Section (2)(a). LESSEE shall be subject to a late payment penalty of $30.00 per day for every day payment is late.

3. RENT ADJUSTMENT
    a. CITY and LESSEE agree that no other rent adjustment shall be made during the course of this Agreement other than what is described within Section 2 – RENT AND PAYMENT.
4. TERM
    a. The term of this AGREEMENT shall commence on October 1, 2026, (hereinafter, "COMMENCEMENT DATE") and expire on September 30, 2046 (hereinafter, "EXPIRATION DATE").
    b. The term of this AGREEMENT may be extended two (2) times at the discretion of LESSEE but only as long as LESSEE is not in default of this AGREEMENT at the time the extension is exercised. The first extension shall be from October 1, 2046, to September 30, 2051. The second extension shall be from October 1, 2051, to September 30, 2056. Said extension request(s) must be made in writing by LESSEE to CITY no more than one (1) year in advance of the EXPIRATION DATE or any extended EXPIRATION DATE and no less than 60 days prior to the EXPIRATION DATE, or extended EXPIRATION date, as the case may be. Any extended term of this AGREEMENT shall be under the same terms and conditions of the initial term.
5. IMPROVEMENTS
    a. In consideration of the terms provided for in this AGREEMENT, LESSEE commits to perform the following:
        i. Constructing a hangar building with necessary appurtenant elements on the vacant land on Lease Area 1.
        ii. Sufficient fencing, grading, and pavement infrastructure to facilitate all contemplated improvements. Said improvements shall meet all local and state requirements including sufficiently shielding any stored parts, equipment, or shelter that is placed from the view of the public.
        iii. The total sum expensed on all improvements shall total no less than four hundred thousand dollars ($400,000).
        iv. Improvements shall be completed no later than October 1, 2029.
    b. In consideration of the terms provided for in this AGREEMENT, CITY commits to perform the following:
        i. No improvements are required.
    c. Nothing herein shall prevent CITY from causing to be performed any improvements required for the overall operation and development of the AIRPORT in accordance with applicable regulations, standards, and assurances to the Federal Aviation Administration.

d. Any improvements to be made to or upon the LEASED PREMISES by LESSEE, and any subsequent alteration or additions to such improvements, now or in the future existing, shall be subject to the prior written approval of the Airport Director. Full and complete plans and specifications for all work, facilities, improvements and finishes, and the time required to complete the same shall be submitted to and receive the written approval of the Airport Director before any work or construction is commenced.

e. All improvements on the LEASED PREMISES, including any existing improvements on the Commencement Date, shall become property of the CITY at the expiration or earlier termination of this Agreement without compensation from the CITY to LESSEE. LESSEE hereby waives any claims against the CITY for possession of, or compensation for, any improvements to the LEASED PREMISES.

6. USE BY LESSEE

a. LESSEE must use the LEASED PREMISES to perform the following commercial operations:

i. Airframe and/or power plant repair and maintenance

ii. Sale, maintenance, and installation of aircraft parts, accessories, and equipment

iii. Painting of aircraft parts and components associated with airframe and/or power plan repair and maintenance as well as the painting required for the installation of parts, accessories, and equipment upon aircraft

iv. Aircraft familiarization flights related to the performance of LESSEE's rights granted under this lease to include orientation flights for LESSEE's customers

v. Aircraft storage

b. LESSEE may use the LEASED PREMISES to perform the following commercial operations:

i. Other commercial operations that comply with the Idaho Falls Regional Airport Minimum Standards for Commercial Aeronautical Activity and have been approved in writing by the Airport Director prior to the initiation of such commercial activity.

c. Use of Apron Areas and Public Parking Lot

i. LESSEE and its customers and sublessees may use the apron area, aircraft parking and tie-down areas, taxiways, aprons, and access ways in common with the general public and other lessees of the CITY, and may charge and collect reasonable fees for providing parking and

tie-down of aircraft services within the Licensed Area, at locations designated by the Airport Director.

ii. LESSEE and its customers and sublessees shall also have the right to use the public parking lots existing at the time of execution of this AGREEMENT for the purposes of providing parking of motor vehicles owned by LESSEE or its employees, customers, and invitees.

7. AIRPORT PRIVILEGES
   a. LESSEE is granted the privilege of using, in common with the public, all existing or future public aeronautical facilities at the AIRPORT, including but not limited to the landing area, its extensions, additions, roadways, runways, ramps, aprons, taxiways, public air navigation facilities, radio aids, beacons, control towers, signals, floodlights, landing lights, and all other conveniences now or hereafter provided for flying, landing, or taking off of aircraft, subject to such reasonable rules, regulations, charges, fees, or other costs which may be generally promulgated or established by CITY or its authorized agents, including the Airport Director; provided, however, that nothing herein shall be construed to grant an exclusive right to LESSEE, and CITY expressly retains the privilege of entering into other agreements which authorize any lawful use of such airport facilities upon such terms and conditions as may be determined by CITY.
8. REPAIR AND MAINTENANCE
   a. LESSEE shall, during the term of the AGREEMENT and at its own expense, repair and maintain in a good, safe, and substantial condition, all buildings and any improvements on the LEASED PREMISES except as otherwise provided in this section. LESSEE agrees to keep the LEASED PREMISES clear of any debris, trash, weeds, clutter, or other unattractive items of personal property.
   b. The CITY shall maintain, during the term of this AGREEMENT, the following improvements now existing or hereafter constructed by CITY and located on or adjacent to the LEASED PREMISES of LESSEE: asphalt and/or concrete aprons, parking aprons, taxiways, access roads, sidewalks, automobile parking areas, fences, gates, and municipal signs. The CITY shall, in a timely manner, remove snow and ice from all runways, taxiways, aprons, and all public access roads leading to but not otherwise located within the LEASED PREMISES.

9. UTILITIES
    a. LESSEE shall pay for utilities it uses on the LEASED PREMISES. The general apron area lighting shall be furnished and operated by the CITY. Monthly sewer, garbage, and electrical fees shall be as per standard ordinance of CITY.
    b. Should LESSEE desire alteration, extension, or improvement to any utility within the LEASED PREMISES, it shall be performed at the sole cost and expense of LESSEE.
10. WARRANTIES OF TITLE AND QUIET ENJOYMENT
    a. The CITY warrants that it has the full right and power to execute and perform this AGREEMENT and to grant the estate demised. The CITY warrants that LESSEE shall quietly have, hold, and enjoy the premises and all rights to the LEASED PREMISES as provided herein during the term of this AGREEMENT.
11. PROPERTY TAXES AND SPECIAL ASSESSMENT
    a. LESSEE shall pay all personal property taxes or special assessments levied against any buildings, hangars, or facilities constructed thereon by LESSEE during the term of this AGREEMENT.
12. INSURANCE AND INDEMNIFICATION
    a. Fire and Extended Coverage Insurance – LESSEE shall be responsible to maintain fire and extended coverage insurance for all buildings, fixtures, and improvements placed on the LEASED PREMISES by LESSEE during the term of this AGREEMENT.
    b. Public Liability Insurance Coverage – LESSEE shall maintain public liability and hangarkeepers insurance coverage, in amounts required by law or regulation, covering the LEASED PREMISES and LESSEE's activities during the term of this AGREEMENT with a reliable insurance company qualified to do business in Idaho. The limits of such policy shall not be less than $1,000,000.00 for injury or death of one person nor less than $3,000,000 per occurrence for property damage, or the amount of the monetary limits set forth in Idaho Tort Claims Act under Idaho Code § 6-926, whichever is greater. LESSEE shall furnish CITY with a certificate of insurance confirming coverage and showing CITY as an additional insured by endorsement and providing for thirty (30) days' advance notice to CITY of any cancellation. The amount of such limits shall, on each fifth anniversary of the date of this LEASE, be adjusted for inflation in accordance with the provisions of Section 2(c) of this AGREEMENT.
    c. Indemnification – LESSEE agrees to indemnify, defend, and hold CITY, its agents, officers, representatives, and employees harmless from any and all

costs, expenses, fees, penalties, liability or loss resulting from any claim or claims, of any kind or nature, arising directly or indirectly from the act or omission of LESSEE, its agents, servants, guests, employees, or invitees.

13. DESTRUCTION OF PREMISES
    a. In the event improvements on the LEASED PREMISES are damaged or destroyed by an act covered by LESSEE's insurance, required to be maintained under this AGREEMENT, LESSEE shall restore such improvements, as practicable, to as good a condition as they were in immediately prior to such destruction or damage. Such a rebuilding shall be at LESSEE's expense. LESSEE shall not be liable for rent during the period of restoration of any area that prohibits normal operations or functions. In the event improvements on the LEASED PREMISES are materially damaged or destroyed by any cause not covered by insurance required of LESSEE under this AGREEMENT, LESSEE may, at its option, immediately terminate this AGREEMENT upon written notice to the CITY.
14. WAIVER OF SUBROGATION
    a. LESSEE and CITY release the other from any claims for any loss or damage which is insured against to the extent of any recovery collectible under any such insurance.
15. LIENS
    a. LESSEE shall protect and hold CITY harmless of and from all liens, claims, and expenses resulting from improvements placed on the LEASED PREMISES by LESSEE and any act or omission of LESSEE.
16. WASTE
    a. LESSEE shall not allow waste, rubbish, or debris to unnecessarily remain upon the LEASED PREMISES and shall cause for its prompt and regular removal.
17. CONFORMITY TO LAW
    a. LESSEE agrees at all times herein to comply with all applicable rules, regulations, ordinances, statutes, or administrative laws of the City of Idaho Falls, the State of Idaho, the United States of America, or any agency or political subdivisions thereof having jurisdiction over the AIRPORT. LESSEE further agrees to comply with all rules and regulations generally promulgated by the Airport Director for the CITY pertaining to the use, operation, or maintenance of the AIRPORT.

18. ENVIRONMENTAL PROVISIONS

a. Notwithstanding any other provisions of this Agreement, and in addition to any and all other Agreement requirements, and any other covenants and warranties of LESSEE, LESSEE hereby expressly warrants, guarantees, and represents to CITY, upon which CITY expressly relies, that:

   i. LESSEE is knowledgeable regarding any and all Environmental Laws, without limitation, which govern or which in any way apply to the direct or indirect results and impacts to the environmental and natural resources due to, or in any way resulting from, the conduct by LESSEE of its operations pursuant to or upon the LEASED PREMISES. LESSEE agrees to keep informed of future changes in Environmental Laws relating to its operations on the LEASED PREMISES.

   ii. LESSEE agrees to comply with all Environmental Laws applicable to its operations on the LEASED PREMISES, and accepts full responsibility and liability for such compliance.

   iii. LESSEE shall, prior to commencement of any of LESSEE's operations pursuant to this AGREEMENT, secure any and all Environmental Permits, and properly make all necessary notifications, relating to its operations on the LEASED PREMISES, and properly make all necessary notifications as may be required by any and all Governmental Authorities having jurisdiction over parties or the subject matter hereof.

   iv. LESSEE, and all LESSEE Parties, have been fully and properly trained in the handling and storage of all such Hazardous Materials and other pollutants and contaminants applicable to its operations and responsibilities on the LEASED PREMISES; and such training complies with any and all Applicable Laws.

   v. LESSEE agrees that it will neither handle nor store any Hazardous Materials on the LEASED PREMISES in excess of those required to carry out its permitted uses at the LEASED PREMISES and that all such Hazardous Materials will be stored, used and disposed of in accordance with applicable law.

   vi. LESSEE shall provide City satisfactory documentary evidence of all such requisite legal permits and notifications as hereinabove required.

   vii. LESSEE agrees to cooperate with any investigation, audit, or inquiry by City or any Governmental Authority regarding possible violation of any

Environmental Law relating to its operations on the LEASED PREMISES or at the Airport.

b. If LESSEE is deemed to be a generator of hazardous waste, as defined by applicable law, LESSEE shall obtain an EPA identification number and the appropriate generator permit and shall comply with all Environmental Laws applicable to a generator of hazardous waste including, but not limited to, ensuring that the appropriate transportation and disposal of such materials are conducted in full compliance with Environmental Law.
c. LESSEE shall maintain an accurate inventory list (including quantities) of all such Hazardous Materials, whether stored, disposed of, or recycled, available at all times for inspection at any time on the LEASED PREMISES by City officials and also by Fire Department Officials or regulatory personnel having jurisdiction over the LEASED PREMISES, for implementation of proper storage, handling, and disposal procedures.
d. Notification of all activities relating to Hazardous Materials by LESSEE shall be provided on a timely basis to City or such other agencies as required by Applicable Law. LESSEE agrees that a twenty-four (24) hour emergency coordinator and phone number shall be furnished to City and to such applicable Governmental Authorities in case of any spill, leak, or other emergency situation involving Hazardous Materials. Designation of this emergency coordination may be required by Environmental Laws. LESSEE agrees to provide City copies of all permit application materials, permits, monitoring reports, environmental response plans, and regulated materials storage and disposal plans related to the LEASED PREMISES.
e. If City receives a notice from any Governmental Authority asserting a violation by LESSEE of LESSEE's covenants and agreements contained herein, or if City otherwise has reasonable grounds upon which to believe that such a violation has occurred, City shall have the right, but not the obligation, to contract, at LESSEE's sole cost and expense, for the services of persons ("Site Reviewers") to enter the LEASED PREMISES and perform environmental site assessments for the purpose of determining whether there exists any environmental condition that could result in any liability, cost or expense to City.
f. If LESSEE receives a Notice of Violation or similar enforcement action or notice of noncompliance, LESSEE shall provide a copy of same to City within twenty-four (24) hours of receipt by LESSEE or LESSEE's agent.
g. Within the last sixty (60) days of the Term or within sixty (60) days after earlier AGREEMENT termination, City shall have the right to have an environmental

inspection performed to determine the status of any Hazardous Materials, including, but not limited to asbestos, PCBs, PFAS, and urea formaldehyde, and radon gas existing on the LEASED PREMISES or whether any said substances have been generated, released, stored or deposited over, or then exist beneath or on the LEASED PREMISES from any source. LESSEE hereby expressly agrees to indemnify and hold City and each City Party harmless from and against any and all liability for fines and physical damage to property or injury or death to persons, including reasonable expense and attorney's fees, to the extent arising from or resulting out of, or in any way caused by, LESSEE's failure to comply with any and all applicable Environmental Laws. LESSEE understands that this indemnification is in addition to and is a supplement of LESSEE's indemnification set forth in other provisions of this Lease and LESSEE is in full understanding to the extent of this indemnification and hereby expressly acknowledges that it has received full and adequate consideration and that City would not execute this Lease without this indemnity. This provision of the lease shall survive termination of the Lease. With regard to any contamination caused by LESSEE, or arising by reason of LESSEE's use or occupancy of the LEASED PREMISES, including any use or occupancy that predates this Agreement, LESSEE shall immediately take such action as is necessary to clean up and remediate the LEASED PREMISES at its own expense in accordance with applicable Environmental Laws. The remediation must continue until the Governmental Authorities with jurisdiction have determined that no further action is necessary; it being understood and agreed that LESSEE shall be obligated to clean-up and remediate the LEASED PREMISES to achieve such standards or clean-up levels as are reasonably required by the City for properties at the Airport. If the City is unable to lease the LEASED PREMISES during the period of cleanup and remediation due to the environmental condition or cleanup work being performed, in addition to any other damages, LESSEE shall be responsible for payment of lost rent or lost use to the City. The firm(s) conducting the site inspection or the site cleanup work must be qualified and approved by the City, and such approval shall not be unreasonably withheld, and the methodology used by such firm shall be consistent with the then current engineering practices and methods required by the State of Idaho or the United States government and be acceptable to City. LESSEE understands and agrees that it is strictly liable for any environmental violation or harm, or any contamination to the soil or the water table under the LEASED PREMISES to the extent caused by LESSEE or

occurring by reason of LESSEE's use or occupancy of the LEASED PREMISES, including any use or occupancy that predates this Agreement. Said liability shall extend beyond the term of the Lease until the LEASED PREMISES are retested and determined to be free of contamination.

h. As used in this Section 18, the capitalized terms have the following meanings:

   i. Environmental Laws shall mean and include all Federal, State of Idaho and local statutes, ordinances, regulations and rules relating to environmental quality, health, safety, contamination and clean-up, as they currently exist or may exist in the future, including, without limitation, the Clean Air Act, 42 U.S.C. §7401 et seq.; the Clean Water Act, 33 U.S.C. §1251 et seq., the Water Quality Act of 1987; the Federal Insecticide, Fungicide, and Rodenticide Act ("FIFRA"), 7 U.S.C. §136 et seq.; the Marine Protection, Research, and Sanctuaries Act, 33 U.S.C. §1401 et seq.; the Noise Control Act, 42 U.S.C. §4901 et seq.; the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. §6901 et seq., as amended by the Hazardous and Solid Waste Amendments of 1984; the Safe Drinking Water Act, 42 U.S.C. §300f et seq.; the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. §9601 et seq., as amended by the Superfund Amendments and Reauthorization Act, and the Emergency Planning and Community Right to Know Act, and the Radon Gas and Indoor Air Quality Research Act; the Hazardous Material Transportation Act, 49 U.S.C. §9601 et seq.; the Toxic Substance Control Act ("TSCA"), 15 U.S.C. §2601 et seq.; the Atomic Energy Act, 42 U.S.C. §2011 et seq.; and the Nuclear Waste Policy Act of 1982, 42 U.S.C. §1010 et seq.; all State environmental protection, superlien and environmental clean-up statutes, with implementing regulations and guidelines, including but not limited to the Idaho Environmental Protection and Health Act of 1972 ("IEPHA", Title 39, Chapter 1, Idaho Code), the Idaho Hazardous Waste Management Act of 1983 ("IHWMA", Title 39, Chapter 44, Idaho Code), and all local laws, regulations and ordinances insofar as they are equivalent or similar to the Federal laws recited above or purport to regulate Hazardous Materials, and judicial precedent of each of the foregoing.

   ii. Environmental Permits means any and all permits, licenses, approvals, authorizations, consents, or registrations required by applicable Environmental Laws, whether federal, state, or local,

which pertain to the production, use, treatment, generation, transportation, processing, handling, disposal, or storage of Hazardous Materials.

iii. Governmental Authority means any Federal, State, county, municipal or other governmental entity (including the City in its governmental capacity), or any subdivision thereof, with authority over the Airport or aeronautical operations at or with respect to the Airport.

iv. Hazardous Materials means (1) any substance the presence of which requires or subsequently require notification, investigation or remediation under any Environmental Law; or (2) any substance that is or becomes defined as a "hazardous waste", "hazardous material", "hazardous substance", "pollutant", or "contaminant" under any Environmental Law, including, without limitation, CERCLA, RCRA, and the associated regulations; or (3) any substance that is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is or becomes regulated by any applicable Environmental Law; or (4) any substance that contains gasoline, diesel fuel, oil, or other petroleum hydrocarbons or volatile organic compounds; or (5) any substance that contains polychlorinated biphenyls ("PCBs"), per- and polyfluoroalkyl substances (PFAS), asbestos or urea formaldehyde foam insulation; or (6) any substance that contains or emits radioactive particles, waves, or materials, including, without limitation, radon gas.

19. INSPECTION

a. The CITY may inspect the LEASED PREMISES, to include all buildings located thereon, at reasonable times. Prior to making such inspections, the CITY will provide advance informal notice to LESSEE's management that an inspection is to be conducted by the CITY.

20. EARLY TERMINATION

a. LESSEE may, in its sole discretion, terminate this AGREEMENT prior to the expiration of the initial term or any extended term by granting CITY at least sixty (60) days prior notice. Such early termination may only be made if LESSEE is in full and absolute compliance with all terms and conditions of the AGREEMENT at the time early termination is exercised, the determination of which shall be in the CITY's reasonable discretion.

21. SURRENDER OF POSSESSION

a. LESSEE shall, on the last day of the term of this AGREEMENT, or on earlier termination and forfeiture of the AGREEMENT, peacefully and quietly

surrender and deliver the LEASED PREMISES to the CITY free of subtenancies. Any trade fixtures remaining on the LEASED PREMISES after possession is surrendered shall be deemed abandoned and become the property of the CITY without any payment or offset thereof. LESSEE further agrees that any buildings or permanent improvements constructed on the LEASED PREMISES shall, upon termination thereof, become the property of the CITY.

22. HOLDING OVER
    a. LESSEE shall not hold over. If LESSEE holds over, CITY and LESSEE agree that LESSEE will be only a tenant at will of the CITY.
23. ASSIGNMENT, MORTGAGE, OR SUBLEASE
    a. LESSEE shall not assign, sublease, subcontract, mortgage, or encumber this AGREEMENT and any or all of the obligations required by the Minimum Standards for Commercial Aeronautical Activity to be performed by LESSEE hereunder, without the prior written consent of the CITY, which consent the CITY shall not unreasonably withhold. In the event of the sale or assignment of this AGREEMENT, the sublease of all or a substantial portion of the LEASED PREMISES and/or Fixed Base Operator services and operations ("ASSIGNMENT"), the CITY may require that such purchaser, assignee, subtenant, or contracting party comply with local ordinances related to airport commercial operations before consenting to an assignment.
24. ATTORNEY'S FEES AND COSTS
    a. If CITY or LESSEE must take action to enforce the terms of this AGREEMENT, the party that does not prevail in such action shall pay the reasonable attorney's fees and court costs of the party that does prevail.
25. NOTICES
    a. All notices to be given with respect to this AGREEMENT shall be in writing. Each notice shall be sent by registered or certified mail, postage prepaid and return receipt requested to the party to be notified at the address set forth below or at such other address as either party may, from time to time, designate in writing. Every notice shall be deemed to have been given at the time it shall be deposited in the United States Postal Service mail in the manner prescribed. Nothing contained herein shall be construed to preclude personal service of any notice in the manner prescribed for personal service of a summons or other legal process:

i. CITY:
Airport Director
Idaho Falls Regional Airport
2140 N. Skyline Drive, #12
Idaho Falls, ID 83402

ii. LESSEE:
John H. Muszala
PO Box 50218
Idaho Falls, ID, 83405

26. DEFAULT

a. In the event that LESSEE shall file or have filed against it a petition under the Bankruptcy Act, or shall make as assignment for the benefit of creditors, become insolvent, or fail to fully and faithfully comply with the terms and provisions hereof, then and in such event, LESSEE shall be deemed to be in default of this AGREEMENT, and in the event LESSEE shall fail to cure such default within thirty (30) days after written notice shall have been given to them by CITY in a manner provided herein below, the CITY may elect to terminate this AGREEMENT or alternatively or in addition thereto, the CITY may pursue any other remedies at law or in equity to enforce the performance of this AGREEMENT or to recover damages for the breach thereof. Such notice shall generally set forth the nature of the default claimed by CITY.

b. Each of the following events shall constitute a default on the part of LESSEE:

i. *Voluntary Bankruptcy* – if LESSEE or any successor or assignee of LESSEE while in possession shall file a petition in bankruptcy or insolvency or for reorganization under any bankruptcy act or shall voluntarily take advantage of any such act by answer or otherwise or shall make an assignment of the benefit of creditors.

ii. *Involuntary Bankruptcy* – If involuntary proceedings under any bankruptcy law or insolvency act shall be instituted against LESSEE or if a receiver or trustee shall be appointed of all or substantially all LESSEE's property, and such proceedings shall not be dismissed or the receivership or trusteeship vacated within ten (10) days after the institution or appointment.

iii. *Default in Payment of Rent* – If LESSEE fails to pay the CITY rent as billed under the terms of this AGREEMENT and does not pay rent

within sixty (60) days after notice of default in payment of rent is sent by the CITY to LESSEE.

iv. *Failure to Cure Other Defaults* – If LESSEE fails to perform or comply with other conditions of this AGREEMENT and if such nonperformance shall continue for a period of sixty (60) days after notice thereof in writing by the CITY to LESSEE or if the performance cannot be reasonably had within the sixty (60) day period, LESSEE shall not in good faith have commenced performance within the sixty (60) day period and shall not diligently proceed to completion of performance.

v. *Abandonment* – If LESSEE shall vacate or abandon the premises in whole.

c. In the event of a default, the CITY may elect to terminate this AGREEMENT or alternatively or in addition thereto, the CITY may pursue any other remedies at law or in equity to enforce the performance of this AGREEMENT or to recover damages for the breach thereof.

27. NONDISCRIMINATION

a. LESSEE agrees to comply with the Required Federal Provisions, attached as Exhibit B.

28. NON-EXCLUSIVE RIGHTS

a. It is understood and agreed that nothing herein contained shall be construed to grant or authorize the granting of an "exclusive right" to LESSEE within the meaning of 49 U.S.C. §§ 40103(e) and 47107(a)(4), as interpreted by the FAA.

29. WAR AND NATIONAL EMERGENCY

a. This AGREEMENT and all the provisions hereof shall be subject to whatever right the United States has affecting the control, operation, regulation, and taking over of the AIRPORT or the exclusive or nonexclusive use of said airport by the United States during the time of war or national emergency.

30. LEASE SUBORDINATE TO AGREEMENTS WITH UNITED STATES OF AMERICA

a. This AGREEMENT is subject and subordinate to the terms, reservations, restrictions, and conditions of any existing or future agreements between CITY and the United States of America, the execution of which has been or may be required as a condition precedent to the transfer of federal rights or property to the CITY for purposes of the AIRPORT, and the expenditures of federal funds or the extension, expansion, or development of the AIRPORT.

31. AERIAL APPROACHES

a. CITY reserves the right to take any action it considers as necessary to protect the aerial approaches of the AIRPORT against any obstruction which would

limit the usefulness of the AIRPORT or constitute a hazard to aircraft or which would otherwise interfere with the safe or efficient operation of the AIRPORT.

32. NOTICE OF OFFICIAL ACTION
    a. The CITY may develop and implement rules and regulations concerning the operation of the AIRPORT, including rules and regulations relating to aircraft and motor vehicle access to and from any of the areas described herein, and further regulating aircraft and motor vehicle parking and traffic control. The CITY shall notify LESSEE in advance of the date when any rule or regulation concerning such matters is to be considered or acted upon by the City Council of the CITY.
33. RESERVATION OF EASEMENTS
    a. The CITY retains the right to install, repair, or construct sewer lines, electric power lines and similar utility lines over and across the LEASED PREMISES. The rights contained in the preceding sentence will be exercised by the CITY in a manner that is not unreasonably disruptive to LESSEE's business. In addition, the right is reserved by the CITY for the benefit of the LEASED PREMISES for such individuals to have the right of reasonable ingress and egress across the LEASED PREMISES.
34. SIGNS
    a. All exterior signs installed by LESSEE on the premises must first be approved by the CITY's Airport Director, which approval will not be unreasonably withheld.
35. CERTIFICATION OF NO CHINESE OWNERSHIP
    a. Pursuant to Idaho Code § 67-2359, LESSEE certifies that LESSEE 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.
36. ANTI-BOYCOTT AGAINST ISRAEL
    a. Pursuant to Idaho Code section 67-2346, if payments under this AGREEMENT exceed one hundred thousand dollars ($100,000) and LESSEE employs ten (10) or more persons, LESSEE 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.
37. ANTI-BOYCOTT OF CERTAIN SECTORS
    a. Pursuant to Idaho Code § 67-2347A, if payments under this AGREEMENT exceed one hundred thousand dollars ($100,000) and LESSEE employs ten

(10) or more persons, LESSEE certifies that it is not currently engaged in and will not for the duration of the Agreement engage in a boycott of any individual or company because the individual or company engages in or supports either (1) the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (2) the manufacture, distribution, sale, or use of firearms, as defined in Idaho Code § 18-3302(2)(d). The terms in this Paragraph that are defined in Idaho Code § 67-2347A shall have the meaning defined therein.

38. WAIVER/INVALIDITY
    a. If CITY or LESSEE waives a breach of this AGREEMENT, such waiver shall not be construed as a waiver of any other simultaneous or subsequent breach of this AGREEMENT. If any provision of this AGREEMENT is found invalid, such invalidity shall not affect the enforceability of any other term or provision of this AGREEMENT.
39. HEADINGS
    a. Headings used in this AGREEMENT are for ease of reference. The headings should not be construed as adding to or limiting the terms of this AGREEMENT or the rights of the CITY or LESSEE.
40. INTERPRETATION OF AGREEMENT
    a. This AGREEMENT has been mutually drafted and reviewed by legal counsel for both parties hereto. In the event of any ambiguity in the terms and conditions hereof, no adverse construction shall be drawn against the drafter hereof, it being the parties' intention that this Agreement be construed solely in accordance with the parties' intent as may be evidenced by any extrinsic circumstances demonstrating such intent.
41. BINDING EFFECT
    a. This AGREEMENT shall be binding upon the heirs, successors, personal representatives or assigns of the CITY and LESSEE.
42. FORCE MAJEURE
    a. If either CITY or LESSEE shall be delayed or prevented from the performance of any act required hereunder by reason of acts of God, strikes, lockouts, pandemics, concerted labor actions, inability to procure materials, restrictive governmental laws or regulations, without fault and beyond the control of the party obligated, performance of such act shall be excused for the period of the delay; and the period of performance for such act shall be extended for a period equivalent to the period of such delay.

43. APPLICABLE LAW
    a. The AGREEMENT shall be governed and construed according to the laws of the State of Idaho.
44. PUBLIC RECORD LAWS
    a. LESSEE acknowledges and agrees that this AGREEMENT is subject to public disclosure as a public record, pursuant to the Idaho Public Records Act, Idaho Code Title 74, Chapter 1.
45. AMENDMENTS/COMPLETE AGREEMENT
    a. This AGREEMENT may only be amended by written agreement executed by the CITY and LESSEE and attached to this AGREEMENT. This writing evidences the complete and entire agreement of the CITY and LESSEE, and no other statement, representation, or understanding, whether oral or written, shall be binding upon the CITY and LESSEE unless expressly stated in this AGREEMENT.
46. PRIOR AGREEMENTS NULL AND VOID
    a. Without in any way limiting the foregoing, CITY and LESSEE further agree that the August 22, 1996, Airport Lease Agreement for Lot 8 and a portion of Lot 7 in the Airport Industrial Park Addition, Division 3, and the August 23, 2001, agreement titled Airport Lease Agreement for Lot 9 in the Airport Industrial Park Addition, Division 3, shall be null and void and have no further force and effect after the Commencement Date of this Agreement, except for any terms of those agreements that are intended to survive termination, including but not limited to any terms regarding compliance with environmental laws.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the CITY and LESSEE have hereunto set their hands and seals the day and year first written above.

ATTEST:

_____

Linda Lundquist
City Clerk

CITY OF IDAHO FALLS

_____

Lisa M. Burtenshaw
Mayor

LESSEE: PACIFIC FIGHTERS, INC.

_____

By: John H. Muszala, President

STATE OF IDAHO )
) ss:
County of _____ )

On this ____ day of _____, 20__, before me, the undersigned, a notary public, in and for said State, personally appeared Lisa M. Burtenshaw known to me to be the Mayor of the City of Idaho Falls, the municipal corporation that executed the foregoing document, and acknowledged to me that such City executed the same.

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

(SEAL)

_____
Notary Public of Idaho
Residing at: _____
My Commission Expires: _____

STATE OF IDAHO )
) ss:
County of Bonneville )

On this 30 day of June, 2026 before me, the undersigned, a notary public, in and for said State, personally appeared John H. Muszala, whose name is subscribed to the within instrument and acknowledged to me that he is authorized to execute the same.

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

BROOK A. EDWARDS
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20170033
MY COMMISSION EXPIRES 6-27-2029
(SEAL)

Brook Edwards
Notary Public of Idaho
Residing at: Idaho Falls
My Commission Expires: 6/27/29

DIOPTRA

**Pacific Fighters**
**Lease Area 1**
**Exhibit A-1**

Part of Lots 8 and 9 Block 5 of Airport Industrial Park Division No. 3, Instr. #449361, located in Section 12, Township 2 North, Range 37 East Boise Meridian, Bonneville County, Idaho, more particularly described as;

Commencing at the northeast corner of Lot 9 Block 5 of Airport Industrial Park Addition Division No. 3 Instr. #449361 and running thence S 01°51'39" W 51.66 feet along the east line of said Block 5 said point being the **True Point of Beginning**;

Thence continuing S 01°51'39" W 150.00 feet along the east line of said Block 5;

Thence N 88°09'43" W 255.34 feet to the west line of said Block 5;

Thence N 01°50'17" E 150.00 feet along said west line;

Thence S 88°09'43" E 255.40 feet to the **Point of Beginning**.

Parcel contains ±0.88 acres

JRR / JLO

February 24, 2026

*Z:\projects\2026 Projects\26009-IDA Lease ROS\Legals\Legal Description Lease Area 1.docx*

PROFESSIONAL LAND SURVEYOR
LICENSED
15295
2-25-26
STATE OF IDAHO
STEWART K WARD

*4880 Clover Dell*
*Chubbuck, Idaho 83202*

*208-237-7373*

DIOPTRA

**Pacific Fighters**
**Lease Area 2**
**Exhibit A-2**

Part of Lots 7 and 8 Block 5 of Airport Industrial Park Division No. 3, Instr. #449361, located in Section 12, Township 2 North, Range 37 East Boise Meridian, Bonneville County, Idaho, more particularly described as;

Commencing at the northeast corner of Lot 9 Block 5 of Airport Industrial Park Addition Division No. 3 Instr. #449361 and running thence S 01°51'39" W 201.66 feet along the east line of said Block 5 said point being the **True Point of Beginning**;

Thence continuing S 01°51'39" W 164.45 feet along the east line of said Block 5;

Thence N 88°08'52" W 255.27 feet to the west line of said Block 5;

Thence N 01°50'17" E 164.39 feet along said west line;

Thence S 88°09'43" E 255.34 feet to the **Point of Beginning**.

Parcel contains ±0.96 acres

JRR / JLO

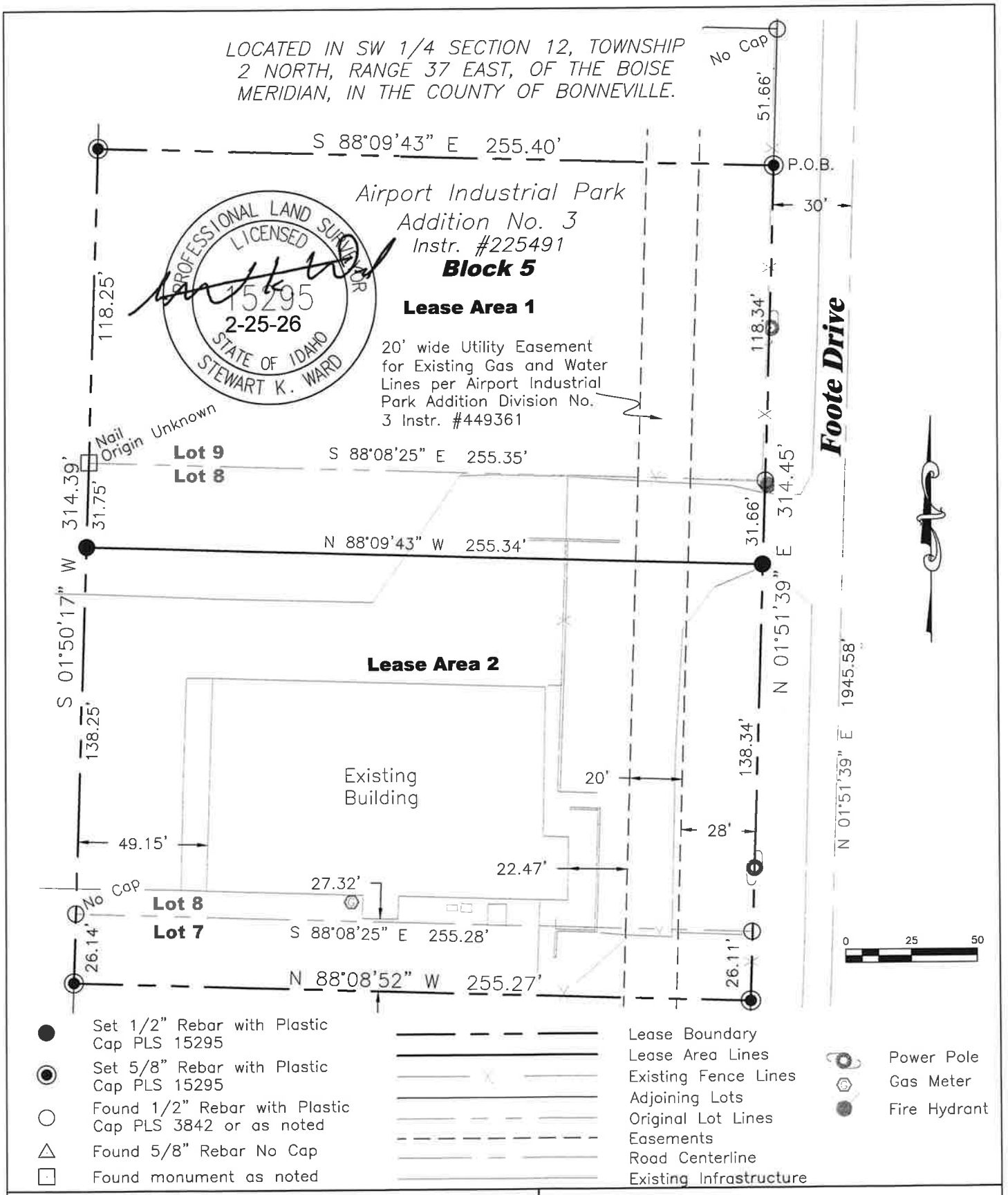
February 24, 2026

*Z:\projects\2026 Projects\26009-IDA Lease ROS\Legals\Legal Description Lease Area 2.docx*

PROFESSIONAL LAND SURVEYOR
LICENSED
15295
2-25-26
STATE OF IDAHO
STEWART K WARD

*4880 Clover Dell*
*Chubbuck, Idaho 83202*

*208-237-7373*




DIOPTRA

4880 Clover Dell Rd.
Chubbuck, ID 83202
Ph.208-237-7373
www.dioptrageomatics.com

# Exhibit A-3

| | | |
|---|---|---|
| Client: Pacific Fighters | Project: 26009 | |
| Date: 02-24-26 | Drawn By: JRR | Scale: 1"=50' |

EXHIBIT B

## REQUIRED FEDERAL PROVISIONS

1. **Compliance with Nondiscrimination Provisions**. During the performance of this Agreement, LESSEE, for itself, its assignees, and successors in interest (hereinafter collectively referred to as "LESSEE") agrees as follows:
2. **Compliance with Regulations:** LESSEE will comply with the Title VI List of Pertinent Nondiscrimination Acts and Authorities, as they may be amended from time to time, which are herein incorporated by reference and made a part of this Agreement.
3. **Non-discrimination:** LESSEE, with regard to the work performed by it during the term of this Agreement, will not discriminate on the grounds of race, color, national origin , creed, sex , age, or disability in the selection and retention of contractors, including procurements of materials and leases of equipment. LESSEE will not participate directly or indirectly in the discrimination prohibited by the Nondiscrimination Acts and Authorities, including employment practices when the contract covers any activity, project, or program set forth in Appendix B of 49 CFR Part 21,and as it may be amended from time to time.
4. **Solicitations for Agreements, Including Procurements of Materials and Equipment:** In all solicitations, either by competitive bidding, or negotiation made by LESSEE for work to be performed under a subcontract, including procurements of materials, or leases of equipment, each potential contractor or supplier will be notified by LESSEE of LESSEE's obligations under this Agreement and the Nondiscrimination Acts And Authorities on the grounds of race, color, or national origin.
5. **Information and Reports:** LESSEE will provide all information and reports required by the Acts, the Regulations, and directives issued pursuant thereto and will permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the sponsor or the Federal Aviation Administration to be pertinent to ascertain compliance with such Nondiscrimination Acts And Authorities and instructions. Where any information required of LESSEE is in the exclusive possession of another who fails or refuses to furnish the information, LESSEE will so certify to LESSOR or the Federal Aviation Administration, as appropriate, and will set forth what efforts it has made to obtain the information.
6. **Sanctions for Noncompliance:** In the event of LESSEE's noncompliance with the Non-discrimination provisions of this contract, LESSOR will impose such sanctions as it or the Federal Aviation Administration may determine to be appropriate, including, but not limited to withholding payments to LESSEE under the Agreement

until LESSEE complies, and/or cancelling, terminating, or suspending the Agreement, in whole or in part.

7. **Incorporation of Provisions:** LESSEE will include the provisions of paragraphs one through six of this Exhibit B, in every contract, including procurements of materials and leases of equipment, unless exempt by the Acts, the Regulations and directives issued pursuant thereto. LESSEE will take action with respect to any contract or procurement as LESSOR or the Federal Aviation Administration may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, that if LESSEE becomes involved in, or is threatened with litigation by a contractor, or supplier because of such direction, LESSEE may request LESSOR to enter into any litigation to protect the interests of LESSOR. In addition, LESSEE may request the United States to enter into the litigation to protect the interests of the United States.
8. **Real Property Acquired or Improved Under the Airport Improvement Program.** LESSEE for itself, its heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in this Agreement for a purpose for which a Federal Aviation Administration activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, LESSEE will maintain and operate such facilities and services in compliance with all requirements imposed by the Nondiscrimination Acts and Regulations listed in the Pertinent List of Nondiscrimination Authorities (as may be amended) such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.
9. **Construction/Use/Access to Real Property Acquired Under the Activity, Facility or Program.** LESSEE for itself, its heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that (1) no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, and (3) that LESSEE will furnish its services in compliance with all other requirements imposed by or pursuant to the List of Nondiscrimination Acts And Authorities.

10. **Title VI List of Pertinent Nondiscrimination Acts and Authorities**. During the performance of this Agreement, LESSEE, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with the following non-discrimination statutes and authorities; including but not limited to:
    a. Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*, 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin);
    b. 49 CFR Part 21 (Non-discrimination In Federally-Assisted Programs of The Department of Transportation—Effectuation of Title VI of The Civil Rights Act of 1964), and as it may be amended from time to time;
    c. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
    d. Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 *et seq.*), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
    e. The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 *et seq.*), (prohibits discrimination on the basis of age);
    f. Airport and Airway Improvement Act of 1982, (49 USC § 471, Section 47123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
    g. The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
    h. Titles II and III of the Americans with Disabilities Act of 1990, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131 – 12189) as implemented by Department of Transportation regulations at 49 CFR Parts 37 and 38; and
    i. Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U.S.C. 1681 et seq).
11. **General Civil Rights Provision**. In all its activities within the scope of its airport program, LESSEE agrees to comply with pertinent statutes, Executive Orders, and

such rules as identified in Title VI List of Pertinent Nondiscrimination Acts and Authorities to ensure that no person shall, on the grounds of race, color, national origin , creed, sex , age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision is in addition to that required by Title VI of the Civil Rights Act of 1964. If LESSEE transfers its obligation to another, the transferee is obligated in the same manner as LESSEE. The above provision obligates LESSEE for the period during which the property is owned, used or possessed by LESSEE and the airport remains obligated to the Federal Aviation Administration.

12. **Right of Re-entry**. In the event of breach of any of the above Nondiscrimination covenants, LESSOR will have the right to terminate the Agreement and to enter, re-enter, and repossess said lands and facilities thereon, and hold the same as if the Agreement had never been made or issued.
13. **Subcontracts**. LESSEE agrees that it shall insert the above six provisions (Section (A) through Section (F)) in any agreement by which LESSEE grants a right or privilege to any person, firm, or corporation to render accommodations and/or services to the public under this Agreement.

# Memorandum

**File #:** 26-241 **City Council**

DATE: Wednesday, July 1, 2026
FROM: Wade Sanner, Director

AGENDA: Regular
DEPARTMENT: Community Development Services

**Title**
Resolution - Community Development Block Grant (CDBG) plans, projects, and activities for the 2026-2030 CDBG Five Year Consolidated Plan, 2026 Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice.

☐ Ordinance
☐ Quasi-Judicial Public Hearing
☐ Confirmation/Consent/Acceptance
☒ Resolution
☐ Legislative Public Hearing
☒ Approval/Authorization/Ratification

**Action(s) Requested:**
To approve the resolution for the 2026-2030 CDBG Five Year Consolidated Plan, and the CDBG PY-2026 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice and authorize the Mayor and City Clerk to sign the necessary documents (or take other action deemed appropriate).

**Description, Background Information, Purpose:**
Pursuant to Housing and Urban Development (HUD) requirements, entitlement cities receiving CDBG funds must complete *a 2026-2030 CDBG Five Year Consolidated Plan* with the initiating *2026 CDBG Annual Action Plan*, and the *Analysis of Impediments to Fair Housing Choice*. On April 10, 2026, HUD announced Program Year CDBG allocations for entitlement cities. The City of Idaho Falls will be allocated $414,143 upon HUD approval of their *2026-2030 CDBG Five Year Consolidated Plan* and the initiating *2026 CDBG Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice.* As part of the Citizen Participation Plan, pursuant to 24 CFR 91.105, the City held a public hearing on 5-22-26. A 30-day public comment period ran from 5-22-26 to 6-22-26. All comments were considered. A Council Work Session was held July 6, 2026, where recommendations to approve the *2026-2030 CDBG Five Year Consolidated Plan* with the initiating *2026 CDBG Annual Action Plan* with projects and activities presented to Mayor and Council for approval. A resolution will be announced on July 9, 2026, during a regular Council Meeting. Questions should be directed to Lisa Farris, Grant Administrator.

**This item has been reviewed by the City's Legal & Municipal Services Departments.**

# City of Idaho Falls

## 2026–2030 CDBG Consolidated Plan

*Prepared by The City of Idaho Falls, Perspective Planning and Agnew::Beck Consulting*

IDAHO FALLS

PERSPECTIVE
PLANNING & CONSULTING

AGNEW
::BECK

*Table of Contents*


**ES-05 Executive Summary — 24 CFR 91.200(c), 91.220(b)** ---------- 1

**PR-05 Lead and Responsible Agencies – 24 CFR 91.200(b)** ---------- 4

**PR-10 Consultation – 91.100, 91.200(b), 91.215(l)** ---------- 5

**PR-15 Citizen Participation** ---------- 10

**Needs Assessment** ---------- 13

**NA-10 Housing Needs Assessment – 24 CFR 91.205 (a,b,c)** ---------- 15

**NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)** ---------- 37

**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)** ---------- 41

**NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)** ---------- 45

**NA-30 Disproportionately Greater Need: Discussion – 91.205 (b)(2)** ---------- 47

**NA-35 Public Housing – 91.205(b)** ---------- 50

**NA-40 Homeless Needs Assessment – 91.205(c)** ---------- 55

**NA-45 Non-Homeless Special Needs Assessment – 91.205(b,d)** ---------- 59

**NA-50 Non-Housing Community Development Needs – 91.215 (f)** ---------- 65

**MA-05 Overview** ---------- 69

**MA-10 Number of Housing Units – 91.210(a) & (b)(2)** ---------- 70

**MA-15 Cost of Housing – 91.210(a)** ---------- 75

**MA-20 Condition of Housing – 91.210(a)** ---------- 85

**MA-25 Public and Assisted Housing – 91.210(b)** ---------- 96

**MA-30 Homeless Facilities and Services — 91.210(c)** ---------- 98

**MA-35 Special Needs Facilities and Services — 91.210(d)** ---------- 100

**MA-40 Barriers to Affordable Housing — 91.210(e)** ---------- 101

**MA-45 Non-Housing Community Development Assets — 91.215(f)** ---------- 105

**MA-50 Needs and Market Analysis Discussion** ---------- 114

**MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households — 91.210(a)(4), 91.310(a)(2)** ---------- 117

**MA-65 Hazard Mitigation — 91.210(a)(5), 91.310(a)(3)** ---------- 118

**STRATEGIC PLAN** ---------- 119

**SP-05 Overview** ---------- 119

**SP-10 Geographic Priorities — 91.215(a)(1)** ---------- 121

**SP-25 Priority Needs — 91.215(a)(2)** ---------- 123

**SP-30 Influence of Market Conditions — 91.215(b)** ---------- 128

**SP-35 Anticipated Resources — 91.215(a)(4), 91.220(c)(1,2)** ---------- 129

**SP-40 Institutional Delivery Structure — 91.215(k)** ---------- 131

**SP-45 Goals Summary — 91.215(a)(4)** ---------- 136

**SP-50 Public Housing Accessibility and Involvement — 91.215(c)** ---------- 138

**SP-55 Barriers to Affordable Housing — 91.215(h)** ---------- 139

SP-60 Homelessness Strategy — 91.215(d) ---------- 141
SP-65 Lead Based Paint Hazards — 91.215(i) ---------- 143
SP-70 Anti-Poverty Strategy — 91.215(j) ---------- 144
SP-80 Monitoring — 91.230 ---------- 145
Draft 2026 Annual Action Plan for Community Development Block Grant (CDBG) ---------- 146
AP-15 – Introduction ---------- 146
AP-35 Projects – 91.220(d) ---------- 150
AP-20 Annual Goals and Objectives ---------- 153
AP-50 Geographic Distribution – 91.220(f) ---------- 156
AP-55 Affordable Housing ---------- 157
AP-60 Public Housing – 91.220(h) ---------- 159
AP-65 Homeless and Other Special Needs Activities ---------- 161
AP-75 Barriers to affordable housing ---------- 164
AP-85 Other Actions – 91.220(k) ---------- 166
AP-90 Program Specific Requirements – 91.220(l)(1,2,4) ---------- 169
Appendices ---------- 171
Appendix A: Citizen Participation Timeline ---------- 171

# ES-05 Executive Summary — 24 CFR 91.200(c), 91.220(b)

### Introduction

The City of Idaho Falls is an entitlement community that receives Community Development Block Grant (CDBG) funding from the U.S. Department of Housing and Urban Development. This 2026-2030 Consolidated Plan establishes the City's five-year strategy for the use of CDBG funds to address housing, homelessness, special-population, and non-housing community development needs of low- and moderate-income residents. The Plan is required by HUD under 24 CFR Part 91 and replaces the 2021-2025 Consolidated Plan. CDBG is the only federal entitlement source addressed in this Plan. The City does not receive HOME, ESG, or HOPWA formula funding directly. The Plan is paired with a separately submitted 2026-2030 Analysis of Impediments to Fair Housing Choice that documents fair-housing impediments and identifies actions to address them.

The City's FY2026 CDBG entitlement allocation from HUD is $414,143. Carrying that allocation level forward across the five-year planning period produces an estimated CDBG envelope of approximately $2.07 million before administrative costs and program income. Several of the Strategic Plan goals recommended by the community and stakeholders were larger than CDBG alone can fund. These are acknowledged in the Strategic Plan section with a recommendation that the City explore ways outside of the CDBG program to pursue these goals. However, the goals listed below and in the Strategic Plan have been scaled to what is achievable with the City's annual CDBG allocation.

### Summary of the Objectives and Outcomes Identified in the Plan

The national objectives of the CDBG program are to benefit low-to-moderate income individuals, eliminate conditions of slum and blight, or meet an urgent need. The City pursues these objectives at a local level by identifying community priorities and concentrating investment where the underlying housing and community development data demonstrate the greatest need.

The Strategic Plan establishes eight priority needs and a corresponding set of measurable five-year goals. Two of the eight priorities — public-transit access and a meaningful homelessness response — were included in direct response to the consistent stakeholder testimony surfaced through 20 interviews and three focus groups conducted in April 2026. These two priorities did not rate at the top of the household survey, which the City addressed by giving meaningful weight to the stakeholder record alongside the survey rankings. The eight priority needs are:

- Affordable Housing
- Increasing Shelter Capacity
- Public Services for LMI Households
- Public Transit for LMI Residents
- Public Facilities and Infrastructure in LMI Areas
- ADA Improvements to Public Facilities and Infrastructure
- Economic Development and Workforce Training
- Neighborhood Revitalization in LMI Tracts

It is also important to note that there are priorities needs drawn from the public outreach activities that are not reflected in the plan goals because they are outside the scope of the CDBG program. Stakeholder interviews and Community Development Survey consistently revealed there is a desire by both non-profit organizations and the general public for the City to be more aggressive in addressing housing affordability. Many of the suggestions such as density bonus programs for providing workforce housing, studying the feasibility of a housing authority, and studying the

possibility of other grant programs are common for cities the size of Idaho Falls. However, the feasibility of funding and managing these larger programs is difficult with the limited amount of funds the City receives and with a single staff member managing the CDBG program. The City should certainly consider these options and programs in response to the community outreach, and the recommendation to do so is included in the Analysis of Impediments goals. The City may also choose to use CDBG funds to assist, but must also recognize that these funds will be insufficient to achieve more than modest goals on their own.

**Evaluation of Past Performance**

The City evaluates its CDBG performance annually through the Consolidated Annual Performance and Evaluation Report (CAPER). The City's most recent CAPER is published at:

https://www.idahofallsidaho.gov/299/Community-Development-Block-Grant

**Summary of Citizen Participation Process and Consultation Process**

The City pursued a multi-channel citizen participation and consultation process during the development of this Plan. The principal components were:

(1) The 2026 Idaho Falls Housing and Community Development Survey collected 250 responses across 31 closed-ended and open-ended questions. The survey was open from April 18 through April 28, 2026, and was distributed online through City channels, partner agencies, and direct outreach. The respondent profile skewed towards homeowner (84%), above-$75,000 household income (60%), and non-Hispanic (93%). The City balanced this data skey through the stakeholder consultation process which focused on organizations which provide services for LMI residents.

(2) 20 stakeholder interviews and three focus groups were conducted in April 2026.

(3) Public hearings and the formal public comment period for the 2026-2030 Consolidated Plan were conducted in accordance with the City's adopted Citizen Participation Plan. Provided below is an outline of the dates for public hearings and public comment period for the Consolidated Plan:

- May 21, 2026, 6:30 PM: Public Hearing before City Council
- May 21-June 22: 30-day public comment period
- July 6, 2026: City Council work session to address comments received for the 2026-2030 CDBG Five-Year Consolidated Plan, 2026 Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice. At this work session a list of projects and activities recommended for funding was provided to the Mayor and City Council for consideration.
- July 9, 2026: City Council meeting to pass a resolution adopting the 2026-20230 CDBG Five-Year Consolidated Plan, 2026 Annual Action Plan, and the Analysis of Impediments to Fair Housing Choice. Documents and attachments are provided in the Grantee Unique Appendices for Citizen Participation.

(4) The consultant reviewed the *Imagine IF* Comprehensive Plan, the City ADA Transition Plan, the Bonneville County Multi-Jurisdictional Hazard Mitigation Plan, the Idaho Falls Downtown Master Plan, and Idaho Falls Urban Renewal Agency project area documents during the development of this Plan to ensure consistency between the Consolidated Plan strategy and other adopted City and County planning documents.

**Summary of Public Comments**

Public comments received through the survey, the stakeholder consultation process, and the public hearings emphasized affordable housing supply (both rental and homeownership), expansion of

emergency shelter capacity, mental health response capacity, transit access for LMI residents, road and sidewalk infrastructure, and concern about higher-density apartment construction in established single-family neighborhoods. No additional public comments were received during the formal public comment period. Detailed citizen participation findings are presented in PR-15 and the appendices.

**Summary of Comments or Views Not Accepted and the Reasons for Not Accepting Them**

No comments or views were not accepted.

**Summary**

The 2026-2030 Idaho Falls Consolidated Plan establishes an ambitious and explicitly stakeholder-informed strategy for the use of CDBG and partner funding sources during the next five-year period. The Plan retains the City's established ADA and infrastructure investment tracks and adds new commitments in three areas where the stakeholder record consistently identified an underserved need: public-transit access for LMI residents (Greater Idaho Falls Transit), homelessness response in active partnership with the rescue mission and the Crisis Center, and feasibility assessment for designation of a Neighborhood Revitalization Strategy Area covering some or all of the central LMI census tracts. Detailed priority needs, measurable five-year goals with outcome indicators, anticipated funding sources, and the Strategic Plan's implementation framework are presented in SP-05 through SP-80.

## PR-05 Lead and Responsible Agencies – 24 CFR 91.200(b)

**Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The City of Idaho Falls is the lead agency responsible for the development and implementation of the 2026-2030 Consolidated Plan and the Annual Action Plans submitted under it. The City's Community Development Services Department serves as the administrative home of the CDBG program and coordinates Plan development with other City departments, regional service providers, and HUD.

**Table PR-05.1 — Responsible Agencies**

| Agency Role | Name | Department / Agency |
|---|---|---|
| CDBG Administrator | City of Idaho Falls | Community Development Services Department |
| Lead Agency Contact | Lisa Farris | Community Development Services Department |
| Public Contact | Lisa Farris | Community Development Services Department |
| Consultant | Perspective Planning and Consulting and Agnew::Beck | |

*Data Source: City of Idaho Falls.*

**Narrative**

Perspective Planning and Consulting, with assistance from Agnew::Beck, prepared the Consolidated Plan under contract with the City of Idaho Falls. The consultant designed and administered the community survey, conducted stakeholder interviews and three focus groups, analyzed the engagement data, performed the CHAS and ACS data analysis, and drafted the Plan document. Final Plan adoption is the responsibility of the City of Idaho Falls City Council.

**Consolidated Plan Public Contact Information**

The Grant Administrator, within the Planning Division of the Community Development Services Department, is responsible for implementing the Community Development Block Grant Program. The Grant Administrator is the designated public contact for questions about the Consolidated Plan, the Annual Action Plan, and the Consolidated Annual Performance and Evaluation Report (CAPER). Contact information is below:

Lisa Farris, Grant Administrator
City of Idaho Falls Community Development Services Department
380 Constitution Way
Idaho Falls, Idaho 83402
208-612-8323
lfarris@idahofalls.gov

## PR-10 Consultation – 91.100, 91.200(b), 91.215(l)

### Introduction

The City of Idaho Falls, Community Development Services Department, developed the 2026-2030 Consolidated Plan with coordination and consultation across a broad range of agencies and through structured public input. Invitations to participate in the engagement process and to apply for CDBG funds were distributed by mail, email, posted on the City website, advertised in the Post Register, distributed to past CDBG recipients, and sent to community stakeholders. Community stakeholders include the Idaho Housing and Finance Association (IHFA-Idaho Falls), Eastern Idaho Community Action Partnership (EICAP), Habitat for Humanity Idaho Falls (H4HIF), City of Idaho Falls Department Directors, the Region 6 Housing Coalition member organizations, and additional participants reached through the Coalition's distribution list, which includes organizations and agencies serving low income, special needs, and homeless clients. Members attending Coalition meetings were encouraged to participate during regular monthly meetings and were kept informed throughout the process.

### Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City sponsors and coordinates annual Fair Housing Training in partnership with the City of Pocatello, IHFA local branch, and the Idaho Fair Housing Council. The training serves housing service providers, property managers, landlords, city leaders, and attorneys, and has historically served approximately 90 participants annually.

In addition, the City participates in monthly Region 6 Housing Coalition meetings, which bring together homeless services, mental health, domestic violence, veterans, and senior services providers in a single coordination forum. Open dialogue at these meetings on the needs, resources, information, and solutions related to homelessness and housing instability is instrumental as the City addresses needs, goals, and priorities identified in this Consolidated Plan. The Coalition is responsible for planning and providing the annual HUD/IHFA Point in Time Count (PIT) and Homeless Stand Down for Region 6.

### Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The State of Idaho is divided into seven Continuum of Care (CoC) regions. Regions one through six fall under the same Balance of State CoC; Region seven is the Boise City / Ada County CoC. Idaho Falls is within Region 6 of the Balance of State CoC.

The City supports CoC efforts to address the needs of homeless persons and persons at risk of homelessness through coordination and collaboration with community service providers and organizations that have demonstrated their ability to address homelessness, apply appropriate funds toward the issues, and provide a documented benefit to individuals and families served. The Region 6 Housing Coalition includes the majority of local service provider agencies addressing homelessness, chronically homeless individuals, families with children, veterans, unaccompanied youth, and persons at risk of homelessness. Stakeholder consultation during Plan development included engagement with the Coordinated Entry / Continuum of Care lead, the Idaho Falls Rescue Mission, the women and children's emergency shelter (Haven), Eastern Idaho Community Action Partnership (EICAP), the Domestic Violence and Sexual Assault Center, and the regional veterans' services network.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The local Idaho Housing and Finance Association (IHFA) office serves as the public housing authority in Idaho Falls and provides updates of available programs and services offered by State IHFA during monthly Region 6 Housing Coalition meetings. The State IHFA manages ESG funds as authorized by Title IV of the Stewart B. McKinney Homeless Assistance Act. The City of Idaho Falls does not administer ESG funds or HMIS. Programs administered by State IHFA include: Mainstream for people with disabilities, Rental assistance for non-elderly disabled, Non-Elderly Disabled Homeless Families, and Section 8 Housing Choice Vouchers.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

The City consulted broadly with public and private agencies during the development of this Plan. Table PR-10.1 lists the agencies and organizations consulted, organized by agency type, and indicates the section of the Plan addressed by each consultation and how the agency was consulted.

**Table PR-10.1 — Agencies, Groups, and Organizations Who Participated**

| Agency / Organization | Agency Type | Plan Section Addressed | How Consulted |
|---|---|---|---|
| Idaho Housing and Finance Association (IHFA, Idaho Falls branch) | Public Housing Authority | Public Housing; Affordable Rental Housing; Anti-Poverty Strategy | Individual interview; voucher inventory and waiting list data request; Region 6 Housing Coalition coordination |
| Balance of State Continuum of Care | Continuum of Care | Homelessness Strategy; Special Needs | Individual interview with Coordinated Entry / CoC lead |
| Region 6 Housing Coalition | Coordinating Body | Homelessness; Special Needs; Public Services | Attended monthly meeting |
| Eastern Idaho Community Action Partnership (EICAP) / Haven Shelter | Services - Housing; Services - Homeless; Anti-Poverty Strategy | Affordable Housing; Homelessness; Anti-Poverty | Individual interview |
| Habitat for Humanity Idaho Falls (H4HIF) | Housing Developer; Services - Housing | Affordable Homeownership; | Individual interview |

| Agency / Organization | Agency Type | Plan Section Addressed | How Consulted |
|---|---|---|---|
| | | Owner Rehabilitation | |
| Idaho Falls Rescue Mission | Services - Homeless | Homelessness Strategy | Individual interview |
| Domestic Violence and Sexual Assault Center of Eastern Idaho | Services - Victims of Domestic Violence; Services - Homeless | Homelessness; Special Needs | Individual interview |
| Bonneville County Crisis Center | Services - Mental Health; Services - Homeless | Special Needs; Homelessness | Individual interview |
| Idaho Falls Senior Center / Meals on Wheels | Services - Elderly Persons | Special Needs; Senior Housing | Individual interview |
| The Development Workshop | Services - Persons with Disabilities | Special Needs; Disability Services | Individual interview |
| Idaho Legal Aid Services, Inc. | Services - Fair Housing; Services - Victims; Services - Disabilities | Fair Housing; Special Needs; Anti-Poverty | Individual interview |
| Veterans Affairs Commission / regional veterans' services network | Services - Veterans | Veterans Housing; HUD/VASH | Individual interview |
| Salvation Army | Services - Emergency Assistance | Emergency Assistance | Individual interview |
| Regional Economic Development for Eastern Idaho (REDI) | Economic Development | Economic Development; Anti-Poverty | Individual interview |
| Idaho Falls Downtown Development Corporation | Economic Development | Economic Development; Downtown Revitalization | Individual interview |
| YMCA | Services - Children; Services - Youth and Family | Public Facilities; Public Services; Youth | Individual interview |
| CLUB, Inc. | Services - Housing; Services - Homeless; Services - Children | Homelessness; Special Needs | Individual Interview |

| Agency / Organization | Agency Type | Plan Section Addressed | How Consulted |
|---|---|---|---|
| City of Idaho Falls Public Works Department | City Department | Public Infrastructure; ADA Right-of-Way | City staff focus group |
| City of Idaho Falls Parks and Recreation Department | City Department | Public Facilities; Parks ADA | City staff focus group |
| City of Idaho Falls Community Development Services | City Department | Zoning; Permitting; Land Use | City staff focus group |
| City Council members | Elected Officials | Strategic Plan; Council Priorities | Focus group with two Council members |

*Data Source: Spring 2026 stakeholder engagement process, City of Idaho Falls.*

**Identify any Agency Types not consulted and provide rationale for not consulting**

No agency types required under HUD consultation rules were excluded from the consultation process. There were several key agencies and service providers that were contacted for interviews but which did not schedule or did not attend the scheduled interview, including District 7 Health and the Community Food Basket. The Plan engagement included representation from each of the categories enumerated under 24 CFR 91.100 and 91.215(l), including public housing, homeless services, fair housing, mental health, substance use, HIV/AIDS, domestic violence, special needs, public health, and adjacent jurisdiction representatives.

**Other local/regional/State/Federal planning efforts considered when preparing the Plan**

**Table PR-10.2 — Other Planning Efforts Considered**

| Name of Plan | Lead Organization | How Plan Goals Overlap with Consolidated Plan |
|---|---|---|
| Continuum of Care (Balance of State CoC) | Idaho Housing and Finance Association | Homelessness goals; Coordinated Entry; PIT Count |
| Imagine IF Comprehensive Plan | City of Idaho Falls Community Development Services | Housing diversification; infrastructure; community design; missing middle housing |
| 2018-2022 ADA Transition Plan | City of Idaho Falls | ADA improvements; public right of way; accessible facilities |
| Idaho Falls Strategic Plan | City of Idaho Falls | Quality of life, safe communities, provision of public services |
| 2026-2030 Analysis of Impediments to Fair Housing Choice | City of Idaho Falls | Fair housing impediments; Strategic Plan fair housing actions |

*Data Source: City of Idaho Falls.*

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government**

The City of Idaho Falls cooperates with the State of Idaho, Bonneville County, IHFA, the Balance of State CoC, and adjacent local jurisdictions on housing and community development planning. Adjacent jurisdictions include the City of Ammon, the City of Iona, the City of Ucon, and Bonneville County. The City coordinates with the City of Pocatello on annual fair housing training, hosted in partnership with the Idaho Fair Housing Council. The City also coordinates with the Bonneville County Office of Emergency Management on hazard mitigation planning, with the Bonneville Metropolitan Planning Organization (BMPO) on regional transportation planning, and with the Idaho Department of Health and Welfare Region 7 on behavioral health and substance use disorder service coordination.

## PR-15 Citizen Participation

**Summary of citizen participation process / Efforts made to broaden citizen participation**

**Summarize citizen participation process and how it impacted goal setting.**

In the development of its 2026-2030 Consolidated Plan, the City conducted a structured citizen participation process in spring 2026. The process included a 199-response community housing and community development survey distributed online from April 18 through April 28, 2026; 23 stakeholder engagements covering 20 individual interviews and three focus groups (a city staff focus group, a city elected official focus group, and the Region 6 Housing Coalition monthly meeting); public hearings held on May 21, 2026 and a 30-day public comment period on the draft Plan from May 21, 2026 through June 22, 2026. These public outreach efforts were used in conjunction with collected data to determine Priority Needs and the subsequent goals that address these needs over the five-year planning period. Documents and attachments are provided in the Grantee Unique Appendices for Citizen Participation.

**Citizen Participation Outreach**

**Table PR-15.1 — Citizen Participation Outreach**

| Mode of Outreach | Target of Outreach | Summary of Response / Attendance | Summary of Comments Received | Summary of Comments Not Accepted and Reasons |
|---|---|---|---|---|
| Community Survey | General public. English and Spanish language options provided | 250 responses received over an 18-day period (April 18 to May 5, 2026). The survey was distributed online through the City's website, posted on the City's social media channels, distributed via email through partner organizations, and promoted in the Post Register. | Results integrated throughout the Needs Assessment, Market Analysis, and Strategic Plan chapters; full survey results in Appendix A | No comments rejected |

| Mode of Outreach | Target of Outreach | Summary of Response / Attendance | Summary of Comments Received | Summary of Comments Not Accepted and Reasons |
|---|---|---|---|---|
| Stakeholder Interviews | Service providers, public agencies, elected officials | 20 individual interviews completed in spring 2026 | Findings integrated throughout the Plan; full interview themes report in Appendix A | No comments rejected |
| Region 6 Housing Coalition | Multi-agency homeless services coalition | Attended regular monthly meeting; cross-provider input documented | Findings integrated into NA-40 Homeless Needs and SP-60 Homelessness Strategy | No comments rejected |
| City Staff Focus Group | City department staff (Public Works, Parks and Recreation, Community Development Services) | Focus group conducted; inter-departmental coordination input | Findings integrated into NA-50, MA-40, and SP-10 | No comments rejected |
| Elected Official Focus Group | City elected officials | Focus group attended by two City Council members | Findings integrated into document | No comments rejected |
| Public Hearing: May 21, 2026 | General public | Attended by City Council, City staff, consultant, general public, and 2026 Annual Action Plan applicants for funding | Presentations on the 2026-2030 CDBGFive-Year Consolidated Plan, 2026 Annual Action Plan, Analysis of Impediments to Fair Housing | No comments rejected |

| Mode of Outreach | Target of Outreach | Summary of Response / Attendance | Summary of Comments Received | Summary of Comments Not Accepted and Reasons |
|---|---|---|---|---|
| | | | Choice, and from applicants for 2026 funding cycle. | |
| Public Comment Period: May 21-June 22, 2026 | General public | No comments received | No comments received | No comments received/rejected |
| City Council work session: July 6, 2026 | City Council, general public | Attended by City Council, City staff, consultant | No comments received by public. General comments on plans and recommended projects and activities for 2026 Annual Action Plan funding | No comments rejected |
| City Council Meeting: July 9, 2026 | City Council, general public | Attended by City Council, City staff, consultant, general public | No comments received | No comments rejected |

*Data Source: City of Idaho Falls Community Development Services.*

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment chapter identifies the housing, homelessness, special population, and non-housing community development needs of Idaho Falls residents for the 2026-2030 CDBG Consolidated Plan period. Its purpose is to define, with measurable specificity, the populations and neighborhoods most in need of CDBG-eligible investment and to provide the data basis for the priority needs and goals in the Strategic Plan.

The chapter is organized around the HUD-required topical areas. NA-10 establishes the demographic and socioeconomic context and summarizes the City's primary housing needs by income, tenure, household type, disability status, and risk of homelessness. NA-15 through NA-30 examine disproportionately greater need by race and ethnicity for housing problems, severe housing problems, and housing cost burden. NA-35 describes public and assisted housing, including the voucher program administered by the local Public Housing Authority (PHA). NA-40 analyzes homelessness and at-risk populations using Continuum of Care and provider-side information. NA-45 addresses non-homeless special-population needs, including seniors, persons with disabilities, survivors of domestic violence, and persons needing supportive services. NA-50 addresses non-housing community development needs, including public infrastructure, facilities, accessibility, public services, transit access, and economic development.

The Needs Assessment is grounded in three primary data sources: HUD-prepared datasets, including CHAS and IDIS tables used in the eCon Planning Suite; U.S. Census Bureau American Community Survey five-year estimates; and Idaho Falls-specific engagement data collected in spring 2026. Local engagement included the community housing and community development surveys, 20 stakeholder interviews, and three focus groups. Together, these sources allow the City to compare long-term demographic and housing trends with the direct experience of service providers, public agencies, and residents.

The community survey provides useful information about public priorities, but it is not treated as the sole measure of need. Survey respondents were disproportionately homeowners, higher-income households, and non-Hispanic residents when compared with the City's overall population. Renters, very-low-income households, young adults, and Hispanic or Latino residents are represented in the survey but underrepresented relative to their share of CDBG-eligible need. For these populations, the Needs Assessment gives substantial weight to CHAS and ACS data as well as to stakeholder consultation with organizations serving LMI residents.

The Needs Assessment also reflects the City's broader policy framework. The Idaho Falls Strategic Plan emphasizes quality of life, safety, economic vibrancy, and a welcoming community. The Imagine IF Comprehensive Plan supports housing choice, reinvestment in older areas, and use of CDBG and other resources to implement housing and community health goals. The City's ADA Transition Plan supports continued investment in accessibility improvements to public facilities, public rights-of-way, and housing rehabilitation for elderly and disabled residents. These adopted policies reinforce the Needs Assessment findings and help guide the priorities carried forward into the Strategic Plan.

The central finding of the Needs Assessment is that Idaho Falls' most significant CDBG-related need is housing affordability and housing instability among LMI residents. Cost burden, especially among renters and households below 50% of area median income, is the dominant housing problem. Severe cost burden is also the clearest pipeline into homelessness or doubled-up living

arrangements. At the same time, the City has ongoing needs for ADA accessibility, housing rehabilitation, homelessness prevention, shelter and service coordination, public services, transportation access, and infrastructure improvements in LMI areas. These findings directly inform the priority needs and five-year goals established in the Strategic Plan.

## NA-10 Housing Needs Assessment – 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Idaho Falls is one of the fastest growing communities in eastern Idaho. Between 2014 and 2024, the City's population grew approximately 17%, from 57,935 to 67,725 residents. Households grew slightly faster over the same period, by 19%, from 20,846 to 24,728. Median household income rose 56% in nominal dollars over the ten-year period, from $61,529 to $95,853, with the larger share of that increase concentrated in the 2019 to 2024 window.

**Table NA-10.1 — Housing Needs Assessment Demographics**

| Demographics | Base Year: 2014 | 2019 | 5-Year % Change | Most Recent: 2024 | 5-Year % Change | 10-Year % Change |
|---|---|---|---|---|---|---|
| Population | 57,935 | 61,459 | 6% | 67,725 | 10% | 17% |
| Households | 20,846 | 22,889 | 10% | 24,728 | 8% | 19% |
| Median Income | $61,529 | $75,356 | 22% | $95,853 | 27% | 56% |

*Data Source: 2010-2014 ACS, 2015-2019 ACS, 2020-2024 ACS, Tables DP05 and S1902.*

The strong nominal income growth shown in Table NA-10.1 is consistent with regional employment expansion. It does not, however, indicate that housing affordability improved over the same period. Stakeholder providers consistently reported that median rents and the median home sale price rose faster than wages, that working-poor and ALICE (Asset Limited, Income Constrained, Employed) households were displaced from the rental market by income-to-rent ratio screening practices, and that essential workers were increasingly unable to afford housing in the community where they work. The cost-burden, severe-cost-burden, and disproportionately greater need analyses in NA-15 through NA-30 examine these dynamics in detail.

### Population Estimates

The Idaho Falls population by race and ethnicity is shown in Table NA-10.2. The White population represented 82.8% of the population in 2024, compared with 88.1% in 2019 and 90.1% in 2014. Hispanic residents represented 16.7% of the population in 2024, up from 14.8% in 2019 and 12.5% in 2014.

**Table NA-10.2 — Population by Race and Ethnicity**

| Race | 2014 Pop | 2014 % | 2019 Pop | 2019 % | 2024 Pop | 2024 % |
|---|---|---|---|---|---|---|
| White | 52,179 | 90.1% | 54,167 | 88.1% | 56,062 | 82.8% |
| Black | 336 | 0.6% | 442 | 0.7% | 328 | 0.5% |
| American Indian | 439 | 0.8% | 344 | 0.6% | 686 | 1.0% |
| Asian | 370 | 0.6% | 917 | 1.5% | 444 | 0.7% |
| Native Hawaiian / Pacific Islander | 42 | 0.1% | 43 | 0.1% | 184 | 0.3% |
| Other | 2,863 | 4.9% | 3,433 | 5.6% | 3,972 | 5.9% |
| Two or More Races | 1,706 | 2.9% | 2,113 | 3.4% | 6,049 | 8.9% |
| Total | 57,935 | 100.0% | 61,459 | 100.0% | 67,725 | 100.0% |
| Non-Hispanic | 50,671 | 87.5% | 52,384 | 85.2% | 56,439 | 83.3% |
| Hispanic | 7,264 | 12.5% | 9,075 | 14.8% | 11,286 | 16.7% |

*Data Source: 2010-2014 ACS, 2015-2019 ACS, 2020-2024 ACS, Table DP05.*

The change in race and ethnicity between 2014 and 2024 is shown in Table NA-10.3. The Hispanic population grew from 7,264 in 2014 to 11,286 in 2024, an increase of approximately 55%, substantially outpacing the City's overall population growth of 17%. Within the Hispanic population, the share identifying as White declined from 52.7% in 2014 to 31.9% in 2024, while the share identifying as Two or More Races grew from 5.3% to 30.6%, a shift driven in significant part by post-2020 Census coding changes. The non-Hispanic White population grew from 48,354 in 2014 to 52,461 in 2024 but declined slightly as a share of the non-Hispanic population (95.4% to 93.0%). These trends inform the disproportionately greater need analysis in NA-15 through NA-30 and the Analysis of Impediments to Fair Housing.

**Table NA-10.3 — Hispanic and Non-Hispanic Population by Race**

| Race | 2014 Pop | 2014 % | 2019 Pop | 2019 % | 2024 Pop | 2024 % |
|---|---|---|---|---|---|---|
| Non-Hispanic White | 48,354 | 95.4% | 49,396 | 94.3% | 52,461 | 93.0% |
| Non-Hispanic Black | 255 | 0.5% | 367 | 0.7% | 324 | 0.6% |
| Non-Hispanic American Indian | 326 | 0.6% | 243 | 0.5% | 407 | 0.7% |
| Non-Hispanic Asian | 370 | 0.7% | 827 | 1.6% | 372 | 0.7% |
| Non-Hispanic Native Hawaiian / PI | 42 | 0.1% | 43 | 0.1% | 184 | 0.3% |
| Non-Hispanic Other | 0 | 0.0% | 20 | 0.0% | 93 | 0.2% |
| Non-Hispanic Two or More Races | 1,324 | 2.6% | 1,488 | 2.8% | 2,598 | 4.6% |
| Total Non-Hispanic | 50,671 | 100.0% | 52,384 | 100.0% | 56,439 | 100.0% |
| Hispanic White | 3,825 | 52.7% | 4,771 | 52.6% | 3,601 | 31.9% |
| Hispanic Black | 81 | 1.1% | 75 | 0.8% | 4 | 0.0% |
| Hispanic American Indian | 113 | 1.6% | 101 | 1.1% | 279 | 2.5% |
| Hispanic Asian | 0 | 0.0% | 90 | 1.0% | 72 | 0.6% |
| Hispanic Other | 2,863 | 39.4% | 3,413 | 37.6% | 3,879 | 34.4% |
| Hispanic Two or More Races | 382 | 5.3% | 625 | 6.9% | 3,451 | 30.6% |
| Total Hispanic | 7,264 | 100.0% | 9,075 | 100.0% | 11,286 | 100.0% |

*Data Source: 2010-2014 ACS, 2015-2019 ACS, 2020-2024 ACS, Table DP05.*

### Group Quarters Population

Idaho Falls' group quarters population, shown in Table NA-10.4, grew from 1,011 residents in 2010 to 1,462 in 2020, an increase of 45% over the decade. The growth is concentrated almost entirely in the institutionalized population, which more than doubled from 477 to 1,114 residents. The most consequential change is the increase in nursing- and skilled-nursing-facility residents, from 72 in 2010 to 383 in 2020. This growth is consistent with stakeholder testimony documenting an aging population and the displacement of fixed income seniors from rent-reset rental buildings.

**Table NA-10.4 — Group Quarters Population**

| Group Quarters Type | 2010 Pop | 2010 % | 2020 Pop | 2020 % |
|---|---|---|---|---|
| Institutionalized: Correctional facilities for adults | 328 | 68.8% | 514 | 46.1% |
| Institutionalized: Juvenile facilities | 29 | 6.1% | 13 | 1.2% |
| Institutionalized: Nursing / Skilled-nursing facilities | 72 | 15.1% | 383 | 34.4% |
| Institutionalized: Other institutional facilities | 48 | 10.1% | 204 | 18.3% |
| Subtotal Institutionalized | 477 | 100.0% | 1,114 | 100.0% |
| Noninstitutionalized: College / University student housing | 0 | — | 0 | — |
| Noninstitutionalized: Military quarters | 0 | — | 0 | — |
| Noninstitutionalized: Other noninstitutional facilities | 534 | 100.0% | 348 | 100.0% |
| Subtotal Noninstitutionalized | 534 | 100.0% | 348 | 100.0% |
| Group Quarters Total | 1,011 | 100.0% | 1,462 | 100.0% |

*Data Source: 2010 Census and 2020 Census, Table P5.*

### Household Type by Tenure

Table NA-10.5 presents Idaho Falls households by household type and tenure using 2020-2024 ACS Table B25011. The table shows that married-couple families dominate the owner-occupied stock (62% of owner-occupied households) while non-family households (single persons living alone and unrelated persons sharing a unit) are heavily concentrated in renter-occupied housing (53% of renter-occupied households). Female-headed other-family households are nearly equally split between owner and renter tenure, while male-headed other-family households lean slightly renter. These tenure patterns shape the cost burden, housing problem, and disproportionate need findings in subsequent tables: renter-occupied non-family households and other-family households experience cost burden at substantially higher rates than owner-occupied married-couple families.

**Table NA-10.5 — Household Type by Tenure, Idaho Falls**

| Household Type | Owner-Occupied | Renter-Occupied | Total |
|---|---|---|---|
| Married-Couple Family | 9,786 | 2,079 | 11,865 |
| Other Family — Male Householder, No Spouse | 464 | 539 | 1,003 |
| Other Family — Female Householder, No Spouse | 1,501 | 1,502 | 3,003 |
| Other Family Subtotal | 1,965 | 2,041 | 4,006 |
| Family Households Subtotal | 11,751 | 4,120 | 15,871 |
| Non-Family — Householder Living Alone | 3,416 | 3,641 | 7,057 |
| Non-Family — Householder Not Living Alone | 706 | 1,094 | 1,800 |
| Non-Family Households Subtotal | 4,122 | 4,682 | 8,804 |
| Total Occupied Housing Units | 15,873 | 8,802 | 24,675 |

*Data Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates, Table B25011 (Tenure by Household Type and Age of Householder), Idaho Falls city.*

### Households by Income

Table NA-10.6 presents the distribution of Idaho Falls households by household income in the past 12 months. The City has 25,374 occupied households per the 2020-2024 ACS. Of these, 2,077 households (8.2%) earn less than $25,000 per year and 3,883 households (15.3%) earn less than $35,000 per year. At the upper end, 4,375 households (17.2%) earn $150,000 or more. Median household income for the City is $73,110.

**Table NA-10.6 — Households by Income, Idaho Falls**

| Household Income (Past 12 Months) | Households | Share (%) |
|---|---|---|
| Less than $10,000 | 595 | 2.34% |
| $10,000 to $14,999 | 234 | 0.92% |
| $15,000 to $19,999 | 603 | 2.38% |
| $20,000 to $24,999 | 645 | 2.54% |
| $25,000 to $29,999 | 1,137 | 4.48% |
| $30,000 to $34,999 | 669 | 2.64% |
| $35,000 to $39,999 | 698 | 2.75% |
| $40,000 to $44,999 | 1,415 | 5.58% |
| $45,000 to $49,999 | 1,147 | 4.52% |
| $50,000 to $59,999 | 986 | 3.89% |
| $60,000 to $74,999 | 4,124 | 16.25% |
| $75,000 to $99,999 | 3,285 | 12.95% |
| $100,000 to $124,999 | 3,584 | 14.12% |
| $125,000 to $149,999 | 1,877 | 7.40% |
| $150,000 to $199,999 | 2,345 | 9.24% |
| $200,000 or more | 2,030 | 8.00% |
| Total Households | 25,374 | 100.00% |
| Median Household Income | $73,110 | — |

*Data Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates, Tables B19001 and B19013, Idaho Falls city.*

### Poverty by Age

Table NA-10.7 presents poverty status by age group for Idaho Falls. Of the 66,334 City residents for whom poverty status is determined per the 2020-2024 ACS, 7,639 (11.5%) had income below the federal poverty level in the past 12 months. Among the City residents below the poverty line, working-age adults 18 to 64 account for the largest share at 4,215 persons (55%), followed by children under 18 at 3,095 persons (40.5%) and seniors 65 and older at 625 persons (8%). Although working-age adults represent the largest absolute count, child poverty is concentrated in a smaller age group and represents a meaningfully higher poverty rate than the citywide average. Female-headed households and children of single-parent households are over-represented in the poverty count, consistent with national patterns.

**Table NA-10.7 — Persons Below Poverty Level by Age and Sex, Idaho Falls**

| Age Group | Male Below Poverty | Female Below Poverty | Total Below Poverty | Share of All Persons in Poverty |
|---|---|---|---|---|
| Under 5 years | 397 | 566 | 963 | 12.61% |
| 5 years | 347 | 57 | 404 | 5.29% |
| 6 to 11 years | 248 | 550 | 798 | 10.45% |
| 12 to 14 years | 162 | 382 | 544 | 7.12% |
| 15 years | 74 | 73 | 147 | 1.92% |
| 16 to 17 years | 79 | 160 | 239 | 3.13% |
| Subtotal Under 18 | 1,307 | 1,788 | 3,095 | 40.52% |
| 18 to 24 years | 386 | 740 | 1,126 | 14.74% |
| 25 to 34 years | 406 | 540 | 946 | 12.38% |
| 35 to 44 years | 257 | 627 | 884 | 11.57% |
| 45 to 54 years | 170 | 489 | 659 | 8.63% |
| 55 to 64 years | 354 | 246 | 600 | 7.85% |
| Subtotal 18 to 64 | 1,573 | 2,642 | 4,215 | 55.18% |
| 65 to 74 years | 138 | 165 | 303 | 3.97% |
| 75 years and over | 89 | 233 | 322 | 4.22% |
| Subtotal 65 and Over | 227 | 398 | 625 | 8.18% |
| Total Below Poverty | 2,811 | 4,828 | 7,639 | 100.00% |

*Data Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates, Table B17001 (Poverty Status in the Past 12 Months by Sex by Age), Idaho Falls city. Poverty universe excludes institutionalized population, persons in military group quarters and college dormitories, and unrelated individuals under age 15. Total population for whom poverty status is determined: 66,334. Citywide poverty rate: 11.5%.*

### Number of Households Table

The HUD Comprehensive Housing Affordability Strategy (CHAS) dataset, derived from the American Community Survey but adjusted to HUD Area Median Family Income (HAMFI), is the authoritative source for measuring low- and moderate-income housing need. Table NA-10.8 presents the standard HUD Number of Households Table, broken out by household type and HAMFI level. The 2018 to 2022 CHAS data is used here.

**Table NA-10.8 — Number of Households Table**

| Household Type | 0–30% HAMFI | >30–50% HAMFI | >50–80% HAMFI | >80–100% HAMFI | >100% HAMFI |
|---|---|---|---|---|---|
| Total Households | 2,400 | 3,195 | 4,845 | 2,175 | 11,310 |
| Small Family Households | 425 | 975 | 1,900 | 920 | 4,935 |
| Large Family Households | 160 | 315 | 625 | 180 | 1,625 |
| Household contains at least one person 62-74 years of age | 400 | 510 | 755 | 420 | 2,690 |
| Household contains at least one person age 75 or older | 454 | 450 | 665 | 319 | 1,155 |
| Households with one or more children 6 years old or younger | 360 | 695 | 1,095 | 390 | 1,654 |

*Data Source: 2018-2022 CHAS, Idaho Falls city, Idaho.*

### Housing Needs Summary Tables

Tables NA-10.9 through NA-10.16 present the CHAS-based housing problems analysis for Idaho Falls. Before reading the tables, it is useful to understand exactly what HUD measures.

HUD defines four housing problems for purposes of CDBG and Consolidated Plan analysis. A household is counted as having a housing problem when one or more of the following conditions applies:

- **Lacks complete kitchen facilities.** A complete kitchen requires a sink with piped water, a stove or range, and a refrigerator. A unit missing any of these is counted as substandard.
- **Lacks complete plumbing facilities.** Complete plumbing requires hot and cold running water, a flush toilet, and a bathtub or shower for the exclusive use of the unit. A unit missing any of these is counted as substandard.
- **Overcrowding.** A household is overcrowded when more than one person occupies each room (excluding bathrooms, porches, balconies, hallways, and unfinished basements). Severe overcrowding is defined as more than 1.5 persons per room.
- **Cost burden.** A household is cost burdened when it pays more than 30% of monthly income for housing. For renters, housing costs include gross rent (rent plus tenant-paid utilities). For owners, housing costs include mortgage payment, property taxes, insurance, utilities, condominium fees, and mobile home costs. Severe cost burden is defined as paying more than 50% of monthly income for housing.

The tables that follow report two related measures. Housing problems count households experiencing any one of the four conditions above. Severe housing problems apply the stricter overcrowding threshold (more than 1.5 persons per room) and the stricter cost burden threshold (more than 50% of income) while keeping the kitchen and plumbing definitions unchanged. A household appears in only one row of each summary table — counted under the most severe problem it experiences and not double-counted across rows.

In Idaho Falls, cost burden is by far the most common of the four problems. Substandard kitchen and plumbing problems together affect fewer than 2% of households per the 2018-2022 CHAS. Overcrowding affects approximately 2.3% of households. Cost burden affects 25.4% of all households citywide and 41% of renter households. The tables below break each problem out by tenure (owner versus renter) and HAMFI income level so the reader can see where the need is concentrated.

**Table NA-10.9 — Housing Problems Overview by Tenure**

| Housing Problems Status | Owner | Renter | Total |
|---|---|---|---|
| Has at least 1 of 4 housing problems | 2,750 | 3,935 | 6,685 |
| Has none of 4 housing problems (or cost burden not computed) | 12,325 | 4,910 | 17,235 |
| Total | 15,075 | 8,845 | 23,920 |

*Data Source: 2018-2022 CHAS.*

**Table NA-10.10 — Severe Housing Problems Overview by Tenure**

| Severe Housing Problems Status | Owner | Renter | Total |
|---|---|---|---|
| Has at least 1 of 4 severe housing problems | 1,180 | 1,975 | 3,155 |
| Has none of 4 severe housing problems (or cost burden not computed) | 13,900 | 6,870 | 20,770 |
| Total | 15,080 | 8,845 | 23,925 |

*Data Source: 2018-2022 CHAS.*

**Table NA-10.11 — Income by Housing Problems by HAMFI**

| HAMFI Level | Has 1+ Housing Problem | Has None of 4 (or CB Not Computed) | Total |
|---|---|---|---|
| 0–30% | 2,300 | 100 | 2,400 |
| >30–50% | 2,150 | 1,045 | 3,195 |
| >50–80% | 1,540 | 3,305 | 4,845 |
| >80–100% | 290 | 1,885 | 2,175 |
| >100% | 405 | 10,900 | 11,310 |
| Total | 6,685 | 17,235 | 23,920 |

*Data Source: 2018-2022 CHAS.*

### Substandard Housing Conditions — Plumbing and Kitchen Facilities

Substandard housing is one of the four housing problems HUD measures for the Consolidated Plan. A unit is considered substandard for plumbing if it lacks any of the following: hot and cold piped water, a flush toilet, or a bathtub or shower for the exclusive use of the unit. A unit is considered substandard for kitchen if it lacks any of: a sink with piped water, a stove or range, or a refrigerator. Substandard housing is rare in Idaho Falls relative to other housing problems — fewer than 1.2% of the City's 24,728 occupied housing units lack complete kitchen or plumbing facilities — but the conditions that do exist are concentrated in the renter market and warrant CDBG attention through housing rehabilitation programs.

Plumbing facilities are nearly universal in Idaho Falls. Of 24,728 occupied housing units, 24,654 (99.7%) have complete plumbing facilities. Seventy-four units (0.3%) lack complete plumbing — 45 owner-occupied units and 29 renter-occupied units. Owner-occupied units lacking plumbing are typically older detached single-unit homes in central neighborhoods that have not been modernized. Renter-occupied units lacking plumbing are typically older small-multiplex or single-room rooming-house units. The absolute count is small enough that targeted rehabilitation through CDBG-funded single-unit programs can make a measurable dent.

Kitchen facilities show a more pronounced renter-owner split. Of 24,728 occupied housing units, 24,510 (99.1%) have complete kitchen facilities. Two hundred eighteen units (0.9%) lack a complete kitchen, of which 205 are renter-occupied and 13 are owner-occupied. Renter-occupied units lacking complete kitchen represent 2.3% of the renter market. These are typically rooming-house arrangements, accessory units, or older small apartment buildings where shared kitchen facilities or partial kitchens are reported as substandard. While the count is small in absolute terms, the concentration in the renter market and the disproportionate impact on lower-income households (who are more likely to occupy older, smaller-footprint rental units) warrants CDBG investment in renter housing rehabilitation through partnerships with mission-driven landlords.

**Table NA-10.12 — Plumbing Facilities by Tenure, Idaho Falls**

| Plumbing Status | Owner-Occupied | Owner Share | Renter-Occupied | Renter Share | Total | Total Share |
|---|---|---|---|---|---|---|
| With complete plumbing | 15,828 | 99.7% | 8,826 | 99.7% | 24,654 | 99.7% |
| Lacking complete plumbing | 45 | 0.3% | 29 | 0.3% | 74 | 0.3% |
| Total occupied units | 15,873 | 100.0% | 8,855 | 100.0% | 24,728 | 100.0% |

*Data Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates, Table B25049 (Tenure by Plumbing Facilities), Idaho Falls city.*

**Table NA-10.13 — Kitchen Facilities by Tenure, Idaho Falls**

| Kitchen Status | Owner-Occupied | Owner Share | Renter-Occupied | Renter Share | Total | Total Share |
|---|---|---|---|---|---|---|
| With complete kitchen | 15,860 | 99.9% | 8,650 | 97.7% | 24,510 | 99.1% |
| Lacking complete kitchen | 13 | 0.1% | 205 | 2.3% | 218 | 0.9% |
| Total occupied units | 15,873 | 100.0% | 8,855 | 100.0% | 24,728 | 100.0% |

*Data Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates, Table B25053 (Tenure by Kitchen Facilities), Idaho Falls city.*

**Table NA-10.14 — Income Distribution by HAMFI and Tenure**

| HAMFI Level | Owner | Renter | Total |
|---|---|---|---|
| 0–30% HAMFI | 805 | 1,595 | 2,400 |
| >30–50% HAMFI | 1,415 | 1,780 | 3,195 |
| >50–80% HAMFI | 2,525 | 2,320 | 4,845 |
| >80–100% HAMFI | 1,320 | 855 | 2,175 |
| >100% HAMFI | 9,015 | 2,295 | 11,310 |
| Total | 15,080 | 8,845 | 23,925 |

*Data Source: 2018-2022 CHAS.*

**Table NA-10.15 — Housing Cost Burden Overview by Tenure**

| Cost Burden | Owner | Renter | Total |
|---|---|---|---|
| Cost burden ≤ 30% | 12,505 | 5,105 | 17,610 |
| Cost burden > 30% to ≤ 50% | 1,645 | 2,009 | 3,654 |
| Cost burden > 50% (severe) | 824 | 1,595 | 2,419 |
| Cost burden not computed | 105 | 135 | 240 |
| Total | 15,079 | 8,844 | 23,923 |

*Data Source: 2018-2022 CHAS.*

**Cost Burden Discussion**

Cost burden is the dominant housing problem in Idaho Falls and is the primary driver of housing instability for low- and moderate-income households. A household is cost-burdened when it pays more than 30% of monthly income for housing costs. Severe cost burden — paying more than 50% of monthly income for housing — is the threshold that HUD identifies as the strongest predictor of housing instability and elevated risk of eviction or homelessness. Per the 2018-2022 CHAS, 25.4% of all Idaho Falls households are cost-burdened (6,073 households at >30% cost burden), and 10.1% are severely cost-burdened (2,419 households at >50% cost burden).

The renter-owner gap is the most consequential pattern in the data. Renter households in Idaho Falls experience cost burden at more than twice the rate of owner households. Of 8,844 renter households, 41.0% (3,628 households) pay more than 30% of income for housing and 18.0% (1,595 households) pay more than 50%. By comparison, of 15,079 owner households, 16.4% (2,469 households) pay more than 30% and 5.5% (824 households) pay more than 50%. Within the owner segment, the cost burden rate is meaningfully higher for owners with a mortgage than for owners without a mortgage — a pattern consistent with the share of housing costs absorbed by debt service.

Cost burden is concentrated in the lowest income brackets. Among households at 0-30% HAMFI in Idaho Falls, 96% experience at least one housing problem and 71% are severely cost-burdened — meaning they pay more than half of monthly income for housing. The rate decreases sharply with

income: 67% at 30-50% HAMFI experience at least one housing problem, 32% at 50-80% HAMFI, and only 13% at 80-100% HAMFI. Cost burden among households above 100% AMI is largely a discretionary spending pattern (a household choosing more expensive housing relative to its means) rather than a need-driven affordability problem.

Several demographic patterns sharpen the picture. Female-headed households without a spouse experience cost burden at substantially higher rates than other family configurations, particularly when those households contain children. Elderly non-family renter households (single adults age 62 or older living alone in rented units) experience cost burden at among the highest rates of any household type in the City — approximately 64% per CHAS Table 7 — driven by fixed Social Security and pension incomes that have not kept pace with rent escalation. Hispanic households are over-represented in the cost-burdened renter segment relative to their share of the population, a pattern that supports the disproportionately greater need findings examined in NA-15 through NA-25.

The practical consequences of severe cost burden are documented in stakeholder testimony. Region 6 Housing Coalition members reported a sustained increase in rent and utility assistance requests since 2020 from households who are not yet homeless but are unable to fully cover housing costs. Eastern Idaho Community Action Partnership (EICAP) and faith-based emergency assistance providers reported that the typical client is a working renter household earning between $25,000 and $40,000 annually, which is above the threshold that qualifies for traditional public assistance but below the income level required to afford a market-rate one-bedroom unit at the City's 2024 median gross rent. Severe cost burden in this level is the leading reason households in Idaho Falls cycle in and out of doubled-up housing arrangements, vehicle living, and shelter use. It is the precursor condition that the homeless services system most often encounters.

CDBG investment cannot resolve cost burden through subsidy alone. The program's annual entitlement is too small relative to the scale of cost-burdened households (approximately 6,073 households). Cost burden reduction in Idaho Falls instead depends on a combination of (a) increased supply of units affordable at 50-80% HAMFI through partnerships with IHFA, Habitat for Humanity Idaho Falls Area, and other affordable housing developers; (b) preservation of existing affordable rental supply through landlord engagement and rehabilitation; (c) targeted homeownership counseling and credit education to support cost-burdened renters in transitioning to affordable ownership where feasible; and (d) supportive services investment that reduces non-housing costs (utility assistance, food, childcare) to free up household income for housing. The Strategic Plan goals in SP-25 and SP-45 reflect this multi-pronged approach.

**Table NA-10.16 — Overcrowding and Severe Overcrowding by Tenure**

Overcrowding is defined as having from 1.01 to 1.50 persons per room and severe overcrowding is defined as more than 1.50 persons per room. Citywide, 636 households (2.6%) experience some level of overcrowding, with the rate higher among renter households (4.2%) than owner households (1.6%). Severe overcrowding affects 246 households citywide, of which 168 are renters.

| Tenure | Not Overcrowded (≤1.0 per room) | Overcrowded (1.01-1.50 per room) | Severely Overcrowded (>1.50 per room) | Total |
|---|---|---|---|---|
| Owner-Occupied | 15,613 (98.4%) | 182 (1.1%) | 78 (0.5%) | 15,873 |
| Renter-Occupied | 8,479 (95.8%) | 208 (2.3%) | 168 (1.9%) | 8,855 |
| Total | 24,092 (97.4%) | 390 (1.6%) | 246 (1.0%) | 24,728 |

*Data Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates, Table B25014 (Tenure by Occupants per Room), Idaho Falls city.*

### Disability by Age

Approximately 14.1% of Idaho Falls residents in the disability population (9,355 of 66,384) report at least one disability per the 2020-2024 ACS. The disability rate rises sharply with age: 13.8% of working-age adults 35 to 64, 24.3% of seniors 65 to 74, and 52.8% of seniors 75 and older have at least one disability. The rate for males (14.7%) is slightly higher than for females (13.5%), driven primarily by the higher disability rate among older male residents.

**Table NA-10.17 — Disability by Age and Sex, Idaho Falls**

| Age Group | Male with Disability | Male Population | Male Disability Rate | Female with Disability | Female Population | Female Disability Rate | Total Disability Rate |
|---|---|---|---|---|---|---|---|
| Under 5 | 5 | 2,068 | 0.2% | 0 | 2,566 | 0.0% | 0.1% |
| 5 to 17 | 811 | 7,069 | 11.5% | 266 | 7,124 | 3.7% | 7.6% |
| 18 to 34 | 815 | 7,895 | 10.3% | 1,059 | 7,964 | 13.3% | 11.8% |
| 35 to 64 | 1,529 | 11,540 | 13.2% | 1,612 | 11,245 | 14.3% | 13.8% |
| 65 to 74 | 650 | 2,459 | 26.4% | 585 | 2,619 | 22.3% | 24.3% |
| 75 or Older | 989 | 1,653 | 59.8% | 1,034 | 2,182 | 47.4% | 52.8% |
| Total | 4,799 | 32,684 | 14.7% | 4,556 | 33,700 | 13.5% | 14.1% |

*Data Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates, Table B18101 (Sex by Age by Disability Status), Idaho Falls city. Note: B18101 universe is the civilian non-institutionalized population (66,384 persons), which excludes residents in institutional group quarters such as nursing facilities and correctional facilities.*

### Disabilities by Type

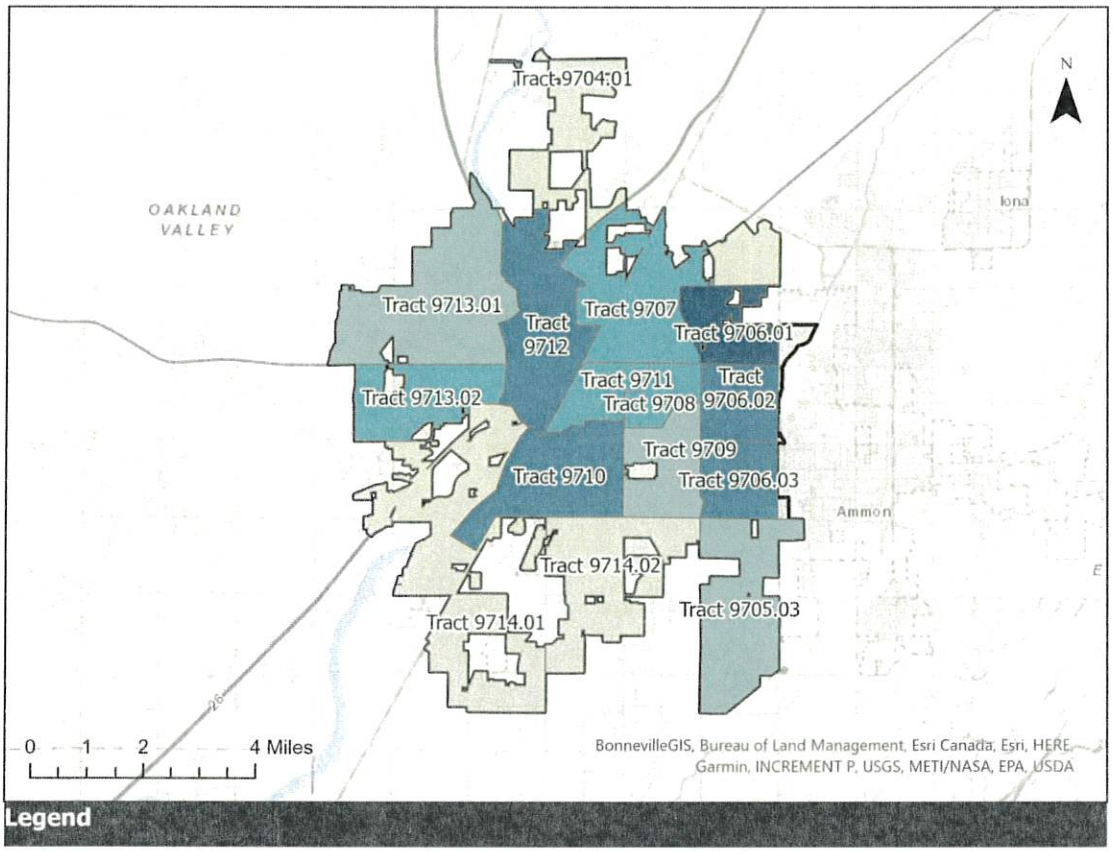
The 2020-2024 ACS reports disability prevalence by type for Idaho Falls residents in the civilian non-institutionalized population. Cognitive difficulty (7.0%) and ambulatory difficulty (5.5%) are the most common disability types, followed by independent living difficulty (4.7%) and hearing (3.9%). Self-care (2.6%) and vision (2.2%) are the least common but still affect substantial numbers in absolute terms (1,400+ residents each).

**Table NA-10.18 — Disabilities by Type, Idaho Falls (Civilian Non-Institutionalized Population)**

| Disability Type | Population with Disability | % of Disability Universe (66,384) |
|---|---|---|
| Hearing disability | 2,596 | 3.9% |
| Vision disability | 1,451 | 2.2% |
| Cognitive disability (5+) | 4,621 | 7.0% |
| Ambulatory difficulty (5+) | 3,641 | 5.5% |
| Self-care difficulty (5+) | 1,754 | 2.6% |
| Independent living difficulty (18+) | 3,096 | 4.7% |

*Data Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates, Tables B18102 (Hearing), B18103 (Vision), B18104 (Cognitive), B18105 (Ambulatory), B18106 (Self-Care), B18107 (Independent Living). Counts represent the sum of disability cases across all sex and age groups; some persons have more than one disability and may be counted in multiple rows.*

**Map NA-10.1 — Persons with Disabilities, Idaho Falls**



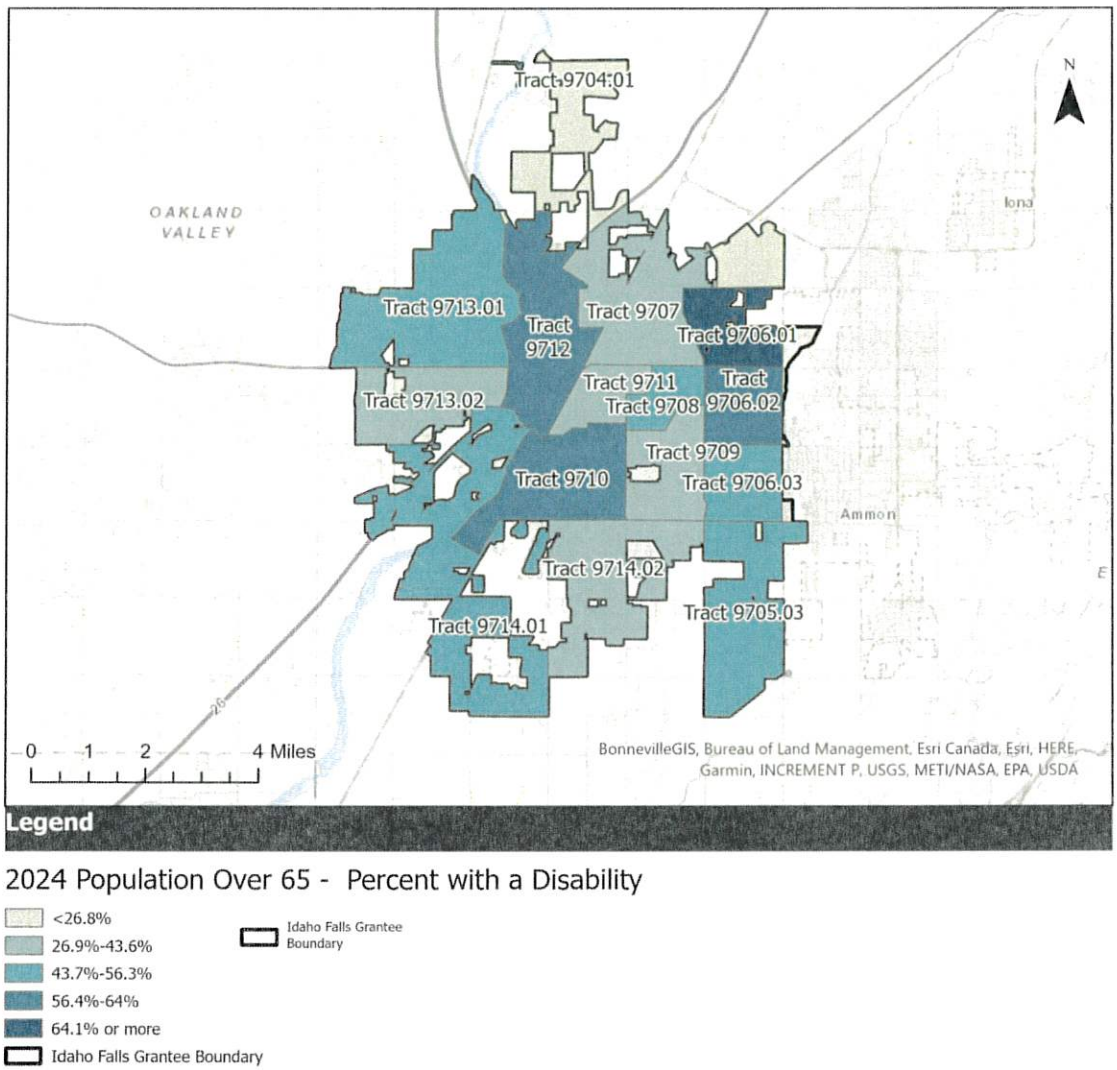

**Legend**

2024 Population Percent with a Disability

- 7.7%-8.5%
- 8.6%-13.3%
- 13.4%-14.1%
- 14.2%-18.8%
- 18.9%-25+%

Idaho Falls Grantee Boundary

**Map NA-10.2 — Persons with Disabilities Age 65 and Older, Idaho Falls**




**Describe the number and type of single person households in need of housing assistance**

Based on data shown on Table NA-10.5, of 24,675 total households in Idaho Falls, 8,804 are non-family households. The majority of these non-family households are single-person households. Stakeholder providers identified single adults living alone, particularly older adults on fixed incomes and single working adults at low-wage jobs, as a population at elevated risk of cost burden and housing instability. The Strategic Plan addresses this population through the rental supply and rental assistance investment in SP-25 and through the senior services investment in SP-35.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking**

As noted in Tables NA-10.16 and NA-10.17above, approximately 17% of Idaho Falls households contain at least one person with a disability per the 2020 to 2024 ACS, equating to roughly 4,200 households. Stakeholder evidence identified disability accommodation as the most frequently cited fair-housing issue in Idaho Falls. Both mental and behavioral disability and physical disability accommodation gaps are documented as significant impediments.

Pinpointing the actual number of domestic violence victims is difficult because many survivors do not report to law enforcement. The Idaho Statistical Analysis Center's *Intimate Partner Violence in Idaho, 2024* research brief identified 552 IPV victims known to law enforcement in Bonneville County in 2024, an IPV victimization rate of 4.14 per 1,000 residents — 36% above the statewide rate of 3.04 per 1,000.[1] Hispanic and Latino residents in Bonneville County experienced IPV at a higher rate (5.75 per 1,000 Hispanic/Latino residents) than the county average overall. Statewide in 2024, victim service agencies served 31,461 IPV victims using federal grant funds, more than five times the number known to law enforcement, indicating that law enforcement counts substantially under-represent actual incidence. The Idaho Coalition Against Sexual & Domestic Violence reported 10 domestic violence-related fatalities in Idaho in 2022 and 9 intimate partner-related fatalities through September 2023.[2]

**What are the most common housing problems?**

**Cost Burdened:** The most common problem in Idaho Falls is cost burdened individuals and households (paying more than 30% of monthly income on housing). Per CHAS data, approximately 25% of households in Idaho falls are considered cost burdened and 10% are severely cost burdened (paying 50% or more of monthly income on housing). Renter households are significantly more likely to be cost burdened compared owner households (41% vs 16%)

**Substandard Housing Conditions:** Substandard housing problems (lacking kitchen or plumbing facilities) and overcrowding are minor in absolute terms by CHAS measures, though stakeholder evidence indicates that deferred maintenance, inadequate insulation, and outdated heating systems in older units are more common than the substandard-housing measure captures.

**Are any populations/household types more affected than others by these problems?**

Table NA-10.19 disaggregates the 15,075 owner-occupied households in Idaho Falls by HAMFI income band, household type, and cost burden category. The tables show that owner cost burden is concentrated in two bands: at 0-30% HAMFI, where 86% of owner households (690 of 805) experience cost burden or severe cost burden; and at >30-50% HAMFI, where 53% (755 of 1,415) are cost-burdened. Above 80% HAMFI, owner cost burden drops sharply. Within the cost-burdened owner segment, elderly non-family households (single seniors living alone in owned homes) experience disproportionate burden — 250 of the 815 severely cost-burdened owners citywide are elderly non-family households, and 180 of those are at 0-30% HAMFI.

**Table NA-10.19 — Owner-Occupied Households by Income, Family Status, and Cost Burden, Idaho Falls**

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden (≤30%)** | | | | | | |
| 0-30% HAMFI | 0 | 20 | 0 | 80 | 10 | **110** |
| >30-50% HAMFI | 85 | 150 | 45 | 285 | 85 | **650** |

[1] Idaho State Police, Idaho Statistical Analysis Center, *Intimate Partner Violence in Idaho, 2024*, April 2026. https://isp.idaho.gov/wp-content/uploads/PGR/ISAC-Library/Research-Briefs/Intimate-Partner-Violence-in-Idaho-2024.pdf

[2] Idaho Coalition Against Sexual & Domestic Violence, *Idaho Domestic Violence Fact Sheet*, October 2023. https://idahocoalition.org/wp-content/uploads/2023/10/Idaho-Domestic-Violence-Fact-Sheet_2023.pdf

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| >50-80% HAMFI | 510 | 550 | 180 | 240 | 265 | **1,745** |
| >80-100% HAMFI | 270 | 445 | 135 | 170 | 165 | **1,185** |
| >100% HAMFI | 1,710 | 4,080 | 1,535 | 705 | 775 | **8,805** |
| **Subtotal** | **2,575** | **5,245** | **1,895** | **1,480** | **1,300** | **12,495** |
| **Cost Burden (>30 to ≤50%)** | | | | | | |
| 0-30% HAMFI | 15 | 10 | 20 | 45 | 4 | **94** |
| >30-50% HAMFI | 40 | 150 | 100 | 170 | 65 | **525** |
| >50-80% HAMFI | 90 | 305 | 195 | 60 | 90 | **740** |
| >80-100% HAMFI | 4 | 85 | 0 | 15 | 25 | **129** |
| >100% HAMFI | 70 | 20 | 0 | 4 | 50 | **144** |
| **Subtotal** | **219** | **570** | **315** | **294** | **234** | **1,632** |
| **Severe Cost Burden (>50%)** | | | | | | |
| 0-30% HAMFI | 65 | 95 | 40 | 180 | 110 | **490** |
| >30-50% HAMFI | 15 | 65 | 10 | 45 | 95 | **230** |
| >50-80% HAMFI | 15 | 0 | 0 | 25 | 0 | **40** |
| >80-100% HAMFI | 0 | 0 | 0 | 0 | 0 | **0** |
| >100% HAMFI | 0 | 30 | 0 | 0 | 25 | **55** |
| **Subtotal** | **95** | **190** | **50** | **250** | **230** | **815** |
| **Total** | | | | | | |
| 0-30% HAMFI | 90 | 125 | 60 | 340 | 190 | **805** |
| >30-50% HAMFI | 145 | 365 | 160 | 500 | 245 | **1,415** |
| >50-80% HAMFI | 620 | 855 | 370 | 320 | 355 | **2,520** |
| >80-100% HAMFI | 275 | 530 | 135 | 185 | 190 | **1,315** |
| >100% HAMFI | 1,785 | 4,135 | 1,535 | 710 | 855 | **9,020** |
| **Subtotal** | **2,915** | **6,010** | **2,260** | **2,055** | **1,835** | **15,075** |

*Source: HUD CHAS 2018-2022 5-Year Estimates, Table 7 (Income by Cost Burden by Tenure by Family Status), City of Idaho Falls (Place 1639700). Counts are rounded by HUD; the all-cost-burden Total at the bottom of each section is the HUD-published subtotal for that group and may differ by a few units from the sum of the cells above.*

Table NA-10.20 disaggregates the 8,845 renter-occupied households in Idaho Falls by the same dimensions. The renter pattern is more severe and more broadly distributed than the owner

pattern. At 0-30% HAMFI, 84% of renter households (1,350 of 1,605) experience cost burden or severe cost burden, with severe cost burden alone affecting 1,185 households (74% of renters at this income level). At >30-50% HAMFI, 78% of renters (1,388 of 1,785) are cost-burdened. Cost burden persists meaningfully into the >50-80% HAMFI band, affecting 31% of renters (715 of 2,320) at that income level — a pattern that does not appear on the owner side. Small family renters and "Other household" renters (which include single working adults and unrelated adults sharing a unit) account for the largest absolute counts in the cost-burdened renter segment.

**Table NA-10.20 — Renter-Occupied Households by Income, Family Status, and Cost Burden, Idaho Falls**

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden (≤30%)** | | | | | | |
| 0-30% HAMFI | 0 | 30 | 0 | 20 | 60 | **110** |
| >30-50% HAMFI | 40 | 45 | 105 | 70 | 130 | **390** |
| >50-80% HAMFI | 60 | 850 | 205 | 105 | 390 | **1,610** |
| >80-100% HAMFI | 90 | 330 | 45 | 65 | 245 | **775** |
| >100% HAMFI | 100 | 790 | 90 | 265 | 975 | **2,220** |
| **Subtotal** | **290** | **2,045** | **445** | **525** | **1,800** | **5,105** |
| **Cost Burden (>30 to ≤50%)** | | | | | | |
| 0-30% HAMFI | 0 | 10 | 0 | 95 | 60 | **165** |
| >30-50% HAMFI | 4 | 490 | 15 | 135 | 505 | **1,149** |
| >50-80% HAMFI | 0 | 180 | 50 | 65 | 300 | **595** |
| >80-100% HAMFI | 0 | 60 | 0 | 0 | 10 | **70** |
| >100% HAMFI | 0 | 10 | 0 | 15 | 0 | **25** |
| **Subtotal** | **4** | **750** | **65** | **310** | **875** | **2,004** |
| **Severe Cost Burden (>50%)** | | | | | | |
| 0-30% HAMFI | 50 | 260 | 100 | 225 | 550 | **1,185** |
| >30-50% HAMFI | 4 | 75 | 30 | 20 | 110 | **239** |
| >50-80% HAMFI | 25 | 15 | 0 | 45 | 35 | **120** |
| >80-100% HAMFI | 0 | 0 | 0 | 0 | 0 | **0** |
| >100% HAMFI | 10 | 0 | 0 | 40 | 0 | **50** |
| **Subtotal** | **89** | **350** | **130** | **330** | **695** | **1,594** |
| **Total** | | | | | | |

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| 0-30% HAMFI | 50 | 300 | 100 | 345 | 810 | **1,605** |
| >30-50% HAMFI | 45 | 610 | 155 | 225 | 750 | **1,785** |
| >50-80% HAMFI | 80 | 1,045 | 255 | 215 | 725 | **2,320** |
| >80-100% HAMFI | 90 | 390 | 45 | 65 | 255 | **845** |
| >100% HAMFI | 105 | 800 | 90 | 320 | 975 | **2,290** |
| **Subtotal** | **370** | **3,145** | **645** | **1,170** | **3,515** | **8,845** |

*Source: HUD CHAS 2018-2022 5-Year Estimates, Table 7 (Income by Cost Burden by Tenure by Family Status), City of Idaho Falls (Place 1639700). Counts are rounded by HUD.*

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

CHAS data documents 1,940 renter households in Idaho Falls earning 0 to 30% HAMFI. Of these, 1,655 (85%) experience at least one housing problem, with severe cost burden as the dominant problem category. This is the population at most immediate risk of housing loss. Stakeholder providers reported a sustained surge in rent and utility assistance requests since 2020, indicating substantial demand for prevention focused intervention. The Strategic Plan in SP-25 supports gap-funded tenant based rental assistance, particularly for households at risk of homelessness, through CDBG partnerships.

In terms of families with children, Table NA-10.8 reports 360 households in Idaho Falls earning 0 to 30% HAMFI have one or more children six years old or younger. The data is not specific on other ages of children, but there are very likely other households with children captured within both small family households (two or fewer members) and large family households (more than two household members). In terms of cost burden, this income range is the most at risk of becoming unsheltered. Based on historical experience and stakeholder interviews, there are few shelter options for families or male head-of-households.

Households nearing the end of rapid re-housing assistance present specific transition risk. Coordinated Entry through EICAP coordinates referral to longer-term assistance, including IHFA voucher access and partner organization support. Stakeholder providers reported that successful transitions out of rapid re-housing depend heavily on continued case management, mental health support where applicable, and access to long-term affordable housing, all of which the Strategic Plan addresses.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates**

HUD defines at risk of homelessness as a household earning less than 30% of area median family income, lacking sufficient resources or support networks, and meeting one of seven additional conditions including recent moves for economic reasons, doubled up living arrangements, or imminent loss of housing. Applying this definition to Idaho Falls CHAS and ACS data, 2,400

households earn 0 to 30% AMI, and approximately 2,300 of these households experience at least one housing problem with severe cost burden as the dominant problem category. 1,595 renter households at all income levels experience severe cost burden, the strongest single estimate of the at-risk population.

Combining the 0 to 30% AMI count and the severely cost-burdened renter count, the Consolidated Plan estimates the at-risk population in Idaho Falls at approximately 1,500 to 2,500 households at any given time. Stakeholder evidence indicates that doubled-up arrangements, recent loss of housing, and imminent loss of housing not captured in CHAS data add additional households not separately quantified.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The greatest predictor of homelessness risk identified by HUD and academic homelessness research is severe cost burden. Households paying more than 50% of their income toward housing costs, or having incomes at or below 50% of AMI, are at the greatest risk to experience homelessness. Other characteristics linked with elevated risk include unstable rental arrangements (no written lease), residence in publicly funded institutions or systems of care prior to housing, and recent eviction history. As noted in the tables and narrative above, there are a substantial number of households which are cost burdened or severe cost burdened.

**Discussion**

The most prevalent housing problem in Idaho Falls is cost burden, especially for renter households earning less than 50% of AMI. The City addresses housing problems through the Strategic Plan in SP-25 by preserving existing affordable housing, supporting affordable housing production, and partnering with EICAP and Habitat for Humanity Idaho Falls on owner occupied housing rehabilitation in low- and moderate-income census tracts. CDBG funded interventions concentrate where housing problem incidence is highest, at the lower end of the income distribution.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole**

This section assesses the incidence of housing problems by race and ethnicity within each HUD-defined income category, as required under 24 CFR 91.205(b)(2). As noted in the previous section, HUD defines housing problems as households experiencing one or more of the following four conditions: lacks complete kitchen facilities, lacks complete plumbing facilities, more than one person per room, or housing cost burden of 30% or more of monthly income.

A racial or ethnic group is considered to have a disproportionately greater need when the percentage of households within that group experiencing one or more housing problems is at least 10 percentage points higher than the jurisdiction-wide percentage for the same income category. Tables NA-15.1 through NA-15.4 present this analysis. Data are drawn from the 2018 to 2022 CHAS, summed across owner and renter occupied households.

Two methodological notes apply throughout this section. First, Idaho Falls' non-White and non-Hispanic populations are proportionately small. Black, Asian, American Indian / Alaska Native, and Pacific Islander populations each represent less than 2% of the city's residents per the 2020 to 2024 ACS. Several race-by-income cells contain fewer than 50 households, and the disproportionately-greater-need percentages calculated from those cells should be interpreted with caution. Second, CHAS suppresses cells with fewer than four households for confidentiality reasons, which appears in the tables as zero values.

**0%-30% of Area Median Income**

**Table NA-15.1 — Disproportionately Greater Need: 0–30% AMI**

| Race / Ethnicity | Has 1+ Housing Problem | Has None of 4 Problems | Total Households | % with Housing Problem |
|---|---|---|---|---|
| White | 1,675 | 300 | 1,975 | 84.8% |
| Black / African American | 25 | 20 | 45 | 55.6% |
| Asian | 25 | 0 | 25 | 100.0% |
| American Indian / Alaska Native | 0 | 0 | 0 | — |
| Native Hawaiian / Pacific Islander | 0 | 0 | 0 | — |
| Hispanic (any race) | 205 | 100 | 305 | 67.2% |
| Jurisdiction Total | 1,930 | 420 | 2,350 | 82.1% |

*Data Source: 2018-2022 CHAS, Idaho Falls city, Idaho. Owner and renter combined.*

At 0 to 30% AMI, 82.1% of all Idaho Falls households experience at least one housing problem. The Asian category exceeds the jurisdiction-wide rate by more than 10 percentage points (100.0% versus 82.1%) and meets the disproportionately greater need threshold; however, the underlying count is only 25 households and should be flagged for further review against ACS error margins.

### 30%-50% of Area Median Income

**Table NA-15.2 — Disproportionately Greater Need: 30–50% AMI**

| Race / Ethnicity | Has 1+ Housing Problem | Has None of 4 Problems | Total Households | % with Housing Problem |
|---|---|---|---|---|
| White | 1,775 | 750 | 2,525 | 70.3% |
| Black / African American | 40 | 0 | 40 | 100.0% |
| Asian | 0 | 0 | 0 | — |
| American Indian / Alaska Native | 4 | 0 | 4 | 100.0% |
| Native Hawaiian / Pacific Islander | 0 | 0 | 0 | — |
| Hispanic (any race) | 355 | 190 | 545 | 65.1% |
| Jurisdiction Total | 2,174 | 940 | 3,114 | 69.8% |

*Data Source: 2018-2022 CHAS, Idaho Falls city, Idaho.*

At 30 to 50% AMI, the jurisdiction-wide incidence of housing problems is 69.8%. The Black / African American category shows a 100.0% incidence rate, exceeding the jurisdiction rate by 30.2 percentage points and clearly meeting the disproportionately-greater-need threshold. The Black-household finding is consistent with national CHAS patterns and warrants explicit acknowledgment in the Analysis of Impediments alongside HMDA and HUD AFFH data.

### 50%-80% of Area Median Income

**Table NA-15.3 — Disproportionately Greater Need: 50–80% AMI**

| Race / Ethnicity | Has 1+ Housing Problem | Has None of 4 Problems | Total Households | % with Housing Problem |
|---|---|---|---|---|
| White | 1,430 | 2,400 | 3,830 | 37.3% |
| Black / African American | 25 | 4 | 29 | 86.2% |
| Asian | 10 | 25 | 35 | 28.6% |
| American Indian / Alaska Native | 0 | 70 | 70 | 0.0% |
| Native Hawaiian / Pacific Islander | 0 | 0 | 0 | — |
| Hispanic (any race) | 195 | 610 | 805 | 24.2% |
| Jurisdiction Total | 1,660 | 3,109 | 4,769 | 34.8% |

*Data Source: 2018-2022 CHAS, Idaho Falls city, Idaho.*

At 50 to 80% AMI, the Black / African American category exceeds the disproportionately greater need threshold with 86.2% incidence (25 of 29 households), 51.4 percentage points above the jurisdiction-wide rate of 34.8%. The Hispanic category at this income level shows substantially lower housing problem incidence than the jurisdiction-wide rate (24.2% versus 34.8%), even though the Hispanic population is concentrated in lower-income segments overall.

**80%-100% of Area Median Income**

**Table NA-15.4 — Disproportionately Greater Need: 80–100% AMI**

| Race / Ethnicity | Has 1+ Housing Problem | Has None of 4 Problems | Total Households | % with Housing Problem |
|---|---|---|---|---|
| White | 230 | 1,525 | 1,755 | 13.1% |
| Black / African American | 0 | 15 | 15 | 0.0% |
| Asian | 0 | 25 | 25 | 0.0% |
| American Indian / Alaska Native | 0 | 24 | 24 | 0.0% |
| Native Hawaiian / Pacific Islander | 0 | 0 | 0 | — |
| Hispanic (any race) | 55 | 245 | 300 | 18.3% |
| Jurisdiction Total | 285 | 1,834 | 2,119 | 13.4% |

*Data Source: 2018-2022 CHAS, Idaho Falls city, Idaho.*

At 80 to 100% AMI, the Hispanic category at 18.3% is 4.9 percentage points above the jurisdiction-wide rate of 13.4%, a meaningful gap, but below the 10-percentage-point threshold required for a formal disproportionately-greater-need finding. The same 55 Hispanic households drive a severe-housing-problem disproportionately-greater-need finding in NA-20.

**Discussion**

Housing problem incidence concentrates steeply at the bottom of the income distribution regardless of race or ethnicity. At 0 to 30% AMI, 82% of households have a housing problem; at 80 to 100% AMI, only 13% do. Black / African American households exhibit disproportionately greater need at multiple income levels, but absolute counts are small. The Hispanic population, Idaho Falls' largest non-White demographic group, does not show disproportionately greater need for housing problems generally. The structural barriers documented in stakeholder interviews (cash-economy income, credit-history exclusions, lease-documentation barriers) manifest as access denials before a household becomes a counted occupant rather than as housing problem incidence within an existing tenancy. The full discussion is presented in NA-30.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole**

This section assesses the incidence of severe housing problems by race and ethnicity within each HUD-defined income category. Severe housing problems are a more restrictive subset of the housing problems analyzed in NA-15. HUD defines severe housing problems as households experiencing one or more of: lacks complete kitchen facilities, lacks complete plumbing facilities, severely overcrowded with more than 1.5 persons per room, or severely cost burdened by paying 50% or more of monthly income on housing costs.

The disproportionately greater need threshold is the same as in NA-15: at least 10 percentage points higher than the jurisdiction-wide rate. Because severe cost burden is the strongest single predictor of homelessness, the patterns documented here are particularly load bearing for the Strategic Plan's rental subsidy and homelessness prevention priorities.

**0%-30% of Area Median Income**

**Table NA-20.1 — Disproportionately Greater Need: Severe Housing Problems, 0–30% AMI**

| Race / Ethnicity | Has 1+ Severe Problem | Has None of 4 | Total Households | % with Severe Problem |
|---|---|---|---|---|
| White | 1,445 | 535 | 1,980 | 73.0% |
| Black / African American | 25 | 20 | 45 | 55.6% |
| Asian | 25 | 0 | 25 | 100.0% |
| American Indian / Alaska Native | 0 | 0 | 0 | — |
| Native Hawaiian / Pacific Islander | 0 | 0 | 0 | — |
| Hispanic (any race) | 180 | 125 | 305 | 59.0% |
| Jurisdiction Total | 1,675 | 680 | 2,355 | 71.1% |

*Data Source: 2018-2022 CHAS, Idaho Falls city, Idaho.*

At 0 to 30% AMI, 71.1% of all Idaho Falls households experience at least one severe housing problem. The Asian category exceeds the jurisdiction rate at 100% (25 households). Given the small sample, the finding should be interpreted with caution.

### 30%-50% of Area Median Income

**Table NA-20.2 — Disproportionately Greater Need: Severe Housing Problems, 30–50% AMI**

| Race / Ethnicity | Has 1+ Severe Problem | Has None of 4 | Total Households | % with Severe Problem |
|---|---|---|---|---|
| White | 455 | 2,070 | 2,525 | 18.0% |
| Black / African American | 0 | 40 | 40 | 0.0% |
| Asian | 0 | 0 | 0 | — |
| American Indian / Alaska Native | 0 | 4 | 4 | 0.0% |
| Native Hawaiian / Pacific Islander | 0 | 0 | 0 | — |
| Hispanic (any race) | 170 | 380 | 550 | 30.9% |
| Jurisdiction Total | 625 | 2,494 | 3,119 | 20.0% |

*Data Source: 2018-2022 CHAS, Idaho Falls city, Idaho.*

At 30 to 50% AMI, the Hispanic category exceeds the disproportionately greater need threshold, with 30.9% of Hispanic households (170 of 550) experiencing a severe housing problem, 10.9 percentage points above the jurisdiction-wide rate. This is one of the most substantively important disproportionately greater need findings in the chapter because the underlying sample is large enough to be reliable.

### 50%-80% of Area Median Income

**Table NA-20.3 — Disproportionately Greater Need: Severe Housing Problems, 50–80% AMI**

| Race / Ethnicity | Has 1+ Severe Problem | Has None of 4 | Total Households | % with Severe Problem |
|---|---|---|---|---|
| White | 325 | 3,505 | 3,830 | 8.5% |
| Black / African American | 25 | 4 | 29 | 86.2% |
| Asian | 0 | 35 | 35 | 0.0% |
| American Indian / Alaska Native | 0 | 70 | 70 | 0.0% |
| Native Hawaiian / Pacific Islander | 0 | 0 | 0 | — |
| Hispanic (any race) | 30 | 775 | 805 | 3.7% |
| Jurisdiction Total | 380 | 4,389 | 4,769 | 8.0% |

*Data Source: 2018-2022 CHAS, Idaho Falls city, Idaho.*

At 50 to 80% AMI, the Black / African American category exceeds the disproportionately greater need threshold with 86.2% incidence (25 of 29 households). The underlying count is small and should be considered against complementary data sources in the Analysis of Impediments.

### 80%-100% of Area Median Income

**Table NA-20.4 — Disproportionately Greater Need: Severe Housing Problems, 80–100% AMI**

| Race / Ethnicity | Has 1+ Severe Problem | Has None of 4 | Total Households | % with Severe Problem |
|---|---|---|---|---|
| White | 40 | 1,710 | 1,750 | 2.3% |
| Black / African American | 0 | 15 | 15 | 0.0% |
| Asian | 0 | 25 | 25 | 0.0% |
| American Indian / Alaska Native | 0 | 24 | 24 | 0.0% |
| Native Hawaiian / Pacific Islander | 0 | 0 | 0 | — |
| Hispanic (any race) | 55 | 245 | 300 | 18.3% |
| Jurisdiction Total | 95 | 2,019 | 2,114 | 4.5% |

*Data Source: 2018-2022 CHAS, Idaho Falls city, Idaho.*

At 80 to 100% AMI, the Hispanic category exceeds the disproportionately greater need threshold with 18.3% incidence (55 of 300 households), 13.8 percentage points above the jurisdiction-wide rate of 4.5%. As at the 30 to 50% AMI level, the underlying sample size supports the finding.

### Discussion

Hispanic households exhibit disproportionately greater need with severe housing problems at the 30 to 50% AMI and 80 to 100% AMI income levels. This is the most load bearing disproportionately greater need finding in the section. Black / African American households exhibit disproportionately greater need at the 50 to 80% AMI level. Severe cost burden incidence concentrates steeply at the bottom of the income distribution regardless of race. The full discussion is presented in NA-30.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

**Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole**

This section assesses the incidence of housing cost burden by race and ethnicity for all Idaho Falls households, regardless of income. HUD defines housing cost burden as the percentage of monthly gross household income spent on housing costs: no cost burden (≤30%), cost-burdened (>30% to ≤50%), severely cost-burdened (>50%). A fourth category captures households for whom cost burden could not be computed.

The disproportionately greater need methodology is the same as in NA-15 and NA-20: at least 10 percentage points higher than the jurisdiction-wide rate. Unlike NA-15 and NA-20, NA-25 is presented as a single jurisdiction-wide table rather than disaggregated by income level.

**Housing Cost Burden**

**Table NA-25.1 — Disproportionately Greater Need: Housing Cost Burden by Race and Ethnicity**

| Race / Ethnicity | No CB (≤30%) | CB (>30 to ≤50%) | Severe CB (>50%) | CB Not Computed | Total HH | % CB (>30%) | % Severe (>50%) |
|---|---|---|---|---|---|---|---|
| White | 14,635 | 3,110 | 2,075 | 185 | 20,005 | 25.9% | 10.4% |
| Black / African American | 65 | 40 | 25 | 20 | 150 | 43.3% | 16.7% |
| Asian | 135 | 10 | 25 | 0 | 170 | 20.6% | 14.7% |
| American Indian / Alaska Native | 110 | 4 | 0 | 0 | 114 | 3.5% | 0.0% |
| Native Hawaiian / Pacific Islander | 0 | 0 | 0 | 0 | 0 | — | — |
| Other / Multiple Races (non-Hispanic) | 440 | 80 | 34 | 0 | 554 | 20.6% | 6.1% |
| Hispanic (any race) | 2,225 | 410 | 260 | 35 | 2,930 | 22.9% | 8.9% |
| Jurisdiction Total | 17,610 | 3,654 | 2,419 | 240 | 23,923 | 25.4% | 10.1% |

*Data Source: 2018-2022 CHAS, Idaho Falls city, Idaho. Owner and renter combined.*

**Discussion**

Jurisdiction-wide, 25.4% of all Idaho Falls households are cost burdened and 10.1% are severely cost-burdened. These rates are substantially elevated for renter households (41% cost burdened, 18% severely cost burdened, per Table NA-10.9). Black / African American households exhibit disproportionately greater need for housing cost burden, with 43.3% cost burdened versus the jurisdiction-wide rate of 25.4%, a 17.9 percentage point gap. The underlying count is small (150 households total). No race or ethnicity category meets the disproportionately greater need

threshold for severe cost burden specifically. Hispanic households show cost burden incidence at or below the jurisdiction-wide rate. The full discussion is presented in NA-30.

## NA-30 Disproportionately Greater Need: Discussion – 91.205 (b)(2)

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

Yes. Based on the analyses in NA-15, NA-20, and NA-25:

1. Hispanic households at 30 to 50% AMI and 80 to 100% AMI show disproportionately greater need for severe housing problems (NA-20). Both findings rest on samples of 300 or more Hispanic households and percentage point gaps of 10.9 and 13.8 respectively. This is the most load bearing disproportionately greater need finding in the chapter.
2. Black / African American households show disproportionately greater need for housing problems at 30 to 50% AMI and 50 to 80% AMI, for severe housing problems at 50 to 80% AMI, and for cost burden generally in NA-25. Each underlying count is small (40 households or fewer), reflecting Idaho Falls' Black population of approximately 0.5%.
3. The Asian and American Indian / Alaska Native categories show isolated cells exceeding the disproportionately greater need threshold, but cell counts of 25 households or fewer are too small to support load bearing conclusions without further validation against ACS error margins.

Table NA-30.1 shows households with one or more housing problems and households without housing problems by HUD Area Median Family Income (HAMFI) bracket and by race or ethnicity. The table can be used to identify income categories in which a racial or ethnic group experiences housing problems at a disproportionately greater rate than the City overall. HUD defines a disproportionate housing need as a rate at least 10 percentage points higher than the jurisdiction-wide rate at a given income band.

Housing problems include lacking complete kitchen or plumbing facilities, more than 1 person per room, or cost burden greater than 30% of household income. The Idaho Falls citywide rate of households with at least one housing problem is approximately 28.0% per the 2018-2022 CHAS. Of 6,685 households experiencing housing problems citywide, 5,005 are White, 65 are Black or African American, 4 are Asian, 55 are American Indian or Alaska Native, 0 are Native Hawaiian or Pacific Islander, and 1,235 are Hispanic of any race.

At the 0-30% HAMFI band, Hispanic households experience housing problems at a rate of 96.7% (235 of 245), compared to the citywide rate of 96% at this income level — not disproportionate. At the 30-50% HAMFI band, Hispanic households at 78.6% (550 of 700) exceed the citywide rate of 67% by 11.6 percentage points, meeting the disproportionate threshold. At the 50-80% HAMFI level, Hispanic households at 49.7% (450 of 905) exceed the citywide rate of 32% by 17.7 percentage points, the largest gap in the analysis. Black, Asian, American Indian/Alaska Native, and Pacific Islander populations have small absolute counts in Idaho Falls, and disproportionate need findings for these groups should be interpreted with caution. The disproportionate need analysis by race and ethnicity is presented in detail in NA-15 (housing problems), NA-20 (severe housing problems), and NA-25 (cost burden).

**Table NA-30.1 — Total Households with Housing Problems by Income and Race, Idaho Falls**

| Income | White | Black | Asian | AI/AN | NHPI | Hispanic | Total (All Races) |
|---|---|---|---|---|---|---|---|
| **With Housing Problems** | | | | | | | |
| 0-30% HAMFI | 1,675 | 25 | 25 | 0 | 0 | 205 | **1,975** |
| >30-50% HAMFI | 1,775 | 40 | 0 | 4 | 0 | 355 | **2,240** |
| >50-80% HAMFI | 1,430 | 25 | 10 | 0 | 0 | 195 | **1,655** |
| >80-100% HAMFI | 230 | 0 | 0 | 0 | 0 | 55 | **300** |
| >100% HAMFI | 470 | 15 | 15 | 0 | 0 | 20 | **520** |
| **Subtotal** | **5,580** | **105** | **50** | **4** | **0** | **830** | **6,690** |
| **Without Housing Problems (or Cost Burden Not Computed)** | | | | | | | |
| 0-30% HAMFI | 300 | 20 | 0 | 0 | 0 | 100 | **425** |
| >30-50% HAMFI | 750 | 0 | 0 | 0 | 0 | 190 | **955** |
| >50-80% HAMFI | 2,400 | 4 | 25 | 70 | 0 | 610 | **3,190** |
| >80-100% HAMFI | 1,525 | 15 | 25 | 24 | 0 | 245 | **1,875** |
| >100% HAMFI | 9,450 | 0 | 65 | 15 | 0 | 960 | **10,790** |
| **Subtotal** | **14,425** | **39** | **115** | **109** | **0** | **2,105** | **17,235** |
| **Total** | | | | | | | |
| 0-30% HAMFI | 1,975 | 45 | 25 | 0 | 0 | 305 | **2,400** |
| >30-50% HAMFI | 2,525 | 40 | 0 | 4 | 0 | 545 | **3,195** |
| >50-80% HAMFI | 3,830 | 29 | 35 | 70 | 0 | 805 | **4,845** |
| >80-100% HAMFI | 1,755 | 15 | 25 | 24 | 0 | 300 | **2,175** |
| >100% HAMFI | 9,920 | 15 | 80 | 15 | 0 | 980 | **11,310** |
| **Subtotal** | **20,005** | **144** | **165** | **113** | **0** | **2,935** | **23,925** |

*Source: HUD CHAS 2018-2022 5-Year Estimates, Table 1 (Tenure by Housing Unit Problems by Household Income by Race), City of Idaho Falls (Place 1639700). Owner and renter household counts are combined for the total. Race categories are mutually exclusive: "White," "Black," "Asian," "AI/AN," and "NHPI" are non-Hispanic; "Hispanic" includes Hispanic households of any race. Counts are rounded by HUD to the nearest 5; row totals may differ by a few units from the sum of cells.*

### If they have needs not identified above, what are those needs?

The CHAS housing problem and cost burden indicators capture conditions experienced by households that have secured housing. They do not capture barriers that prevent households from securing housing in the first place: application denials, screening exclusions, source of income discrimination, and disability accommodation refusals.

Stakeholder interviews documented several categories of need that the CHAS analysis cannot surface:

- Access barriers facing Hispanic / Latino renters, including cash economy income that produces no traceable credit history, lease documentation requirements that exclude households from federal rental assistance, and a closed circle of landlords serving part of the Hispanic / Latino community without written leases.
- Disability accommodation refusals, particularly affecting tenants with mental health and developmental disabilities.
- Source of income discrimination against Section 8 voucher holders, which Idaho law does not currently prohibit.
- Blanket denials of applicants with any criminal record or any eviction within a set lookback period. Stakeholders reported these practices in Idaho Falls; HUD's 2016 fair housing guidance and Eviction Lab research document that the same practices, applied evenly across applicants nationally, produce disparate impact on Black and Hispanic renters.

These barriers are addressed in the parallel Analysis of Impediments to Fair Housing Choice and inform the Consolidated Plan's public service strategy.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

Yes. ACS race and tenure data and stakeholder geographic observations indicate two patterns relevant to disproportionately greater need findings:

- The older numbered street area in Census Tracts 9711 and 9712 contains a higher concentration of lower income renter households than the City as a whole, with cost burden and severe cost burden incidence likely above the jurisdiction-wide rate. *Imagine IF* characterizes this area's northern portion as containing approximately 50% of households below the poverty line.
- The west side and south side areas identified by stakeholders as outside the practical reach of CDBG eligibility under the current census tract map contain Hispanic/Latino population concentrations that exceed the citywide 16.7% Hispanic share.

The full Analysis of Impediments to Fair Housing examines geographic concentration in detail using HUD AFFH datasets, HMDA mortgage application data, and ACS tract level race and income data.

## NA-35 Public Housing – 91.205(b)

### Introduction

Idaho Falls does not operate its own Public Housing Authority (PHA) and has no traditional public housing stock owned or managed by the City. Federal rental assistance for Idaho Falls residents is administered primarily by the Idaho Housing and Finance Association (IHFA), the statewide public housing authority that administers Housing Choice Vouchers, Project Based Vouchers, VASH, and other HUD rental assistance programs across all 44 Idaho counties. Eastern Idaho Community Action Partnership (EICAP) administers complementary rental assistance and supportive housing programs in the region. Other non-profit organizations that offer homeownership and rental opportunities to LMI include Habitat for Humanity of Idaho Falls, and CLUB, Inc. Agencies that offer rental and mortgage assistance to LMI include the Salvation Army and faith-based organizations such as Christian Ministries.

### Totals in Use

HUD's Picture of Subsidized Households reports a total of 1,000 HUD-assisted units in Idaho Falls as of December 31, 2025, of which 820 (82%) were occupied. The City of Idaho Falls is not a Public Housing Authority. Idaho Housing and Finance Association (IHFA) is the regional PHA with statewide jurisdiction; the figures below report only the units physically located within Idaho Falls city, not IHFA's full statewide voucher portfolio.

**Table NA-35.1 — HUD-Assisted Units in Idaho Falls by Program Type**

| Program Type | Total Units | Units Occupied | Occupancy Rate | Average Household Income |
|---|---|---|---|---|
| Public Housing (traditional) | 0 | 0 | — | — |
| Housing Choice Vouchers (tenant-based, total) | 755 | 592 | 78% | $17,260 |
| Project-Based Section 8 | 186 | 171 | 92% | $15,502 |
| Section 202 PRAC (elderly supportive housing) | 49 | 48 | 98% | $16,473 |
| Section 811 PRAC (persons with disabilities) | 10 | data suppressed | — | data suppressed |
| All HUD-Assisted Units | 1,000 | 820 | 82% | $16,853 |

*Source: HUD Picture of Subsidized Households 2025 (data as of December 31, 2025), Idaho Falls city, all HUD programs reported through the PIH Information Center (PIC). HUD suppresses Section 811 cell values due to small unit count.*

### Characteristics of Residents

Table NA-35.2 reports the demographic and economic characteristics of HUD-assisted households in Idaho Falls. Across all programs, the average HUD-assisted household earns $16,853 per year and contains 1.9 persons. Female-headed households make up 75% of all HUD-assisted households, and 54% have a disabled head of household. Three out of four HUD-assisted households earn less than 30% of HUD Area Median Family Income, indicating that the program inventory is reaching the lowest-income households as intended.

**Table NA-35.2 — Characteristics of HUD-Assisted Households, Idaho Falls**

| Characteristic | Housing Choice Voucher | Project-Based Section 8 | Section 202 PRAC (Elderly) | All HUD-Assisted |
|---|---|---|---|---|
| Average annual household income | $17,260 | $15,502 | $16,473 | $16,853 |
| Average household size (persons per unit) | 2.0 | 1.7 | 1.0 | 1.9 |
| Average monthly tenant rent contribution | $415 | $453 | $444 | $431 |
| % female head of household | 76% | 74% | 76% | 75% |
| % with disabled head of household | 61% | 40% | 2% | 54% |
| % any household member has disability | 63% | 50% | 4% | 58% |
| % head of household age 62+ | 29% | 42% | 100% | 35% |
| % households with children | 34% | 27% | 0% | 31% |
| % single-adult households | 29% | 23% | data suppressed | 26% |
| % household income below 30% AMI | 74% | 78% | 78% | 75% |
| Average months on waiting list before move-in | 24 | 12 | 20 | 22 |

*Source: HUD Picture of Subsidized Households 2025 (data as of December 31, 2025), Idaho Falls city. Values shown as "data suppressed" reflect HUD's standard suppression rule for cells representing fewer than 11 households or where reporting completeness is below the threshold.*

### Race of Residents

Table NA-35.3 reports the race and ethnicity composition of HUD-assisted households in Idaho Falls. The non-Hispanic White share of HUD-assisted households (82%) is comparable to the City's overall non-Hispanic White population share (78%). The Hispanic share of HUD-assisted households (12%) is somewhat below the City's overall Hispanic population share (16%), suggesting that Hispanic households may be modestly under-represented in the HUD-assisted inventory relative to their share of the overall low-income population. The Black, American Indian/Alaska Native, and Asian/Pacific Islander shares of HUD-assisted households are small in absolute terms but consistent with these populations' small overall share of Idaho Falls residents.

**Table NA-35.3 — Race and Ethnicity of HUD-Assisted Households, Idaho Falls**

| Race / Ethnicity | Housing Choice Voucher | Project-Based Section 8 | Section 202 PRAC (Elderly) | All HUD-Assisted |
|---|---|---|---|---|
| White (non-Hispanic) | 82% | 78% | 90% | 82% |
| Black or African American (non-Hispanic) | 3% | 1% | data suppressed | 2% |
| American Indian or Alaska Native (non-Hispanic) | 2% | 1% | data suppressed | 2% |
| Asian or Pacific Islander (non-Hispanic) | 1% | 1% | data suppressed | 1% |
| Multi-racial (non-Hispanic) | 2% | 5% | data suppressed | 2% |
| Hispanic (any race) | 12% | 15% | 6% | 12% |
| Total Minority (any non-White or Hispanic) | 18% | 22% | 10% | 17% |

*Source: HUD Picture of Subsidized Households 2025 (data as of December 31, 2025), Idaho Falls city. PSH reports race and ethnicity per HUD's standard categories. Section 811 cells are suppressed by HUD due to small unit count (10 units).*

**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units**

IHFA administers accessibility requests for voucher-assisted units through HUD-required reasonable accommodation processes. Stakeholder evidence indicates that ground floor units and units in elevator buildings are scarce in Idaho Falls and are typically taken almost immediately when available. Households with mobility, sensory, or other disability accommodations on the IHFA waiting list face extended waits relative to non-accessibility waitlist applicants. An accessibility waiting list would be provided by the PHA through IHFA upon request.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

1. Voucher acceptance and landlord participation. Stakeholders, including the regional voucher administrator, reported that landlord refusal to accept Housing Choice Vouchers, together with stricter screening criteria applied to voucher applicants, is a practical barrier to voucher utilization. Idaho law does not currently prohibit source of income discrimination, but the Consolidated Plan can advance landlord incentive programs and outreach to expand the inventory of voucher accepting units through Fair Housing training and supporting the IFHC and local IHFA branch office.
2. Severely cost burdened renter households not currently served. CHAS data document 1,595 renter households in Idaho Falls paying more than 50% of income on housing. Most of these households are not currently served by IHFA programs. The Consolidated Plan recommends gap funding through CDBG for tenant based rental assistance in coordination with the local IHFA office.
3. Accessible voucher units for households with disabilities. Stakeholders reported that ground floor units and units in elevator buildings are scarce. The Consolidated Plan recommends prioritizing accessible unit production in any City supported affordable housing pipeline and

pursuing 504 accessibility upgrades through annual CDBG funding requests by housing and service providers.

4. Lease documentation barriers for Hispanic and Latino renter households. Stakeholders reported that a closed circle of landlords serves part of the Hispanic and Latino community without written leases. The Consolidated Plan recommends tenant side legal aid and alternative documentation rental assistance program design through the local Idaho Legal Aid office.

**How do these needs compare to the housing needs of the population at large?**

The needs of voucher holders and waiting list applicants overlap with but are not identical to the broader Idaho Falls housing need picture. Voucher recipients typically face more concentrated cost burden, accessibility needs, and family stability challenges than the general population. They also face additional barriers specific to voucher participation, particularly source of income discrimination and stricter screening standards from landlords. The general population housing needs are documented in NA-10 through NA-30; the public housing-specific needs documented above represent the subset of need that IHFA voucher administration is positioned to address.

**Discussion**

The Strategic Plan in SP-25 prioritizes affordable rental housing supply and preservation, including support for IHFA voucher utilization through landlord incentive programs and accessible unit production. The Strategic Plan in SP-50 addresses public housing accessibility and resident involvement.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction

Idaho Falls participates in the Balance of State Continuum of Care (CoC), which covers most of Idaho outside the Boise and Coeur d'Alene metro areas. Within Region 6 (Bonneville and adjacent counties), the Region 6 Housing Coalition coordinates homeless services across providers including the Idaho Falls Rescue Mission, Eastern Idaho Community Action Partnership (EICAP) / Haven Shelter, the women and children's shelter, the Domestic Violence and Sexual Assault Center of Eastern Idaho, and the regional veterans services network. The Coordinated Entry system and the Homeless Management Information System (HMIS) are administered through the statewide CoC structure.

The data in this section draw from three sources: the most recent annual HUD Point in Time (PIT) Count, the Balance of State CoC Annual Performance Report, and stakeholder interviews and the Region 6 Housing Coalition focus group conducted for this Plan in spring 2026.

### Homeless Needs Assessment

Tables NA-40.1 through NA-40.3 use the 2025 Point in Time (PIT) Count for the Idaho Balance of State Continuum of Care (ID-501), which covers 35 of Idaho's 44 counties including Bonneville. PIT counts homeless persons on a single night during the last week of January, in this case January 29, 2025. The CoC does not publish counts at the city or county level. Figures shown reflect the full CoC; Idaho Falls is the largest urban concentration within ID-501.

**Table NA-40.1 — Homeless Population by Household Type, Idaho Balance of State CoC (ID-501), 2025 PIT**

| Population | Sheltered (Emergency Shelter) | Sheltered (Transitional Housing) | Unsheltered | Total Persons on PIT Night |
|---|---|---|---|---|
| Persons in Households with Adult(s) and Child(ren) | 218 | 177 | 511 | 906 |
| Persons in Households with Only Children | 0 | 4 | 4 | 8 |
| Persons in Households with Only Adults | 214 | 90 | 707 | 1,011 |
| Chronically Homeless Persons (all household types) | 94 | 0 | 307 | 401 |
| Veterans | 22 | 1 | 75 | 98 |
| Unaccompanied Youth (under 25) | 17 | 3 | 29 | 49 |
| Persons with HIV/AIDS | 1 | 0 | 4 | 5 |
| Total Homeless Persons | 436 | 267 | 1,222 | 1,925 |

*Source: HUD 2025 CoC Homeless Populations and Subpopulations Report, ID-501 Idaho Balance of State CoC.*

**Indicate if the homeless population is rural homeless**

The City of Idaho Falls is not a rural community for purposes of the rural homeless definition. The Region 6 service area includes rural counties surrounding Idaho Falls, and stakeholder evidence indicates that some homeless persons originate in the rural counties before seeking services in Idaho Falls. Rural homelessness in adjacent counties is not separately addressed in this Plan but is coordinated through the Balance of State CoC.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Data for these categories specific to Idaho Falls is not available. These data categories are tracked in HMIS by the Balance of State CoC. According to the most recent report (2024), 350 more people were homeless in comparted to 2023. Of those who exit homelessness, 7.2% of people returned within six months, a slight increase over 2023. The average number of days that persons experience homelessness was 54 days in 2024, an 11.8% decrease from 2023.

**Nature and Extent of Homelessness: (Optional)**

**Table NA-40.2 — Homeless Population by Race, Idaho Balance of State CoC (ID-501), 2025 PIT**

| Race | Sheltered (Emergency Shelter) | Sheltered (Transitional Housing) | Unsheltered | Total |
|---|---|---|---|---|
| American Indian/Alaska Native/Indigenous | 8 | 3 | 102 | 113 |
| Asian/Asian American | 1 | 0 | 2 | 3 |
| Black/African American/African | 12 | 1 | 16 | 29 |
| Hispanic/Latina/e/o/Only | 53 | 151 | 118 | 325 |
| Middle Eastern/North African | 0 | 9 | 0 | 9 |
| Native Hawaiian/Other Pacific Islander | 0 | 10 | 3 | 13 |
| White | 283 | 92 | 881 | 1,256 |
| Hispanic and One or More Race | 49 | 1 | 71 | 121 |
| Non-Hispanic and Multiple Race | 27 | 0 | 29 | 56 |
| Total | 436 | 267 | 1,222 | 1,925 |

*Source: HUD 2025 CoC Homeless Populations and Subpopulations Report, ID-501 Idaho Balance of State CoC. HUD's 2025*

**Table NA-40.3 — Subpopulations, Idaho Balance of State CoC (ID-501), 2025 PIT**

| Subpopulation | Sheltered (Emergency Shelter) | Sheltered (Transitional Housing) | Unsheltered | Total |
|---|---|---|---|---|
| Severely Mentally Ill | 50 | 48 | 182 | 280 |
| Chronic Substance Abuse | 34 | 11 | 96 | 141 |
| Veterans | 22 | 1 | 75 | 98 |
| Persons with HIV/AIDS | 1 | 0 | 4 | 5 |
| Victims of Domestic Violence | 68 | 6 | 82 | 166 |
| Unaccompanied Youth (under 25) | 17 | 3 | 29 | 49 |
| Parenting Youth (under 25) | 2 | 11 | 18 | 31 |
| Children of Parenting Youth Under 18 | 0 | 0 | 1 | 1 |
| Children of Parenting Youth 18-24 | 4 | 9 | 17 | 30 |

*Source: HUD 2025 CoC Homeless Populations and Subpopulations Report, ID-501 Idaho Balance of State CoC.*

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans**

The Idaho Balance of State CoC (ID-501) 2025 PIT count identified 906 persons in households with at least one adult and one child (395 sheltered and 511 unsheltered) and 98 veterans (23 sheltered and 75 unsheltered) experiencing homelessness on the count night. The 988 family-household persons account for approximately 47 percent of the CoC's total homeless count, an unusually high family share that reflects the rural composition of the Balance of State CoC and the limited family-shelter capacity outside the Boise metropolitan area.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group**

The 2025 PIT count for ID-501 identified 1,925 persons experiencing homelessness. Of these, 1,256 (65.2%) were White, 29 (1.5%) were Black or African American, 3 (0.15%) were Asian, 113 (5.8%) were American Indian, Alaska Native, or Indigenous, 13 (0.67%) were Native Hawaiian or Other Pacific Islander, 9 (0.46%) were Middle Eastern or North African, and 56 (2.9%) reported multiple races (non-Hispanic). An additional 121 persons (6.2%) identified as Hispanic or Latina/e/o with one or more races and 325 (16.8%) as Hispanic or Latina/e/o only. Combining the two Hispanic categories, 446 persons (23.1 %of the count) identified as Hispanic or Latina/e/o.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness**

Of the 1,925 persons counted as homeless in the ID-501 2025 PIT, 704 (36.5%) were sheltered in emergency shelter or transitional housing and 1,222 (63.4%) were unsheltered. This is essentially a reverse split from the U.S. averages, which have historically run closer to 60% sheltered and 40% unsheltered. Two structural factors drive the inverted ratio in the Balance of State CoC. First, ID-501 is classified by HUD as a Largely Rural CoC and covers all 41 counties in Idaho outside the Boise City

and Ada County CoC. The total ES+TH bed inventory for the entire CoC was 883 beds on the 2024 HIC, against an annualized HMIS count of 1,671 unique persons accessing services and a PIT total of 1,961 persons. This represents a shelter-capacity deficit. Second, the geographic dispersion of the CoC means that even where shelter capacity exists it is often not within reach of the persons most in need.

In Idaho Falls specifically, the resident emergency-shelter and transitional-housing inventory is concentrated in several organizations. The Idaho Falls Rescue Mission operates men's emergency shelter capacity, including the City of Refuge. The Behavioral Health Crisis Center provides short-term behavioral health stabilization rather than HUD-defined shelter. The Haven provides women's and family shelter. Promise Ridge provides emergency housing for families. Family shelter capacity in the City is particularly constrained relative to the 988 persons in family households counted as homeless across the CoC. Stakeholder interviews conducted during plan development identified family shelter capacity, low-barrier shelter capacity for persons with active substance use, and cold-weather overflow capacity as the three most consistent gaps in the local response system.

Annualized flow data reported through HUD's FY 2024 System Performance Measures release indicates that 1,671 unique persons accessed HMIS-reporting projects in ID-501 during the year, 1,252 of whom were experiencing homelessness for the first time. The average length of stay across emergency shelter, safe haven, and transitional housing was 53.6 days (median 33 days). HMIS bed coverage for ID-501 was 45.1 percent on the 2024 HIC, so the annualized HMIS counts substantively understate the true population in service over the year. The actual annualized count, once non-HMIS providers are factored in, is plausibly more than double the reported figure.

**Discussion:** Four findings from the data above and the supporting stakeholder engagement carry forward into the Strategic Plan.

- Family homelessness in the Balance of State CoC is structurally significant. Persons in adult-and-child households account for approximately half of the 2025 PIT count, a higher family share than the national or state average. Family-shelter capacity in Idaho Falls is concentrated at City of Refuge and is meaningfully under-supplied relative to need.
- The 64% unsheltered share signals a structural capacity gap that exceeds what CDBG can resolve through capital investment alone. The City's contribution to the CoC response is principally indirect. It comes through public-facility ADA improvements, through partnership funding for service providers, and through participation in regional planning.
- ID-501's 45 percent HMIS bed coverage materially understates the true annualized population in service. Closing the HMIS coverage gap is a precondition for any defensible quantitative goal setting at the CoC level. The City supports the IHFA-led effort to expand HMIS participation through technical assistance with City-funded providers.

## NA-45 Non-Homeless Special Needs Assessment – 91.205(b,d)

### Introduction

This section assesses the housing and supportive service needs of populations that are not homeless but require special consideration in the Consolidated Plan. HUD identifies the following non-homeless special needs populations: elderly and frail elderly persons, persons with mental, physical, and developmental disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and victims of domestic violence, dating violence, sexual assault, and stalking.

### Describe the characteristics of special needs populations in your community

Idaho Falls had approximately 13,272 residents age 65 or older in the 2020 to 2024 ACS, representing 19.6% of the city population. CHAS data show 7,818 households containing at least one person age 62 or older, with 3,043 containing at least one person age 75 or older (the frail elderly category).

Approximately 17% of Idaho Falls households contain at least one person with a disability per the 2020 to 2024 ACS, equating to roughly 4,200 households. Stakeholder evidence identifies disability accommodation as the most frequently cited fair housing issue.

The 2023 NSDUH regional substance use disorder prevalence rate of 17.22% applied to the Idaho Falls population age 10 and older yields an estimated 9,902 individuals with a diagnosed substance use disorder.

Applying CDC NISVS 2023/2024 Idaho state lifetime prevalence rates of 30.9% for women and 22.4% for men to the Idaho Falls adult population yields an estimated 7,570 adult women and 5,240 adult men who have experienced contact sexual violence, physical violence, or stalking by an intimate partner in their lifetime.[3]

Persons living with HIV/AIDS in Idaho Falls are not separately tracked at the city level; District 7 Health Department (Eastern Idaho Public Health District) administers HIV testing, prevention, and case management for the region.

**Table NA-45.1 — Population by Age and Sex, Idaho Falls**

| Age Group | Male | Female | Total | Share of Total Population |
|---|---|---|---|---|
| Under 18 | 9,148 | 9,694 | 18,842 | 27.8% |
| 18 to 64 | 20,187 | 19,497 | 39,684 | 58.6% |
| 65 and Older | 4,237 | 4,962 | 9,199 | 13.6% |
| Total | 33,572 | 34,153 | 67,725 | 100.0% |

*Data Source: U.S. Census Bureau, 2020-2024 American Community Survey 5-Year Estimates, Table B01001 (Sex by Age), Idaho Falls city. Aggregated to summary age groups.*

[3] Zhang Kudon H, Zhu S, Chen B, Breiding MJ, Leemis RW, Zhang X, Schwank A, Basile KC. *The National Intimate Partner and Sexual Violence Survey (NISVS): 2023/2024 Intimate Partner Violence Data Brief.* Atlanta, GA: Centers for Disease Control and Prevention, National Center for Injury Prevention and Control; 2026. Available at: https://www.cdc.gov/nisvs/media/pdfs/intimatepartnerviolence-brief.pdf

**Table NA-45.2 — Disability by Age and Sex, Idaho Falls**

Disability prevalence rises sharply with age. The disability rate is 0.1% for children under 5, 7.6% for school-age children 5 to 17, 11.8% for young adults 18 to 34, 13.8% for working-age adults 35 to 64, 24.3% for seniors 65 to 74, and 52.8% for seniors 75 and older. The total City disability rate is 14.1% per 2020-2024 ACS Table B18101 (civilian non-institutionalized population).

| Age Group | Male with Disability | Male Population | Male Disability Rate | Female with Disability | Female Population | Female Disability Rate | Total Disability Rate |
|---|---|---|---|---|---|---|---|
| Under 5 | 5 | 2,068 | 0.2% | 0 | 2,566 | 0.0% | 0.1% |
| 5 to 17 | 811 | 7,069 | 11.5% | 266 | 7,124 | 3.7% | 7.6% |
| 18 to 34 | 815 | 7,895 | 10.3% | 1,059 | 7,964 | 13.3% | 11.8% |
| 35 to 64 | 1,529 | 11,540 | 13.2% | 1,612 | 11,245 | 14.3% | 13.8% |
| 65 to 74 | 650 | 2,459 | 26.4% | 585 | 2,619 | 22.3% | 24.3% |
| 75 or Older | 989 | 1,653 | 59.8% | 1,034 | 2,182 | 47.4% | 52.8% |
| Total | 4,799 | 32,684 | 14.7% | 4,556 | 33,700 | 13.5% | 14.1% |

*Data Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B18101 (Sex by Age by Disability Status). Identical to Table NA-10.17.*

**Table NA-45.3 — Disabilities by Type, Idaho Falls**

| Disability Type | Population with Disability | % of Disability Universe (66,384) |
|---|---|---|
| Hearing disability | 2,596 | 3.9% |
| Vision disability | 1,451 | 2.2% |
| Cognitive difficulty (5+) | 4,621 | 7.0% |
| Ambulatory difficulty (5+) | 3,641 | 5.5% |
| Self-care difficulty (5+) | 1,754 | 2.6% |
| Independent living difficulty (18+) | 3,096 | 4.7% |

*Data Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Tables B18102-B18107. Counts represent the sum of disability cases across all sex and age groups; some persons have more than one disability and may be counted in multiple rows.*

**Table NA-45.4 — Special Population Needs Survey Ratings, 2025 Idaho Falls Community Survey**

| Special Needs Group | 1, not well at all | 2 | 3 | 4 | 5, very well | Weighted score |
|---|---|---|---|---|---|---|
| Persons who are experiencing homelessness | 32 | 29 | 45 | 11 | 11 | 2.53 |
| Seniors (65+) | 16 | 26 | 47 | 25 | 10 | 2.9 |
| Families needing emergency shelter or support | 24 | 31 | 42 | 11 | 11 | 2.61 |
| Persons with mental illness | 30 | 32 | 40 | 9 | 10 | 2.48 |
| Persons with physical disabilities | 16 | 27 | 57 | 15 | 7 | 2.75 |
| Persons with developmental disabilities | 18 | 21 | 55 | 11 | 10 | 2.77 |
| Persons with HIV/AIDS | 11 | 15 | 22 | 3 | 4 | 2.53 |
| Survivors of domestic violence | 15 | 31 | 36 | 16 | 11 | 2.79 |
| Veterans | 21 | 31 | 39 | 7 | 11 | 2.6 |
| Persons recently released from jail/prison | 19 | 24 | 27 | 7 | 13 | 2.68 |
| Youth aging out of foster care | 34 | 18 | 28 | 3 | 6 | 2.2 |

*Data Source: 2025 Idaho Falls Housing and Community Development Survey. Question 22: "How well is the City of Idaho Falls providing the following services and facilities for special populations? Please respond on a scale of 1-5 where 1 is not well at all and 5 is very well". (n=174)*

The 2026 Housing and Community Development Survey asked respondents to identify how well the City of Idaho Falls has been doing in providing services and facilities for each of the below special populations. Respondents indicated their response on a scale of one to five, where one was not well at all and five was very well. Responses are shown in Table 45.4 and includes a weighted score column. The higher the weighted score the greater the level of agreement that this population was currently being served well by City services and facilities. Lower scores indicate a greater need for additional support and investment to meet the needs of these special populations in the city.

Survey respondents indicated that the needs of all special populations were not generally met in Idaho Falls. Youth aging out of foster care, persons with mental illness, HIV/AIDS and persons experiencing homelessness were identified as the groups that had the greatest need for additional supportive services and facilities in Idaho Falls. Seniors were identified as the group that was most supported in Idaho Falls; however, the weighted score of 2.9 still indicates that respondents generally thought this group was under supported in Idaho Falls.

**Table NA-45.5 — Households with Elderly Members by Income**

| Income Level | At Least One Person 62 to 74 | At Least One Person 75 or Older |
|---|---|---|
| 0 to 30% HAMFI | 400 | 454 |
| Greater than 30% to 50% HAMFI | 510 | 450 |
| Greater than 50% to 80% HAMFI | 755 | 665 |
| Greater than 80% to 100% HAMFI | 420 | 319 |
| Greater than 100% HAMFI | 2,690 | 1,155 |
| Total | 4,775 | 3,043 |

*Data Source: 2018-2022 CHAS, Idaho Falls city.*

### What are the housing and supportive service needs of these populations and how are these needs determined?

**Supportive housing** needs across non-homeless special needs populations include service coordination, case management for homelessness and mental health crisis, job coaching, employment services, life skills training, minimal support for individuals without family, landlord and renter education, home delivered meals, legal assistance, transportation, adult protection, long term care ombudsman services, and legal assistance to victims of domestic violence and grandparents raising grandchildren.

**Senior housing** needs include affordable senior housing rehabilitation, accessible new construction, and aging in place retrofits.

**Disability accommodation** needs include reasonable accommodation rights education for tenants, accessible unit production in any City supported affordable housing pipeline, and ADA accessibility upgrades to existing housing through CDBG. The 2018 to 2022 ADA Transition Plan documents ongoing CDBG funded ADA improvements through partnership with Eastern Idaho Community Action Partnership.

**Mental health** response capacity as the largest single service gap.

**Substance use disorder treatment** needs include outpatient and intensive outpatient capacity.

**Domestic violence and sexual assault survivor** needs include emergency shelter, transitional housing, rapid rehousing, and crisis services.

**Veterans** need affordable housing, reliable and expanded public transportation options, and mental health support.

These needs were determined through the spring 2026 stakeholder interviews and other sources.

### Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area

Persons living with HIV in Idaho Falls are not separately tracked at the city level. Eastern Idaho Public Health (EIPH), formerly known as District 7 Health Department, administers HIV testing, prevention, and case management for the eight-county region that includes Bonneville. The

Centers for Disease Control and Prevention estimates that approximately 1,700 Idahoans are living with HIV, of whom 76.9% are aware of their HIV status. Approximately 23% of people with HIV in Idaho are undiagnosed.[4]

EIPH reports the following annual new HIV diagnoses in its eight-county region. In the first three months of 2026 alone, 7 newly diagnosed cases were reported in the EIPH region, equal to the typical annual count for the previous five years. EIPH and Southeastern Idaho Public Health jointly issued a public advisory in March 2026 characterizing the trend as a "concerning increase" and renewing recommendations for routine HIV testing in primary care for adults ages 15 to 65 and at every prenatal visit.[5] Stakeholders did not identify HIV-specific housing as a current high-priority CDBG investment for Idaho Falls, but the rising case count over the planning period warrants continued City coordination with EIPH and with the Ryan White HIV/AIDS Program for any housing-related needs that emerge.

**Table NA-45.6 — New HIV Diagnoses, Eastern Idaho Public Health Region, 2020-2026**

| Year | New HIV Cases (EIPH 8-County Region) |
|---|---|
| 2020 | 5 |
| 2021 | 4 |
| 2022 | 4 |
| 2023 | 3 |
| 2024 | 7 |
| 2025 | 5 |
| **Q1 2026 (Jan-Mar)** | **7** |

*Source: Eastern Idaho Public Health and Southeastern Idaho Public Health, joint news release of March 23, 2026, citing Idaho Department of Health and Welfare Idaho Infectious Diseases STD/HIV data dashboard. EIPH 8-county region: Bonneville, Clark, Custer, Fremont, Jefferson, Lemhi, Madison, and Teton counties.*

### Discussion

3 findings that shape the Strategic Plan.

1. The senior population is large, growing, and increasingly priced out of the rental market when on fixed income. CDBG investment in senior housing rehabilitation, aging in place retrofits, and accessible new construction is supported by both the engagement findings and the data.
2. The disability accommodation gap intersects fair housing, public facilities, and rental supply. The CDBG funded ADA program tracks established under the 2018 to 2022 ADA Transition Plan should continue and expand.
3. Mental health response capacity is the largest unmet supportive service need in Idaho Falls and the leading driver of homelessness. CDBG public service funding alone is not adequate to

[4] Centers for Disease Control and Prevention, HIV Prevention in Idaho (2025 factsheet). https://www.cdc.gov/hivpartners/media/pdfs/2025/06/cdc_hiv_o3pc_factsheet_idaho_2025-508.pdf

[5] Eastern Idaho Public Health and Southeastern Idaho Public Health, joint news release, March 23, 2026, as reported in East Idaho News, "Eastern Idaho sees 'concerning increase' in HIV infections." https://www.eastidahonews.com/2026/03/eastern-idaho-sees-concerning-increase-in-hiv-infections/

close the gap. The Consolidated Plan advocates for state and federal mental health funding partnerships.

The Strategic Plan addresses these populations in SP-35 (special populations) and SP-45 (public services).

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction's need for Public Facilities

The 2026 community survey identified parks and recreation facilities as the highest rated public facility priority followed by facilities for abused and neglected children, community centers, and youth centers. The strongest single facility signal across the engagement process is the demand for a community recreation center, which describe the jurisdiction's need for public improvements as well as the high ranking of other public facilities included in Table NA-50.1.

**Table NA-50.1 — Public Facility Priorities, 2026 Community Survey**

| Public Facility | Weighted Average (1 to 5) |
|---|---|
| Parks and Recreational Facilities | 3.88 |
| Facilities that support abused and/or neglected children | 3.73 |
| Community centers | 3.65 |
| Youth centers | 3.63 |
| Fire stations/equipment | 3.59 |
| Libraries | 3.56 |
| Police stations/equipment | 3.37 |
| Facilities that support individuals with disabilities | 3.33 |
| Senior Centers | 3.26 |
| Childcare facilities | 3.1 |
| Homeless shelters and supportive services | 3.05 |
| Healthcare facilities | 2.9 |
| Residential treatment centers | 2.77 |

*Data Source: 2026 Idaho Falls Community Housing and Community Development Survey, Question 18 "Which of the following Community and public facility topics would you like to see the city of Idaho Falls prioritize over the next 5 years? Please indicate your response on a scale of 1-5 where 1 is a very low priority and 5 is a very high priority" (n=183).*

### How were these needs determined?

Public facility needs were determined through the 2026 community survey, 23 stakeholder engagements, review of the *Imagine IF* Comprehensive Plan facility recommendations, and review of the 2018 to 2022 ADA Transition Plan facility upgrade pipeline.

### Describe the jurisdiction's need for Public Improvements

As shown in Table NA-50.2, streets and roads scored 4.17 on the community survey, tied with affordable home ownership for the highest rated single item across the entire survey. Water capacity (3.73) Sidewalks (3.72), parks and recreation (3.71), sewer capacity (3.67) , bicycle and walking paths (3.59), storm water (3.56), bridges (3.54), and tree canopy (3.44) followed. Stakeholders specifically identified sidewalk gaps, the US-20 divide, and insufficient pedestrian

crossings near Skyline as structural barriers even where transit options exist. Pedestrian infrastructure functions as a fair housing access investment as much as a transportation investment.

**Table NA-50.2 — Infrastructure Priorities, 2026 Community Survey**

| Infrastructure Type | Weighted Average (1 to 5) |
|---|---|
| Street and road improvements | 4.17 |
| Water system capacity improvements | 3.73 |
| Sidewalk improvements | 3.72 |
| Parks and recreation facility improvements | 3.71 |
| Sewer system capacity improvements | 3.67 |
| Bicycle and walking path improvements and additions | 3.59 |
| Storm water and flood draining system improvements | 3.56 |
| Bridge improvements | 3.54 |
| Expansion and maintenance of the City's tree canopy | 3.44 |

*Data Source: 2026 Idaho Falls Community Housing and Community Development Survey, Question 17 "Which of the following infrastructural improvements would you like to see the city of Idaho Falls prioritize over the next 5 years? Please indicate your response on a scale of 1-5 where 1 is a very low priority and 5 is a very high priority" (n=183).*

The 2018 to 2022 ADA Transition Plan documents specific intersection level priorities including curb ramp upgrades at Park and E Street, A and Park, D and Park, C and Park, C and Shoup, and E and Capital. Past CDBG funded Public Works investment in the Bel Aire Subdivision (2018, $125,452) and North Highland Subdivision (2019 and 2020, $238,647 combined) demonstrates the program structure for continued investment.

### How were these needs determined?

Infrastructure needs were determined through the 2026 community survey, 23 stakeholder engagements, review of the *Imagine IF* Comprehensive Plan transportation and connectivity recommendations, the 2018 to 2022 ADA Transition Plan public right of way priority list, and consultation with the Idaho Falls Public Works Department.

### Describe the jurisdiction's need for Public Services

CDBG public service activities are capped at 15% of the annual entitlement allocation. Within that cap, the engagement evidence supports investment in a small number of categories with demonstrated need. Survey performance ratings on city services for special populations are below the 3.0 midpoint on every category measured. The lowest rated categories (youth aging out of foster care, persons with mental illness, persons experiencing homelessness) are the same three categories stakeholders independently identified as the most underserved.

**Table NA-50.3 — Public Service Need Ratings, 2026 Community Survey**

| Public Service Category | Weighted Average (1 to 5) |
|---|---|
| Facilities that support abused and/or neglected children | 3.66 |
| Parks and Recreational facilities | 3.59 |
| Youth centers | 3.54 |
| Community centers | 3.5 |
| Fire stations/equipment | 3.4 |
| Family emergency shelters | 3.39 |
| Libraries | 3.36 |
| Police stations/equipment | 3.29 |
| Support for individuals with disabilities | 3.25 |
| Childcare services | 3.08 |
| Support for seniors | 3.07 |
| Supportive services for homelessness | 3.05 |
| Healthcare services | 2.77 |

*Data Source: 2026 Idaho Falls Community Housing and Community Development Survey, Question 19 "Please rate the need for the following human and public services in the City: Rank the level of need on a scale of 1-5 where 1 is a very low need and 5 is a very high need." (n=182).*

**Table NA-50.4 — Perceived City Performance Serving Special Populations**

| Special Population | Performance Rating (1 to 5) |
|---|---|
| Seniors (65+) | 2.9 |
| Survivors of domestic violence | 2.79 |
| Persons with developmental disabilities | 2.77 |
| Persons with physical disabilities | 2.75 |
| Persons recently released from jail/prison | 2.68 |
| Families needing emergency shelter or support | 2.61 |
| Veterans | 2.6 |
| Persons who are experiencing homelessness | 2.53 |
| Persons with HIV/AIDS | 2.53 |
| Persons with mental illness | 2.48 |
| Youth aging out of foster care | 2.2 |

*Data Source: 2026 Idaho Falls Community Housing and Community Development Survey, Question 22 "How well is the City of Idaho Falls providing the following services and facilities for special populations? Please respond on a scale of 1-5 where 1 is not well at all and 5 is very well." (n=174). All categories below the 3.0 midpoint.*

### How were these needs determined?

Public service needs were determined through the 2026 community survey (n=250), 23 stakeholder engagements, review of the City's prior CDBG public service grant history, and review of fair housing complaint pathway data. The Strategic Plan public service strategy in SP-45 prioritizes the highest rated need categories within the 15% CDBG public service cap.

## MA-05 Overview

### Housing Market Analysis Overview

Between 2014 and 2024, the Idaho Falls housing stock grew approximately 13%, from 23,505 units to 26,531 units. Most of that growth was concentrated in single family and small multifamily formats. Even with this growth, housing costs rose substantially faster than wages over the same period, and the rental segment shows the highest cost burden incidence and the fewest affordable options. The rental supply gap, the construction cost trajectory, and the older central housing stock together set the constraints the Strategic Plan addresses.

This chapter is organized around the standard HUD topical areas: number of housing units, cost of housing, condition of housing, public and assisted housing, homeless and special needs facilities and services, barriers to affordable housing, non-housing community development assets, broadband access, and natural hazard risks. Data sources include the 2020 to 2024 ACS, the 2018 to 2022 CHAS, the Idaho Housing and Finance Association (IHFA), the Balance of State Continuum of Care, the City of Idaho Falls Public Works Department, the Idaho Department of Labor, Eastern Idaho Public Health District, and stakeholder interviews and the Region 6 Housing Coalition meeting conducted in spring 2026.

## MA-10 Number of Housing Units – 91.210(a) & (b)(2)

### Introduction

The Idaho Falls housing stock totaled 26,531 units in the 2020 to 2024 ACS, an increase of about 8% over the 24,617 units reported in the 2015 to 2019 ACS. Single family detached homes account for roughly two thirds of the stock and remain the dominant format. Apartments and small multifamily formats together represent about one quarter of the stock, with mobile homes and other formats accounting for the balance.

### All residential properties by number of units

**Table MA-10.1 — Residential Properties by Units in Structure**

| Property Type | Number | % of Total |
|---|---|---|
| 1 unit detached | 17,007 | 64.1% |
| 1 unit attached | 1,604 | 6.0% |
| 2 units | 591 | 2.2% |
| 3 to 4 units | 2,959 | 11.2% |
| 5 to 9 units | 1,587 | 6.0% |
| 10 to 19 units | 832 | 3.1% |
| 20 or more units | 1,379 | 5.2% |
| Mobile home, boat, RV, van | 572 | 2.2% |
| Total | 26,531 | 100.0% |

*Data Source: 2020 to 2024 ACS, Table DP04.*

### Housing Units by Type

Table MA-10.2 presents Idaho Falls housing units by type using the prior Consolidated Plan typology. Apartment formats grew from 10.5% of the inventory in 2010 to 14.3% in 2024.

**Table MA-10.2 — Housing Units by Type, 2010 / 2019 / 2024**

| Unit Type | 2010 Units | 2010 % | 2019 Units | 2019 % | 2024 Units | 2024 % |
|---|---|---|---|---|---|---|
| Single Family (1 unit detached + attached) | 16,539 | 71.6% | 17,582 | 71.4% | 18,611 | 70.1% |
| Duplex (2 units) | 903 | 3.9% | 450 | 1.8% | 591 | 2.2% |
| Tri- or Four-Plex (3 to 4 units) | 2,409 | 10.4% | 2,696 | 11.0% | 2,959 | 11.2% |
| Apartment (5 or more units) | 2,431 | 10.5% | 3,066 | 12.5% | 3,798 | 14.3% |
| Mobile Home | 803 | 3.5% | 799 | 3.2% | 572 | 2.2% |
| Boat, RV, Van, Etc. | 0 | 0.0% | 24 | 0.1% | 0 | 0.0% |
| Total | 23,085 | 100.0% | 24,617 | 100.0% | 26,531 | 100.0% |

*Data Source: 2010 ACS, 2015-2019 ACS, 2020-2024 ACS, Table DP04. Categories aligned to the prior Consolidated Plan typology.*

### Housing Units by Tenure

Table MA-10.3 presents Idaho Falls housing units by tenure across three ACS counts. Owner occupied units grew from 13,923 in 2010 to 15,873 in 2024. The owner share is roughly stable at 64% to 65% across the period. Vacant units accounted for 6.8% of total housing units in 2024.

**Table MA-10.3 — Housing Units by Tenure, 2010 / 2019 / 2024**

| Tenure | 2010 | 2010 % | 2019 | 2019 % | 2024 | 2024 % |
|---|---|---|---|---|---|---|
| Occupied Housing Units | 21,203 | 92.3% | 22,889 | 93.0% | 24,728 | 93.2% |
| Owner-Occupied | 13,923 | 65.7% | 14,442 | 63.1% | 15,873 | 64.2% |
| Renter-Occupied | 7,280 | 34.3% | 8,447 | 36.9% | 8,855 | 35.8% |
| Vacant Housing Units | 1,774 | 7.7% | 1,728 | 7.0% | 1,803 | 6.8% |
| Total Housing Units | 22,977 | 100.0% | 24,617 | 100.0% | 26,531 | 100.0% |

*Data Source: 2010 Census, 2015-2019 ACS, 2020-2024 ACS, Tables DP04 / B25003.*

### Unit Size by Tenure

Table MA-10.4 presents the distribution of housing units by number of bedrooms and tenure. Owner occupied units concentrate in 3 or more-bedroom formats (87% of owner units), while renter occupied units distribute across 1, 2, and 3 bedroom formats.

**Table MA-10.4 — Unit Size by Tenure**

| Bedrooms | Owner Number | Owner % | Renter Number | Renter % |
|---|---|---|---|---|
| No bedroom (efficiency) | 55 | 0.3% | 518 | 5.9% |
| 1 bedroom | 170 | 1.1% | 1,716 | 19.4% |
| 2 bedrooms | 2,053 | 12.9% | 4,289 | 48.4% |
| 3 bedrooms | 4,476 | 28.2% | 1,340 | 15.1% |
| 4 bedrooms | 4,549 | 28.7% | 597 | 6.7% |
| 5 or more bedrooms | 4,570 | 28.8% | 395 | 4.5% |
| Total | 15,873 | 100.0% | 8,855 | 100.0% |

*Data Source: 2020 to 2024 ACS, Table B25042.*

### Distribution of Units in Structure by Race

Tables MA-10.5 and MA-10.6 show the distribution of housing units in Idaho Falls by structure type (single-family, duplex, tri- or four-plex, multifamily apartment, mobile home, boat/RV) for households of each race or ethnicity. Single-family detached and attached units dominate the housing stock for every group with statistically meaningful counts. The relative shares of multifamily and mobile home housing differ across racial and ethnic groups in ways that warrant CDBG attention: Hispanic households occupy a higher share of mobile homes (5.4%) than the

citywide rate (2.6%), and Asian and AI/AN households occupy higher shares of tri- or four-plex housing than the citywide rate.

Per ACS 2020-2024, the Native Hawaiian / Pacific Islander population alone in occupied housing units in Idaho Falls is reported as zero. This reflects the very small NHPI alone-not-Hispanic population in the City and is consistent with the 85 NHPI residents identified in the 2020 Decennial Census. NHPI individuals appear in the Two or More Races and Hispanic categories.

**Table MA-10.5 — Number of Households by Unit Structure Type and Race / Ethnicity, Idaho Falls**

| Unit Type | White (alone) | Black or African American | American Indian / Alaskan/Indigenous | Asian | Native Hawaiian / Other Pacific Islander | Some Other Race | Two or More Races | Hispanic (any race) |
|---|---|---|---|---|---|---|---|---|
| Single-Family | 15,900 | 92 | 54 | 70 | 0 | 751 | 854 | 2,004 |
| Duplex | 340 | 0 | 4 | 0 | 0 | 14 | 51 | 34 |
| Tri- or Four-Plex | 1,824 | 78 | 68 | 30 | 0 | 357 | 310 | 508 |
| Apartment (5+ units) | 2,544 | 13 | 21 | 28 | 0 | 209 | 39 | 322 |
| Mobile Home | 400 | 0 | 5 | 10 | 0 | 74 | 76 | 165 |
| Boat, RV, Van, Etc. | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **21,008** | **183** | **152** | **138** | **0** | **1,405** | **1,330** | **3,033** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Tables B25032A through B25032I (Tenure by Units in Structure for race and Hispanic origin of householder), City of Idaho Falls. Race categories shown are inclusive of Hispanic householders within each race; Hispanic (any race) appears as a separate column. NHPI alone counts are reported as zero in ACS 2020-2024 due to small population; NHPI individuals are represented in the Two or More Races and Hispanic categories.*

**Table MA-10.6 — Distribution of Units in Structure by Race and Ethnicity (Percent of Each Group), Idaho Falls**

| Unit Type | White (alone) | Black or African American | American Indian / Alaskan/Indigenous | Asian | Native Hawaiian / Other Pacific Islander | Some Other Race | Two or More Races | Hispanic (any race) |
|---|---|---|---|---|---|---|---|---|
| Single-Family | 75.7% | 50.3% | 35.5% | 50.7% | — | 53.5% | 64.2% | 66.1% |
| Duplex | 1.6% | 0.0% | 2.6% | 0.0% | — | 1.0% | 3.8% | 1.1% |
| Tri- or Four-Plex | 8.7% | 42.6% | 44.7% | 21.7% | — | 25.4% | 23.3% | 16.7% |

| Unit Type | White (alone) | Black or African American | American Indian / Alaskan/Indigenous | Asian | Native Hawaiian / Other Pacific Islander | Some Other Race | Two or More Races | Hispanic (any race) |
|---|---|---|---|---|---|---|---|---|
| Apartment (5+ units) | 12.1% | 7.1% | 13.8% | 20.3% | — | 14.9% | 2.9% | 10.6% |
| Mobile Home | 1.9% | 0.0% | 3.3% | 7.2% | — | 5.3% | 5.7% | 5.4% |
| Boat, RV, Van, Etc. | 0.0% | 0.0% | 0.0% | 0.0% | — | 0.0% | 0.0% | 0.0% |
| **Total** | **100.0%** | **100.0%** | **100.0%** | **100.0%** | **—** | **100.0%** | **100.0%** | **100.0%** |

*Source: Calculated from Table MA-10.6 using the same ACS 2020-2024 source. Percentages may not sum to exactly 100.0 due to rounding. Cells for the Native Hawaiian / Pacific Islander column are dashes because the underlying count is zero in the ACS 2019-2023 5-Year Estimates for Idaho Falls.*

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs

Idaho Housing and Finance Association (IHFA) administers federal rental assistance for Idaho Falls residents, including Housing Choice Vouchers, Project Based Vouchers, VASH, and several special purpose voucher programs. Habitat for Humanity Idaho Falls (H4HIF) partners with IHFA on owner occupied housing for low- and moderate-income households. CDBG funds administered by the City of Idaho Falls support owner occupied housing rehabilitation, ADA accessibility upgrades, and public infrastructure improvements in low- and moderate-income census tracts. CHAS housing problems detail by income and tenure is presented in Tables NA-10.7 through NA-10.10. Detailed inventory and characteristics of the assisted housing stock are presented in MA-25.

### Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts

The City does not anticipate Section 8 contracts to expire during the duration of this Consolidated Plan.

### Does the availability of housing units meet the needs of the population?

Current housing does not meet the needs of households at the lower end of the income distribution. Renter households experience cost burden at more than twice the rate of owner households (41% versus 16%). The supply of small format affordable units, including missing middle housing and accessible units, is constrained relative to demand documented in CHAS, the community survey, and stakeholder evidence.

### Describe the need for specific types of housing

The 2026 community survey identified affordable housing development for home ownership as the highest rated housing development priority at 4.18 on a 1 to 5 scale, followed by senior housing development (3.59), supportive housing for persons with disabilities (3.36), and supportive housing for at risk and homeless populations (3.18). Stakeholder interviews emphasized severe shortages of accessible (ground floor and elevator) units, low barrier shelter, and entry level for sale stock.

**Discussion**

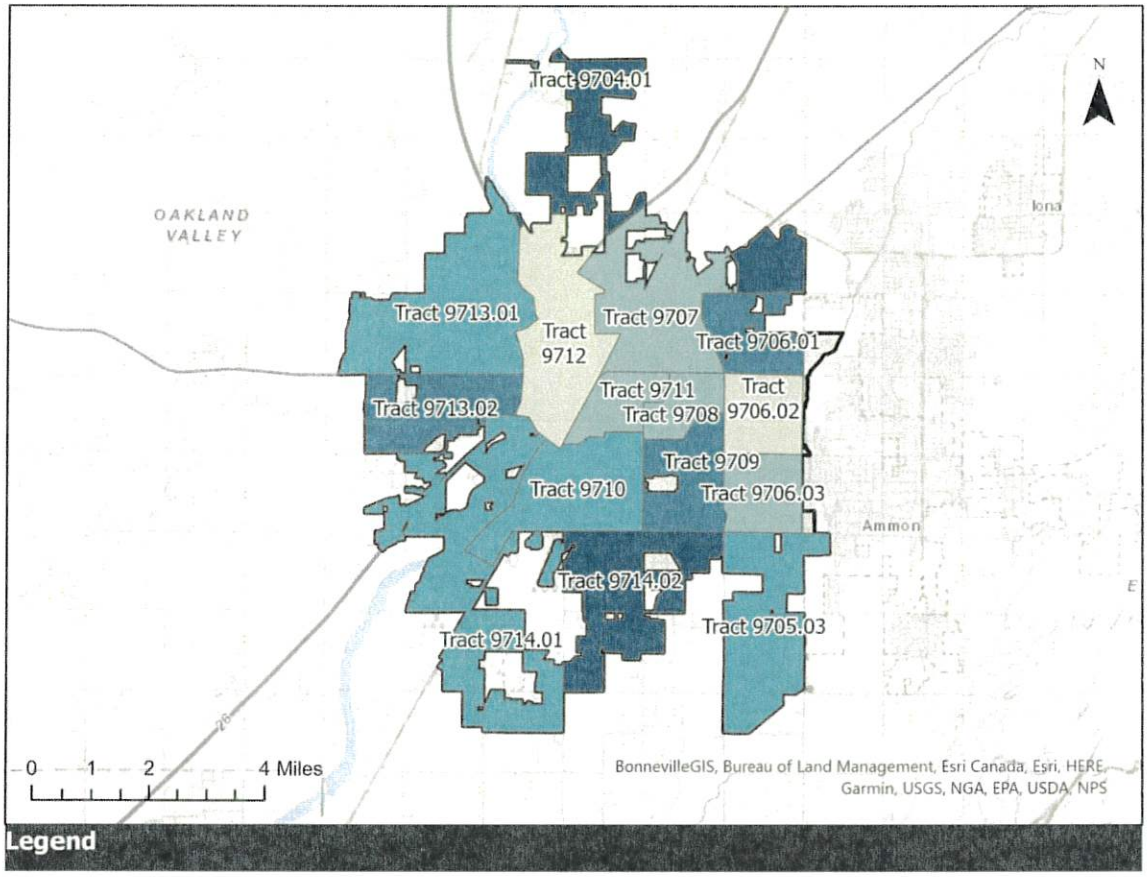
The current Idaho Falls housing stock does not meet the needs of households at the lower end of the income distribution. The Strategic Plan housing investment in SP-25 addresses this gap directly through three coordinated investment tracks: rental supply and preservation, owner occupied rehabilitation, and entry level homeownership pathways.

## MA-15 Cost of Housing – 91.210(a)

### Introduction

Housing costs in Idaho Falls rose substantially over the past decade. The 2020 to 2024 ACS reports a median home value of $335,500 and a median gross rent of $1,075. Stakeholder interviews and the Imagine IF Comprehensive Plan describe median home sales prices in the $375,000 to $450,000 range as of 2024 to 2025.

### Map MA-15.1—Homeowner Households



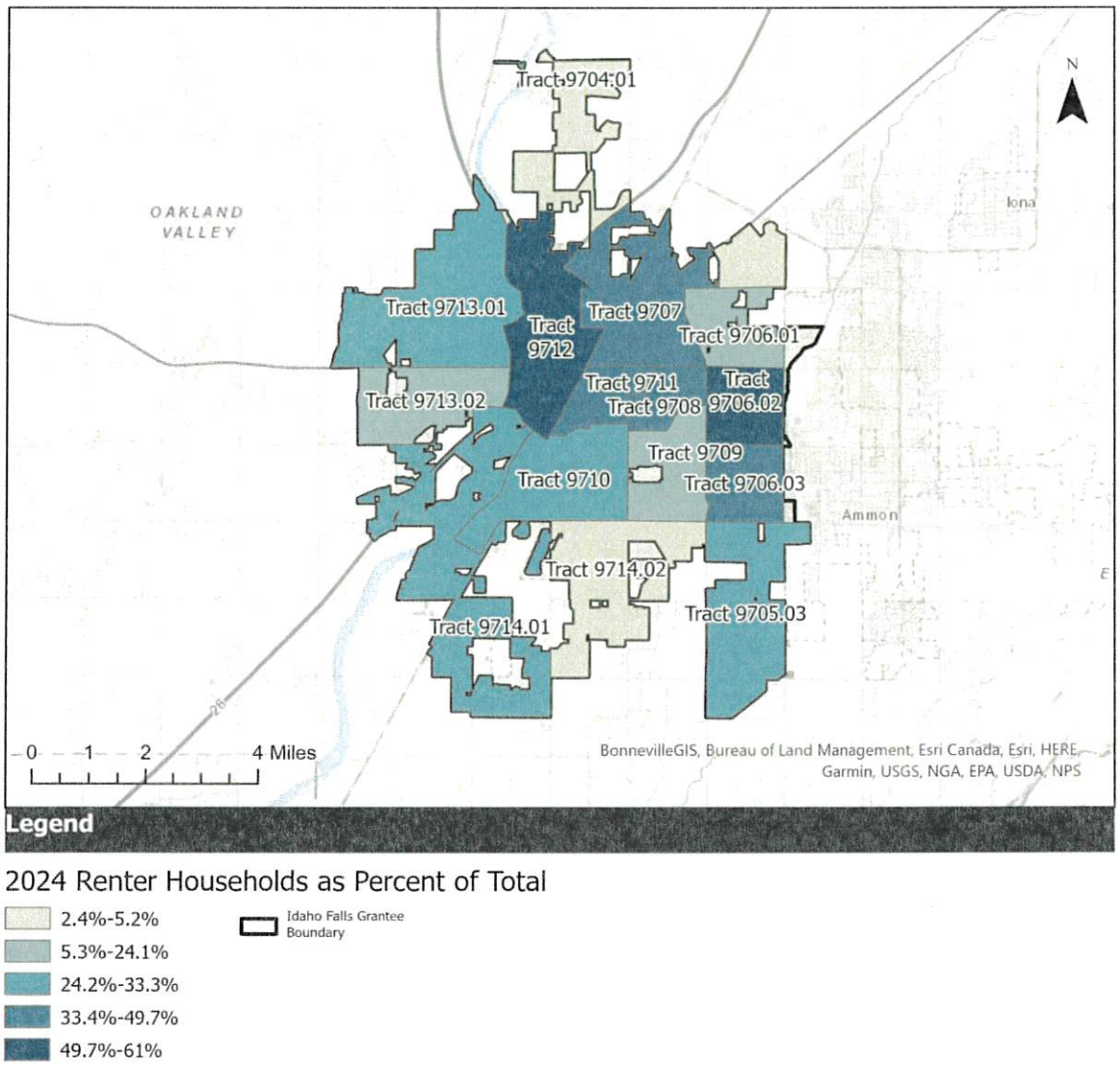

**Legend**

2024 Homeowner Households as Percent of Total

- 39%-44.5%
- 44.6%-59.5%
- 59.6%-68.7&
- 68.8%-82%
- 82.1%-97.6%

Idaho Falls Grantee Boundary

**Map MA-15.2—Renter Households**



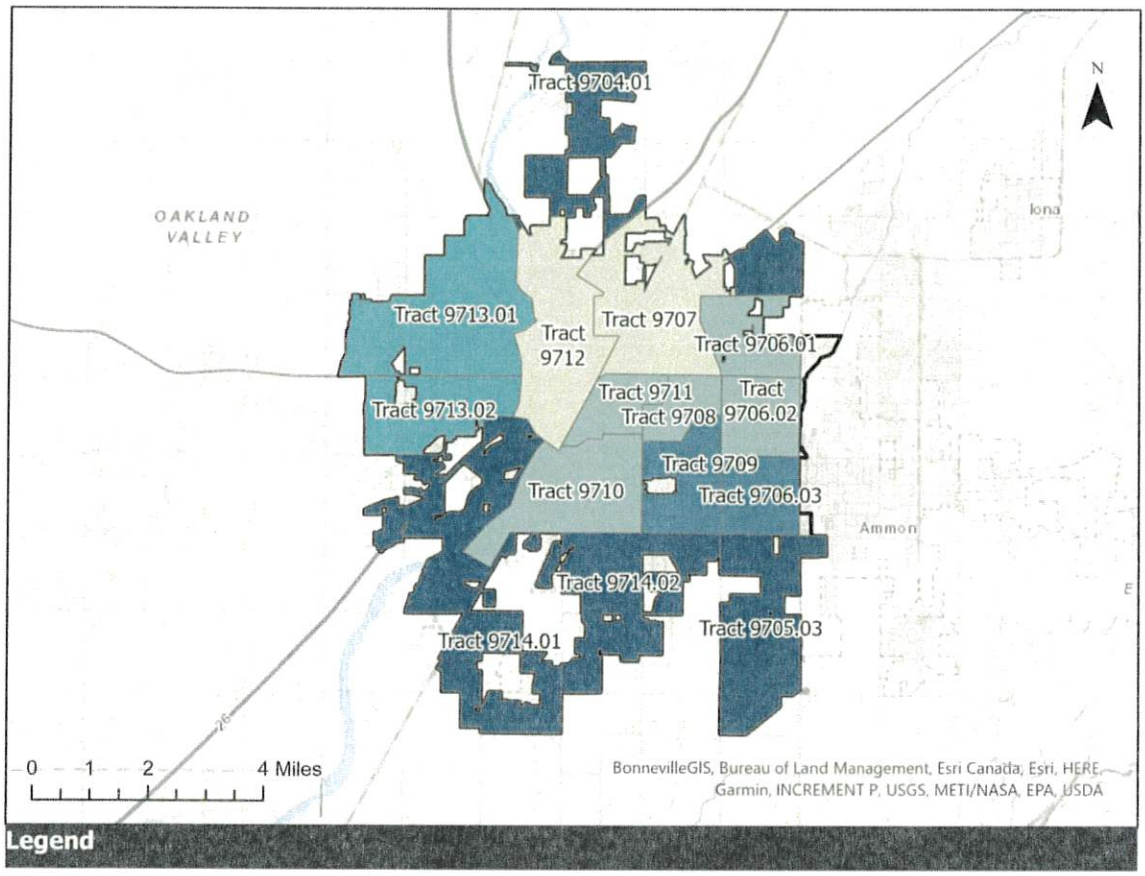

**Legend**

2024 Renter Households as Percent of Total

- 2.4%-5.2%
- 5.3%-24.1%
- 24.2%-33.3%
- 33.4%-49.7%
- 49.7%-61%

Idaho Falls Grantee Boundary

**Map MA-15.3—Median Home Value**



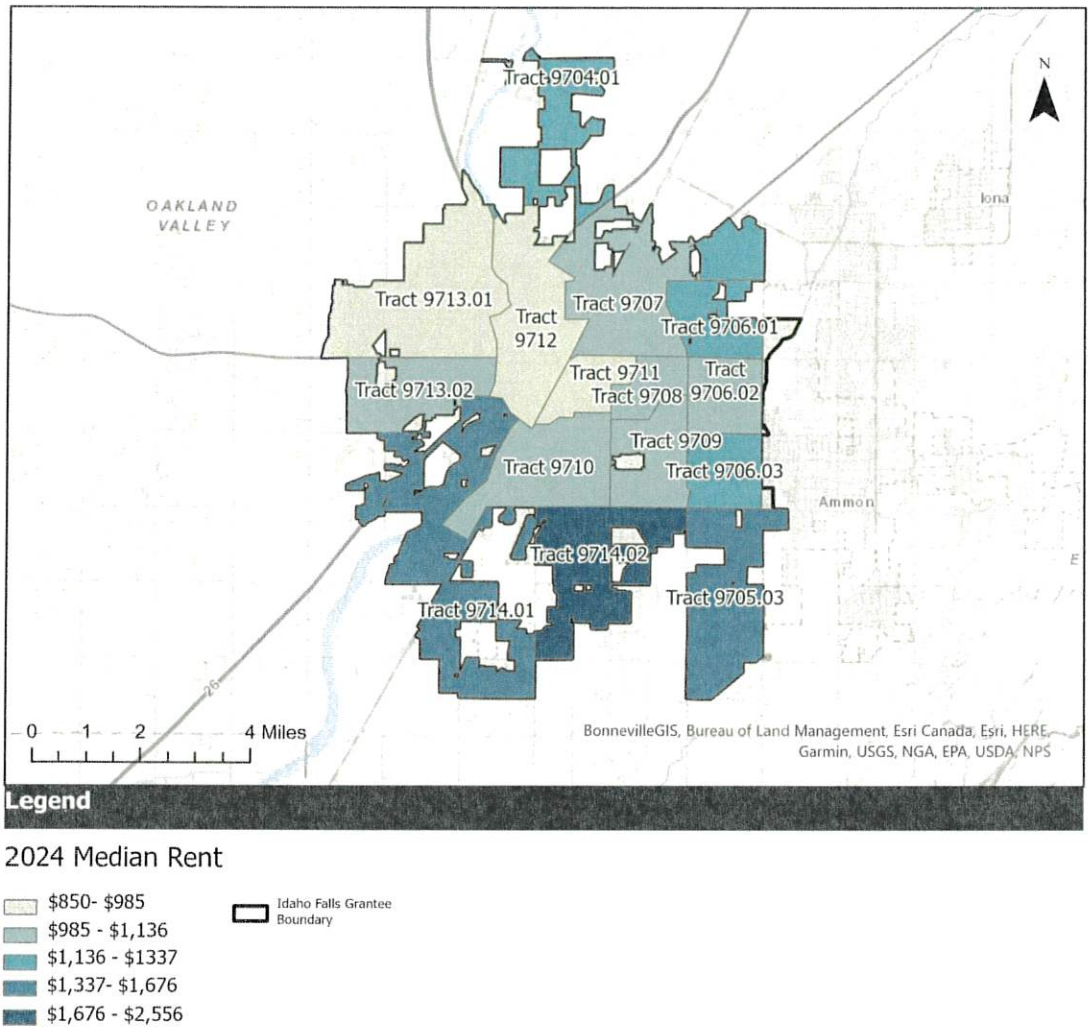

**Legend**

2024 Median Home Value

- $216,300 - $223,200
- $223,200 - $298,300
- $298,300 - $346,600
- $346,600 - $389,700
- $389,700 - $521,900

Idaho Falls Grantee Boundary

**Map MA-15.4—Median Contract Rent**




**Recent Permit Activity and Construction Investment**

Idaho Falls has experienced a sustained surge in residential construction activity over the most recent five reporting years. From 2020 through 2024, the City issued permits for 4,005 housing units with a combined construction valuation of approximately $577.9 million. Annual unit production roughly tripled between 2022 and 2024, driven primarily by multifamily projects of 5 or more units. The 2023 reporting year was the first time in over a decade that multifamily unit permits exceeded single-family unit permits, and 2024 set a new record with 1,035 multifamily units permitted across 39 buildings, valued at nearly $129.7 million.

The pattern of growth shown in Table MA-15.1 has direct implications for the Consolidated Plan. The City's housing stock is finally adding multifamily and small-lot rental supply at a meaningful pace after a decade in which detached single-family construction dominated. Whether that new supply is reaching households below 80% of AMI is a separate question. The HOME and CDBG programs can play a targeted role in ensuring that a share of new construction is affordable to the income tiers identified in NA-10 as having the greatest cost burden, and in supporting infrastructure (sewer, water, sidewalks) for infill multifamily sites that the private market alone is delivering at market rents.

**Table MA-15.1 — Residential Building Permits and Construction Valuation, Idaho Falls, 2020-2024**

| Year | Single-Family Units | SF Valuation | 2-4 Unit Units | 2-4 Unit Valuation | 5+ Unit Units | 5+ Unit Valuation | Total Units | Total Valuation |
|---|---|---|---|---|---|---|---|---|
| 2020 | 324 | $54,683,085 | 0 | $0 | 0 | $0 | 324 | $54,683,085 |
| 2021 | 555 | $97,881,529 | 0 | $0 | 0 | $0 | 555 | $97,881,529 |
| 2022 | 307 | $60,243,660 | 0 | $0 | 72 | $8,132,740 | 379 | $68,376,400 |
| 2023 | 248 | $40,157,415 | 104 | $12,493,380 | 679 | $80,719,371 | 1,031 | $133,370,166 |
| 2024 | 662 | $89,110,230 | 32 | $4,844,160 | 1,035 | $129,661,923 | 1,729 | $223,616,313 |
| **Total 2020 - 2024** | **2,096** | **$342,075,919** | **136** | **$17,337,540** | **1,786** | **$218,514,034** | **4,018** | **$577,927,493** |

*Source: U.S. Census Bureau, Building Permits Survey (BPS) Annual Place files, City of Idaho Falls (FIPS Place 39700), reporting years 2020 through 2024. Valuation reflects the construction cost reported on the building permit application and excludes the value of land. Unit counts represent housing units authorized by permit during the reporting year and may differ modestly from units actually started or completed. Annual 2025 BPS data is scheduled for release on May 14, 2026.*

### Distribution of Rents Paid in Idaho Falls

There are 8,855 renter-occupied housing units in Idaho Falls, of which 8,707 (98.3%) pay cash rent and 148 (1.7%) live rent-free. Among households paying cash rent, the largest single bracket is $1,000 to $1,249 per month, which accounts for 1,841 households (21.1% of cash-rent payers). Roughly two-thirds of all renter households pay between $800 and $1,499 per month. The median gross rent for the City is $1,075, which falls below the FY2026 HUD Fair Market Rent for a 2-bedroom unit in the Idaho Falls HUD Metro FMR Area at $1,305 (renters paying the median tend to occupy smaller, older, or lower-quality units than the FMR-anchored typical-quality 2-bedroom).

The lower tail of the rent distribution — units renting for less than $700 per month — totals 1,612 households (18.5%). This figure approximates the upper-bound count of rental units that are nominally affordable to a household at 30% of HUD Area Median Family Income at the four-person size. Combined with the LIHTC and project-based Section 8 inventory profiled in MA-15.4 and MA-25, this constitutes the existing supply of housing affordable to extremely low-income renters before they would need to become severely cost burdened.

**Table MA-15.2 — Renter-Occupied Housing Units by Monthly Gross Rent, Idaho Falls**

| Monthly Gross Rent | Households | Share of Cash-Rent Payers |
|---|---|---|
| Less than $100 | 21 | 0.2% |
| $100 to $149 | 0 | 0.0% |
| $150 to $199 | 12 | 0.1% |
| $200 to $249 | 30 | 0.3% |
| $250 to $299 | 79 | 0.9% |
| $300 to $349 | 116 | 1.3% |
| $350 to $399 | 96 | 1.1% |
| $400 to $449 | 15 | 0.2% |
| $450 to $499 | 178 | 2.0% |
| $500 to $549 | 122 | 1.4% |
| $550 to $599 | 126 | 1.4% |
| $600 to $649 | 114 | 1.3% |
| $650 to $699 | 273 | 3.1% |
| $700 to $749 | 291 | 3.3% |
| $750 to $799 | 284 | 3.3% |
| $800 to $899 | 1,038 | 11.9% |
| $900 to $999 | 1,004 | 11.5% |
| $1,000 to $1,249 | 1,841 | 21.1% |
| $1,250 to $1,499 | 1,243 | 14.3% |
| $1,500 to $1,999 | 1,405 | 16.1% |
| $2,000 to $2,499 | 194 | 2.2% |
| $2,500 to $2,999 | 45 | 0.5% |
| $3,000 to $3,499 | 47 | 0.5% |
| $3,500 or more | 133 | 1.5% |
| Subtotal — Households paying cash rent | 8,707 | 100.0% |
| No cash rent | 148 | — |
| **Total renter-occupied units** | **8,855** | **—** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25063 (Gross Rent), City of Idaho Falls. Gross rent is contract rent plus the estimated average monthly cost of utilities (electricity, gas, and water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Shares calculated against the cash-rent paying subtotal of 8,707 to match HUD CPMP convention.*

### Median Rent by Bedroom Size

Table MA-15.3 reports the median gross rent in Idaho Falls by number of bedrooms. The pattern is consistent with national norms — rent rises with unit size — but the absolute Idaho Falls levels are substantially below the HUD Metro FMR Area Fair Market Rents for the same bedroom counts. This finding suggests that a meaningful share of the existing rental stock is older or less amenitized housing renting at below-FMR rates, which is the source of much of the City's naturally occurring affordable rental supply. Preserving this stock is through projects which don't cross the substantial rehab threshold is a high-leverage CDBG strategy.

**Table MA-15.3 — Median Gross Rent by Number of Bedrooms, Idaho Falls**

| Number of Bedrooms | Median Gross Rent (ACS 2020-2024) |
|---|---|
| Overall (all bedroom sizes) | $1,075 |
| No bedroom (efficiency / studio) | $786 |
| 1 bedroom | $862 |
| 2 bedrooms | $1,024 |
| 3 bedrooms | $1,432 |
| 4 bedrooms | $1,488 |
| 5 or more bedrooms | $1,698 |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25031 (Median Gross Rent by Bedrooms), City of Idaho Falls. Gross rent includes contract rent plus utilities paid by the renter. Median values are reported as zero ("$0") in source data when the underlying sample is too small to produce a reliable estimate; all values shown above met ACS reliability thresholds.*

### Housing Units Affordable to Households at Each Income Tier

Table MA-15.4 reports the count of rental units in Idaho Falls that are affordable to renter households at three HUD-defined income tiers, using the FY2025 HUD Income Limits for the Idaho Falls HUD Metro FMR Area (4-person household, $103,000 HUD Area Median Family Income; FY2026 HUD Income Guidelines define a family of 4 in Bonneville County making $80,900 as low income. A unit is treated as affordable to a household at a given income tier if its monthly gross rent does not exceed 30% of the household's gross monthly income at that tier — the standard HUD cost-burden threshold.

The clearest finding from Table MA-15.4 is that Idaho Falls has a deep shortage of rental units affordable to households at or below 30% of HAMFI. Only 1,809 rental units in the City are nominally affordable at the 30% AMI tier, against a CHAS-reported count in NA-10 of approximately 2,575 renter households at or below 30% HAMFI. This is the gap that drives the severe cost-burden findings reported in NA-10.16 (where the renter cost-burden rate at 0-30% HAMFI exceeds 70%). At 50% and 80% HAMFI, the supply gap is far less acute, with 5,205 and 8,021 units respectively against the CHAS-reported renter household counts at those tiers.

**Table MA-15.4 — Rental Units Affordable at Each HUD Income Tier, Idaho Falls**

| Income Tier (HUD Area Median Family Income, 4-person) | Annual Income Threshold | Maximum Affordable Monthly Gross Rent (30% of Income) | Rental Units in Idaho Falls Affordable at this Tier |
|---|---|---|---|
| 30% HAMFI (Extremely Low Income) | $32,150 | $804 | 1,809 |
| 50% HAMFI (Very Low Income) | $47,600 | $1,190 | 5,205 |
| 80% HAMFI (Low Income) | $76,150 | $1,904 | 8,021 |
| **Total renter-occupied units paying cash rent** | — | — | **8,707** |

*Source: HUD FY2025 Income Limits, Idaho Falls HUD Metro FMR Area (FY 2025 MFI: $103,000), as published in the Idaho Commerce HUD FY2025 Section 8 Income Limits PDF (most recent dissemination as of May 12, 2026; FY2026 HUD Income Limits released May 1, 2026 are pending dissemination through Idaho Commerce CDBG channels); affordability counts calculated*

*from U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25063 (Gross Rent), City of Idaho Falls. A rental unit is counted as affordable at a given tier if its monthly gross rent does not exceed 30% of the gross monthly income at that tier (the standard HUD cost-burden threshold). Affordability counts are cumulative — a unit affordable at the 30% tier is also counted as affordable at the 50% and 80% tiers. Counts are computed by linear interpolation within the rent bracket containing the affordability threshold.*

### Comparison of City Rents to HUD Reference Points

Table MA-15.5 places the median Idaho Falls market rent (from the 2020-2024 ACS) alongside three HUD reference rent levels published for the Idaho Falls HUD Metro FMR Area for FY2026: the Fair Market Rent (FMR), the High HOME Rent Limit, and the Low HOME Rent Limit. The Low HOME Rent Limit is the maximum rent that may be charged in HOME-funded units that are designated for households at or below 50% of HAMFI. The High HOME Rent Limit is the maximum rent for HOME-funded units that are not so designated.

Two findings stand out. First, the median Idaho Falls market rent is below the FY2026 FMR for every bedroom size in the HUD-published series. This is the same pattern observed in MA-15.4 and indicates that the existing rental stock is renting at below-FMR rates, particularly in older neighborhoods. Second, the Low HOME Rent Limit at the 1-bedroom level ($893) and 2-bedroom level ($1,071) is higher than the City's reported median market rent at those bedroom sizes. This means a HOME-assisted unit can be rented at the Low HOME Rent Limit and still be affordable to households at or below 50% HAMFI while also being competitive with the broader unsubsidized market. This is a favorable condition for HOME-funded rental new construction and rehabilitation in Idaho Falls.

**Table MA-15.5 — Monthly Rent Reference Points, Idaho Falls, FY2026**

| Bedrooms | Median Gross Rent (ACS 2020-2024) | FY2026 Fair Market Rent (HUD 2026) | FY2025 Low HOME Rent Limit (≤50% HAMFI) | FY2025 High HOME Rent Limit |
|---|---|---|---|---|
| SRO / Single-Room Occupancy | n/a | $776 | n/a | $776 |
| Efficiency (0 bedroom) | $786 | $1,034 | $833 | $1,064 |
| 1 bedroom | $862 | $1,095 | $893 | $1,141 |
| 2 bedrooms | $1,024 | $1,305 | $1,071 | $1,372 |
| 3 bedrooms | $1,432 | $1,815 | $1,237 | $1,576 |
| 4 bedrooms | $1,488 | $2,189 | $1,381 | $1,739 |
| 5 bedrooms | n/a | $2,517 | $1,523 | $1,900 |
| 6 bedrooms | n/a | $2,846 | $1,666 | $2,061 |

*Sources: Median Gross Rent — U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25031 (Median Gross Rent by Number of Bedrooms), City of Idaho Falls. Fair Market Rent — HUD FY2026 Fair Market Rents, Idaho Falls, ID HUD Metro FMR Area, published August 22, 2025, effective October 1, 2025 (FY2026_FMR_Schedule.pdf); 5BR and 6BR derived per 24 CFR 982.503 (1.15× and 1.30× the 4BR FMR), SRO derived as 0.75× the 0BR FMR. HOME Rent Limits — HUD FY2025 HOME Rent Limits for the State of Idaho, Idaho Falls HUD Metro FMR Area, effective June 1, 2025 and currently in force; FY2026 HOME Rent Limits had not been published as of May 12, 2026 (FY2026 Income Limits were released May 1, 2026; HOME Rent Limits typically follow). ACS B25031 is published only for 0 through 5+ bedrooms; HUD publishes FMR and HOME Rent Limits for SRO through 6 bedrooms.*

**Is there sufficient housing for households at all income levels?**

No. CHAS data document near universal housing problem incidence at 0 to 30% AMI (96%) and high incidence at 30 to 50% AMI (67%), driven primarily by cost burden. The supply of units affordable to households below 50% HAMFI without subsidy is structurally inadequate.

**How is affordability of housing likely to change considering changes to home values and/or rents?**

Stakeholder evidence and Imagine IF Comprehensive Plan analysis indicate continued upward pressure on home values and rents through the Plan period, driven by sustained in-migration, regional employment growth, particularly related to the Idaho National Laboratory (INL), and limited entry level for sale stock production. Without targeted intervention, the affordability gap at the lower end of the income distribution is expected to widen rather than narrow over the 2026-2030 period.

**How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

The HUD FY2026 Fair Market Rent for the Idaho Falls HUD Metro FMR Area remains above the City's ACS 2020-2024 median gross rent at every bedroom size. The 2-bedroom FMR of $1,305 is 27% above the City median 2-bedroom rent of $1,024, and the 1-bedroom FMR of $1,095 is 27% above the City median 1-bedroom rent of $862. The FY2025 Low HOME Rent Limit (the cap that applies to HOME-funded units serving households at or below 50% of HAMFI; FY2026 HOME limits pending) is above the City's median market rent at the 0-, 1-, 2-, and 3-bedroom sizes and is comparable to or slightly below the median market rent at 4-bedroom — meaning HOME-restricted family-sized units would price at or slightly below comparable market units at the 4-bedroom size.

Two strategic implications follow for the 2026-2030 plan period. First, voucher utilization is unlikely to be constrained by the FMR cap on most of the existing rental inventory because median market rents fall meaningfully below the FMR. The constraint shows up only at the upper end of the rental stock — newer Class A multifamily construction is priced near or above the FMR, which limits voucher placement in the newest properties. Second, the favorable Low HOME Rent margin makes HOME-funded acquisition and rehabilitation of naturally occurring affordable housing (NOAH) a high-leverage preservation strategy: the City can subsidize a smaller per-unit gap to lock in long-term affordability than in markets where the Low HOME Rent sits below the prevailing market rent. SP-25 reflects this by prioritizing preservation and rehabilitation of the existing below-FMR rental stock alongside new HOME-funded production targeted to the extremely low-income tier (≤30% HAMFI), where the supply gap of roughly 960 units identified in MA-15.3b is the binding constraint and where market rents alone cannot reach.

**Discussion**

Housing costs rose substantially faster than wages over the past decade. The income to housing cost gap is particularly acute for renter households at or below 50% HAMFI. The Strategic Plan rental investment in SP-25 is sized against this gap.

## MA-20 Condition of Housing – 91.210(a)

### Introduction

The Idaho Falls housing stock is mature. Approximately 55% of housing units (14,585 units) were built before 1980, and 13.7% (3,635 units) were built before 1950. The largest single decade cohort is 1970 to 1979, accounting for 16.1% of the inventory. Pre 1980 stock concentrates in the central older numbered streets area and the older portions of the west side.

### Definitions Used in this Section

Following HUD CPMP convention, a "selected condition" is one of the following four housing problems: (1) the unit lacks complete plumbing facilities, (2) the unit lacks complete kitchen facilities, (3) the household is overcrowded (more than one person per room), or (4) the household is cost-burdened (housing costs exceed 30% of gross monthly household income). The HUD CHAS dataset categorizes each household into a single mutually-exclusive problem category (most severe condition first), so the table below reports households "with at least one selected condition" rather than separately reporting households with two, three, or four conditions. Among Idaho Falls households reported as having a problem, fewer than 5% have multiple non-cost-burden problems concurrently.

### Households by Number of Selected Conditions, by Tenure

Approximately 6,690 Idaho Falls households (2,755 owners and 3,935 renters) live in housing units with at least one of the four HUD-defined selected conditions. The dominant selected condition for both owners and renters is cost burden, with fewer than 700 households across the City affected by lacks-plumbing, lacks-kitchen, or overcrowding conditions in the absence of cost burden. Renter households are 1.6 times more likely to live with at least one selected condition than owner households (44.5% of renters versus 18.3% of owners).

**Table MA-20.1 — Households by Selected Conditions, by Tenure, Idaho Falls**

| Condition Status | Owner Households | Owner % | Renter Households | Renter % |
|---|---|---|---|---|
| Lacks complete plumbing or kitchen facilities (only) | 65 | 0.4% | 200 | 2.3% |
| Severely overcrowded — >1.5 persons per room (only) | 125 | 0.8% | 165 | 1.9% |
| Overcrowded — >1 to 1.5 persons per room (only) | 180 | 1.2% | 165 | 1.9% |
| Severe cost burden — >50% of income (only) | 810 | 5.4% | 1,445 | 16.3% |
| Cost burden — >30% to 50% of income (only) | 1,575 | 10.4% | 1,960 | 22.2% |
| Subtotal — at least one selected condition | 2,755 | 18.3% | 3,935 | 44.5% |
| No selected conditions (or cost burden not computed) | 12,325 | 81.8% | 4,910 | 55.5% |
| **Total occupied housing units** | **15,075** | **100.0%** | **8,845** | **100.0%** |

*Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2018-2022 5-Year Estimates, Table 3 (Selected Housing Conditions by Tenure), City of Idaho Falls (GEOID 1600000US1639700). CHAS reports each household in a single mutually-exclusive condition category, ordered most severe first; "lacks plumbing or kitchen" therefore counts only households whose unit lacks plumbing/kitchen but who are not also overcrowded or cost-burdened. Households for whom cost burden could not be computed (e.g., negative income, no cash rent) are reported in the "or cost burden not computed" row.*

### Distribution of Occupied Housing Units by Year Built and Tenure

Nearly two-thirds of Idaho Falls' 24,728 occupied housing units (64.6%) were built before 1980, the year HUD uses as the cutoff date for residential lead-based paint risk. The renter-occupied stock skews older than the owner stock, with 67.1% of renter-occupied units built before 1980 versus 63.2% of owner-occupied units. The pre-1950 stock is the most likely to require substantial rehabilitation and is concentrated in the older residential neighborhoods in the central part of the City and north of John Adams Parkway.

**Table MA-20.2 — Occupied Housing Units by Year Structure Built and Tenure, Idaho Falls**

| Year Structure Built | Owner Units | Owner % | Renter Units | Renter % | All Units | All % |
|---|---|---|---|---|---|---|
| Built 2020 or later | 601 | 3.8% | 159 | 1.8% | 760 | 3.1% |
| Built 2010 to 2019 | 1,296 | 8.2% | 770 | 8.7% | 2,066 | 8.4% |
| Built 2000 to 2009 | 1,871 | 11.8% | 968 | 10.9% | 2,839 | 11.5% |
| Built 1990 to 1999 | 2,076 | 13.1% | 1,020 | 11.5% | 3,096 | 12.5% |
| Built 1980 to 1989 | 1,568 | 9.9% | 1,009 | 11.4% | 2,577 | 10.4% |
| Built 1970 to 1979 | 2,131 | 13.4% | 1,815 | 20.5% | 3,946 | 16.0% |
| Built 1960 to 1969 | 1,591 | 10.0% | 837 | 9.5% | 2,428 | 9.8% |
| Built 1950 to 1959 | 2,708 | 17.1% | 1,148 | 13.0% | 3,856 | 15.6% |
| Built 1940 to 1949 | 645 | 4.1% | 199 | 2.2% | 844 | 3.4% |
| Built 1939 or earlier | 1,386 | 8.7% | 930 | 10.5% | 2,316 | 9.4% |
| **Total** | **15,873** | **100.0%** | **8,855** | **100.0%** | **24,728** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25036 (Tenure by Year Structure Built), City of Idaho Falls. Estimate based on the year that the structure was originally built; subsequent additions or remodels do not change the year-built classification.*

### Owner-Occupied Median Value by Year Structure Built

The age of a structure influences its market value. As shown in Table MA-20.3, the citywide owner-occupied median home value in Idaho Falls is $335,500. The newest construction commands the highest values: structures built in 2020 or later have a median value of $570,300, and structures built between 2010 and 2019 have a median value of $493,300. Older stock carries lower values, with structures built before 1940 carrying a median value of $231,300. Owner-occupied units in the 1939-or-earlier vintage cohort are most likely to require substantial rehabilitation and most likely to carry the highest cumulative deferred-maintenance burden.

A noteworthy pattern in the current data is that pre-WWI and Depression-era homes (built 1939 or earlier) have a lower median value than 1940s-1960s homes despite generally being on larger or more historically desirable lots. This reflects the smaller average size and the more substantial deferred maintenance typical of the City's oldest residential inventory, much of which is concentrated in the older neighborhoods west of Yellowstone Avenue and north of John Adams Parkway. From a CDBG perspective, this suggests that the pre-1940 stock is the most likely to combine three problem characteristics — owner-occupied status, modest market value (limiting refinancing capacity for major repairs), and pre-1980 lead-paint risk — and is therefore the highest-priority target for owner-occupied rehabilitation funding.

**Table MA-20.3 — Owner-Occupied Median Value by Year Structure Built, Idaho Falls**

| Year Structure Built | Median Value (ACS 2020-2024) | Prior Plan Median Value (ACS 2015-2019) | Change |
|---|---|---|---|
| 1939 or earlier | $231,300 | $141,900 | +63% |
| 1940 to 1949 | $262,000 | $125,300 | +109% |
| 1950 to 1959 | $266,800 | $130,600 | +104% |
| 1960 to 1969 | $295,300 | $146,300 | +102% |
| 1970 to 1979 | $327,700 | $152,400 | +115% |
| 1980 to 1989 | $349,400 | $181,900 | +92% |
| 1990 to 1999 | $378,400 | $198,500 | +91% |
| 2000 to 2009 | $455,100 | $268,000 | +70% |
| 2010 to 2019 | $493,300 | n/a | n/a |
| 2020 or later | $570,300 | n/a | n/a |
| **Overall Median Value** | **$335,500** | **$164,500** | **+104%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25107 (Median Value by Year Structure Built), City of Idaho Falls. Universe is owner-occupied housing units. Prior-plan column is reproduced from the Idaho Falls 2021-2025 Consolidated Plan, Table MA-20 2, sourced from 2015-2019 ACS 5-Year Estimates. The ACS 2015-2019 vintage broke 2010+ construction into "2010 to 2013" ($297,900) and "2014 or later" ($328,000); these are not directly comparable to the 2020-2024 vintage's "2010 to 2019" and "2020 or later" categories.*

### Lead-Based Paint Risk Estimate

Residential lead-based paint was banned by the Consumer Product Safety Commission in 1978. Following HUD convention, all housing units built in or before 1979 are presumed to potentially contain lead-based paint. Of the 24,728 occupied housing units in Idaho Falls, approximately 15,967 (64.6%) were built before 1980 and may therefore contain lead-based paint. Renter-occupied units carry slightly higher pre-1980 representation (67.1%) than owner-occupied units (63.2%).

Lead-based paint hazards become a public health concern primarily when young children (typically defined as age 6 or under) are present in the home. Per the 2020-2024 ACS, approximately 8.6% of Idaho Falls households contain a child age 6 or under. Combining the 64.6% pre-1980 share with the 8.6% young-children share, an order-of-magnitude estimate of households at risk of lead-based paint exposure to a young child in Idaho Falls is approximately 1,370 to 1,540 households (assuming roughly proportional distribution). This is the population that would benefit most from CDBG-funded lead-based paint hazard control activities.

**Table MA-20.4 — Estimated Pre-1980 Housing Units (Lead-Based Paint Risk), by Tenure, Idaho Falls**

| Risk Category | Owner Units | Owner % | Renter Units | Renter % | All Units | All % |
|---|---|---|---|---|---|---|
| Pre-1980 — potential lead-based paint risk | 10,029 | 63.2% | 5,938 | 67.1% | 15,967 | 64.6% |
| 1980 or later — lower presumed risk | 5,844 | 36.8% | 2,917 | 32.9% | 8,761 | 35.4% |
| **Total occupied housing units** | **15,873** | **100.0%** | **8,855** | **100.0%** | **24,728** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25036 (Tenure by Year Structure Built), City of Idaho Falls. Lead-based paint risk classification follows HUD convention treating units built before 1980 as potentially containing lead-based paint. Risk does not equate to the presence of an actionable hazard, which requires environmental testing of paint, dust, or soil samples in accordance with 24 CFR Part 35.*

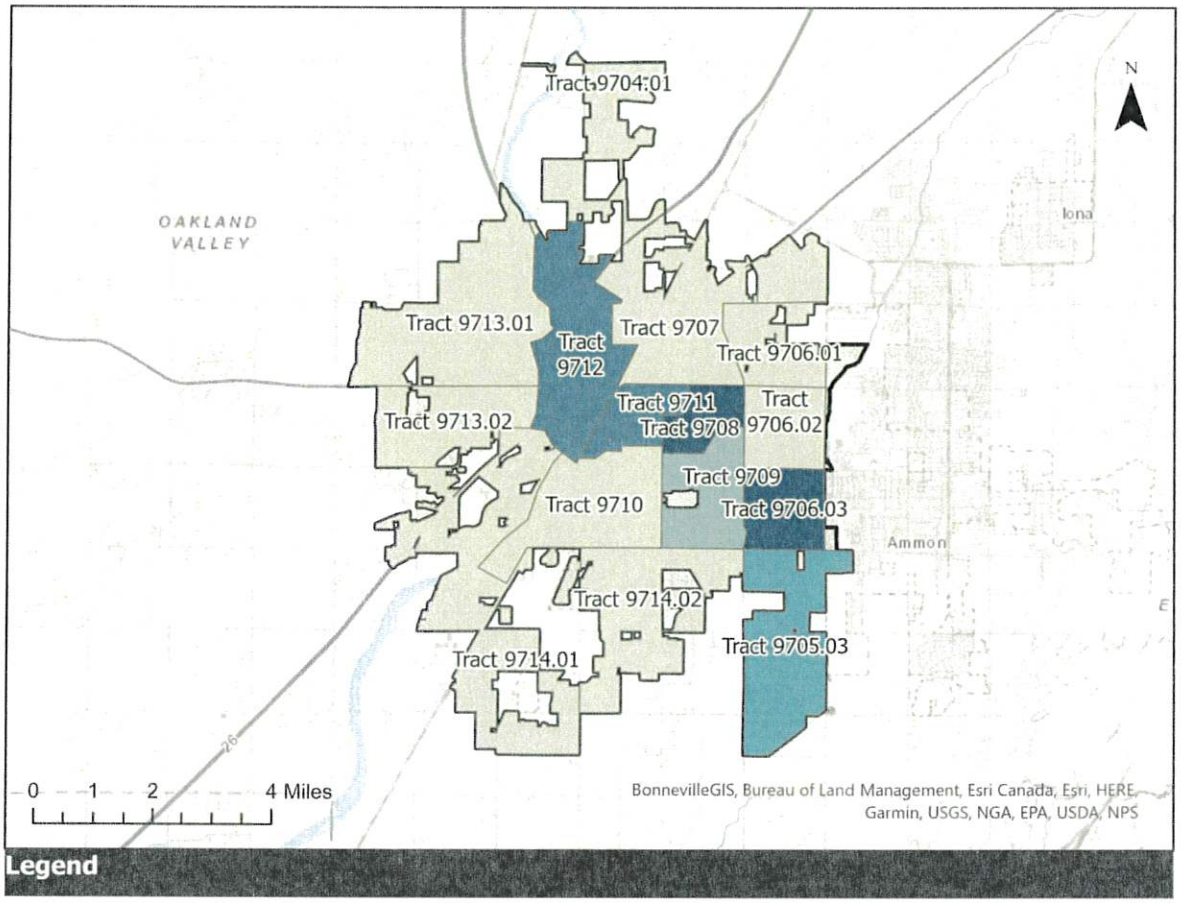
### Vacant Housing Units in Idaho Falls

The City's total housing inventory is 26,531 units, of which 24,728 (93.2%) are occupied and 1,803 (6.8%) are vacant. Among vacant units, the largest single category is "For seasonal, recreational, or occasional use" (541 units, 30.0% of vacant units), followed by "Other vacant" (447 units, 24.8%), which captures units held off the market for personal reasons, awaiting probate, awaiting demolition, or owned by absentee landlords. The "for rent" subcategory (416 units, 23.1%) plus "rented but not yet occupied" (192 units) represents the rental vacancy pipeline. The "for sale only" (140 units) plus "sold but not yet occupied" (67 units) represents the homeowner vacancy pipeline.

The HUD Consolidated Plan distinction between vacant units "suitable for rehabilitation" and "not suitable for rehabilitation" is not directly captured by ACS B25004. A reasonable upper-bound estimate for the count of vacant units that are seriously substandard and would warrant CDBG-funded rehabilitation effort is the 501 "other vacant" units, of which an unknown but smaller share are actually substandard.

As seen in Maps 20.1, 20.2, and 20.3 the reason for vacancy is not distributed equitably across the City. Most of the Census Tracts that overlap with the City did not report any rental vacancies in the 2024 5-year estimates, indicating significant sections of the City that are largely unavailable to renters at any given time. The same can be said for the City's for sale inventory – most tracts did not show high numbers of vacant for sale units. Map 20.3 shows vacancy for all other reasons that are not vacant for sale or for rent, which includes units that have been rented or sold, but are not currently occupied, housing for migrant workers, and units that are vacant because of seasonal/recreational use.

**Map 20.1 Vacant for Rent**

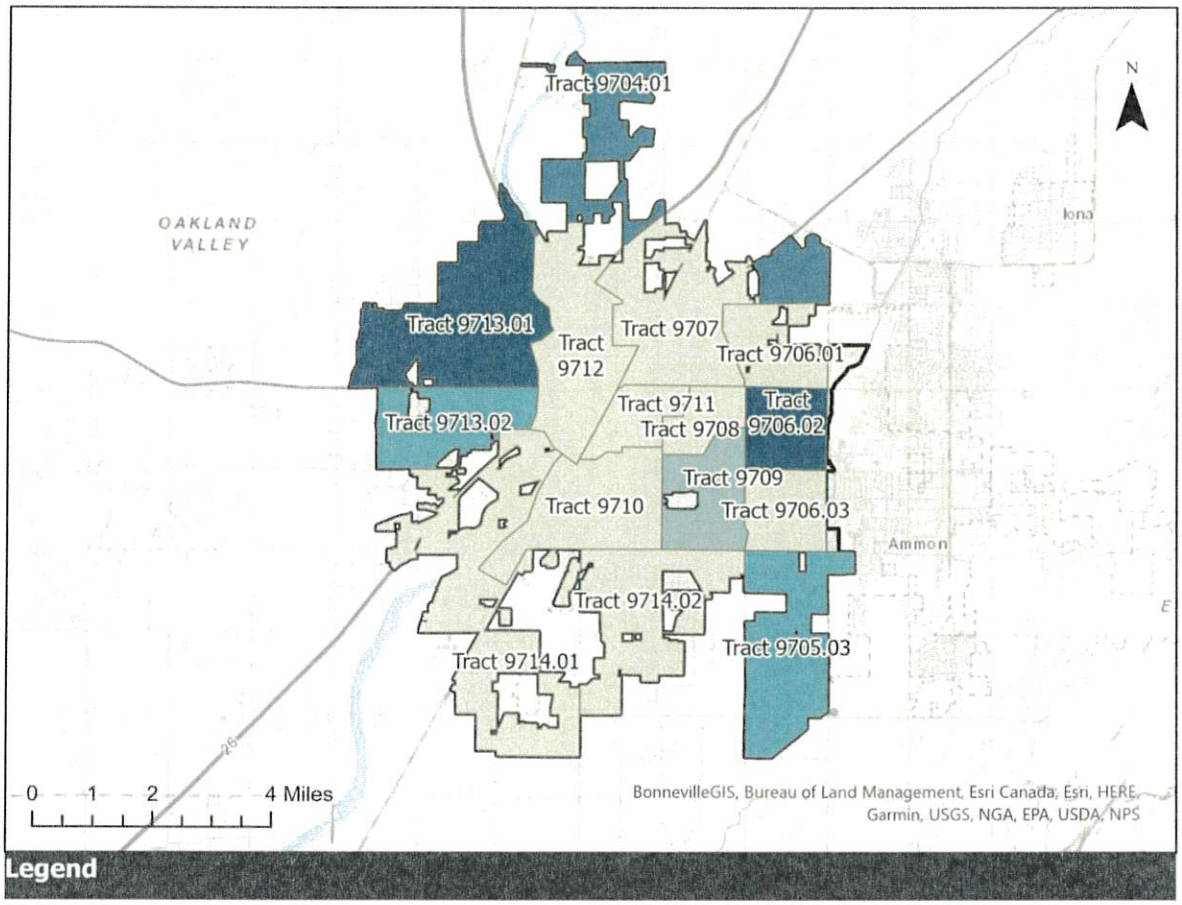



2024 Vacant: For Rent

- 0%
- 1%-7.8%
- 7.9%-20.2%
- 20.3%-46.3%
- 46.4%-62.3%

Idaho Falls Grantee Boundary

**Map 20.2 Vacant for Sale**




**Legend**

2024 Vacant: For Sale

- 0%
- 1-12.2%
- 12.3%-29.5%
- 29.6%-41.3%
- 41.3%-71.8%

Idaho Falls Grantee Boundary

**Map 20.3 "Other" Vacant**

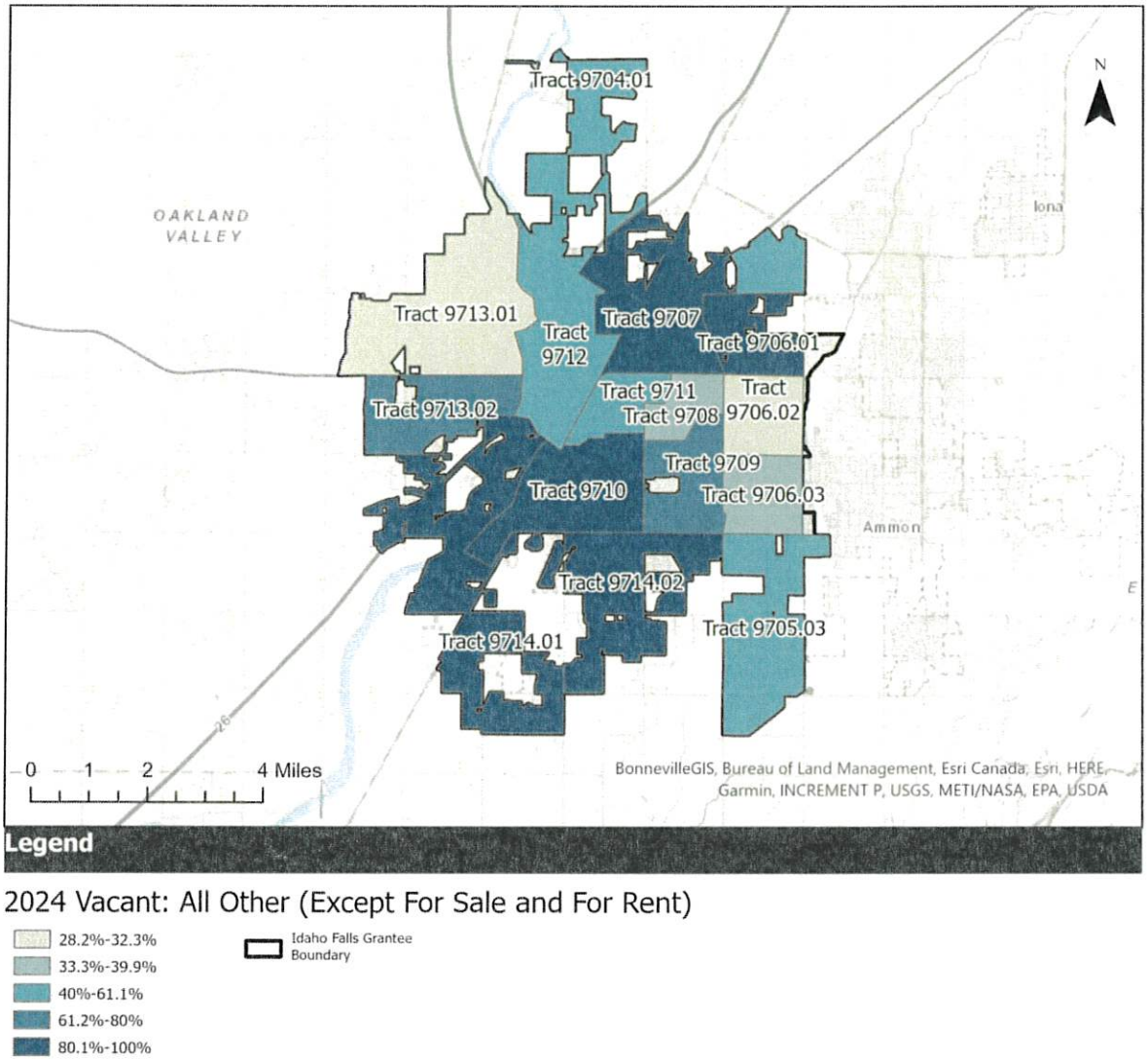



**Table MA-20.5 — Vacant Housing Units by Vacancy Status, Idaho Falls**

| Vacancy Status | Vacant Units | Share of Vacant Units |
|---|---|---|
| For rent | 416 | 23.1% |
| Rented, not occupied | 192 | 10.6% |
| For sale only | 140 | 7.8% |
| Sold, not occupied | 67 | 3.7% |
| For seasonal, recreational, or occasional use | 541 | 30.0% |
| For migrant workers | 0 | 0.0% |
| Other vacant | 447 | 24.8% |
| **Total vacant units** | **1,803** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25004 (Vacancy Status), City of Idaho Falls. Total housing inventory 26,531 units (Table B25001); occupied units 24,728; vacant units 1,803 (6.8% vacancy rate). ACS does not categorize vacant*

*units as suitable or not suitable for rehabilitation; the "Other Vacant" category includes the units most likely to be substandard or held by absentee owners.*

**Table MA-20.6 — Vacant Housing by Reason**

| Vacancy Status | Units | % of Vacant Units |
|---|---|---|
| For rent | 416 | 23.1% |
| Rented, not occupied | 192 | 10.6% |
| For sale only | 140 | 7.8% |
| Sold, not occupied | 67 | 3.7% |
| For seasonal, recreational, or occasional use | 541 | 30.0% |
| For migrant workers | 0 | 0.0% |
| Other vacant | 447 | 24.8% |
| Total vacant units | 1,803 | 100.0% |

*Data Source: 2020 to 2024 ACS, Table B25004.*

### Need for Owner and Rental Rehabilitation

CHAS data presented in NA-10 indicate that approximately 6,685 Idaho Falls households experience one or more housing problems. Owner occupied rehabilitation need is concentrated in pre 1980 single family stock in the central older neighborhoods. Renter occupied rehabilitation need concentrates in the same geographic area, particularly in older 2-to-4-unit buildings. Substandard housing in Idaho Falls more often takes the form of older units with deferred maintenance, inadequate insulation, and outdated heating and cooling systems rather than units lacking basic facilities.

### Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

HUD CHAS Table 13 provides the only directly published estimate of households at risk of lead-based paint hazard exposure in Idaho Falls — pre-1980 housing units occupied by low-or-moderate-income (LMI) households, broken out by household income tier and by the presence of a child age 6 or younger. CHAS reports 6,650 LMI households (≤80% of HUD Area Median Family Income) currently occupying pre-1980 housing units in the City — 3,220 owner households and 3,430 renter households. This is meaningfully larger than the 4,000-5,000 estimate carried over from the prior 2021-2025 Consolidated Plan.

The smaller priority subset — LMI households in pre-1980 units who also have a child age 6 or younger present in the home — totals approximately 1,310 households (650 owner-occupied and 660 renter-occupied). This is the population where lead hazard control investment delivers the highest measurable health benefit because it directly reduces the risk of childhood lead exposure during the developmental window when blood-lead elevations cause the most lasting harm. Within this priority subset, the lowest-income tier (≤30% HAMFI with children present) accounts for 275 households (100 owner, 175 renter) and is the highest priority for lead hazard control grant assistance because these households have the least private financial capacity to undertake remediation.

**Table MA-20.7 — Vintage of Households by Income and Presence of Young Children, Idaho Falls**

| Income | One or more children age 6 or younger | No children age 6 or younger | Total |
|---|---|---|---|
| **Built 1939 or Earlier** | | | |
| ≤30% HAMFI (~$0 to $22,000) | 80 | 360 | 440 |
| >30 to 50% HAMFI (~$22,001 to $36,700) | 75 | 480 | 555 |
| >50 to 80% HAMFI (~$36,701 to $58,720) | 115 | 280 | 395 |
| >80 to 100% HAMFI (~$58,721 to $73,400) | 0 | 155 | 155 |
| >100% HAMFI (above ~$73,400) | 19 | 550 | 569 |
| **Subtotal — Built 1939 or Earlier** | **289** | **1,825** | **2,114** |
| **Built 1940 to 1979** | | | |
| ≤30% HAMFI (~$0 to $22,000) | 195 | 945 | 1,140 |
| >30 to 50% HAMFI (~$22,001 to $36,700) | 345 | 1,180 | 1,525 |
| >50 to 80% HAMFI (~$36,701 to $58,720) | 500 | 2,095 | 2,595 |
| >80 to 100% HAMFI (~$58,721 to $73,400) | 180 | 975 | 1,155 |
| >100% HAMFI (above ~$73,400) | 600 | 3,955 | 4,555 |
| **Subtotal — Built 1940 to 1979** | **1,820** | **9,150** | **10,970** |
| **Built 1980 or Later** | | | |
| ≤30% HAMFI (~$0 to $22,000) | 85 | 740 | 825 |
| >30 to 50% HAMFI (~$22,001 to $36,700) | 275 | 840 | 1,115 |
| >50 to 80% HAMFI (~$36,701 to $58,720) | 480 | 1,385 | 1,865 |
| >80 to 100% HAMFI (~$58,721 to $73,400) | 210 | 645 | 855 |
| >100% HAMFI (above ~$73,400) | 1,035 | 5,150 | 6,185 |
| **Subtotal — Built 1980 or Later** | **2,085** | **8,760** | **10,845** |
| **Total — All Vintages** | | | |
| ≤30% HAMFI (~$0 to $22,000) | 360 | 2,045 | 2,405 |

| Income | One or more children age 6 or younger | No children age 6 or younger | Total |
|---|---|---|---|
| >30 to 50% HAMFI (~$22,001 to $36,700) | 695 | 2,500 | 3,195 |
| >50 to 80% HAMFI (~$36,701 to $58,720) | 1,095 | 3,760 | 4,855 |
| >80 to 100% HAMFI (~$58,721 to $73,400) | 390 | 1,775 | 2,165 |
| >100% HAMFI (above ~$73,400) | 1,654 | 9,655 | 11,309 |
| **Grand Total — All Vintages** | **4,194** | **19,735** | **23,929** |

*Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2018-2022 5-Year Estimates, Table 13 (Tenure by Year Structure Built by Household Income by Children Age 6 or Younger), City of Idaho Falls (GEOID 1600000US1639700). Owner-occupied and renter-occupied counts have been combined to align with the prior 2021-2025 Consolidated Plan presentation. Income brackets are reported by HAMFI percentage. Approximate dollar thresholds shown are based on FY2020 HUD Income Limits for the Idaho Falls HUD Metro FMR Area at the 4-person household size, which is the income year underlying the CHAS 2018-2022 vintage. CHAS values are rounded by HUD; the sum of cells may differ from published subtotals by small amounts.*

**Table MA-20.8 — Pre-1980 Housing Units Occupied by LMI Households, by Tenure, Income Tier, and Children Status, Idaho Falls**

| Household Income Tier and Children Status | Owner-Occupied Households | Renter-Occupied Households | All LMI Households |
|---|---|---|---|
| ≤30% HAMFI | 100 | 175 | 275 |
| >30% to 50% HAMFI | 210 | 210 | 420 |
| >50% to 80% HAMFI | 340 | 275 | 615 |
| **Subtotal — LMI HHs with children age 6 or younger** | **650** | **660** | **1,310** |
| LMI HHs without children age 6 or younger (any LMI tier) | 2,570 | 2,770 | 5,340 |
| **Total LMI HHs in pre-1980 units** | **3,220** | **3,430** | **6,650** |

*Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2018-2022 5-Year Estimates, Table 13 (Tenure by Year Structure Built by Household Income by Children Age 6 or Younger), City of Idaho Falls (GEOID 1600000US1639700). Pre-1980 includes "Structure built between 1940 and 1979" and "Structure built in 1939 or earlier." LMI is defined per HUD CDBG convention as ≤80% of HUD Area Median Family Income (HAMFI). The table reports the count of households living in housing units built before 1980, not a count of housing units inspected and confirmed to contain lead-based paint. The CHAS published figures are rounded by HUD to protect respondent confidentiality, so subtotals may differ from the sum of detail cells by small amounts.*

### Discussion

The older Idaho Falls housing stock represents both a preservation opportunity and a rehabilitation need within the limitations of CDBG funding and staff.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

The City recognizes the Idaho Falls branch of the Idaho Housing and Finance Association (IHFA) as the Public Housing Authority (PHA) with the resources for federal rental assistance programs in Idaho Falls and Bonneville County. IHFA administers the following programs: Mainstream for people with disabilities, Rental Assistance for non-elderly disabled, Homeownership, Non-elderly disabled homeless families, and Emergency Housing Vouchers.

### Totals Number of Units

**Table MA-25.1 — Public and Assisted Housing Inventory**

| Program Type | Units / Vouchers |
|---|---|
| Public Housing (traditional) | 0 |
| Housing Choice Vouchers (tenant based, total) | 1,216 (IHFA Branch jurisdiction for 16 counties). The Emergency Housing Voucher (EHV) program is scheduled to sunset 12/31/2026. IHFA has rolled all of the EHV vouncers into our regular Housing Choice Voucher 9HCV) portfolio |
| Veterans Affairs Supportive Housing (VASH) | 28 |
| Family Unification Program | 0 |
| Disabled (Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-Year, Nursing Home Transition) | 80 |
| Project Based Vouchers | 0 |

*Data Source: Email from IHFA Director of Rental Assistance, 6/23/2026;.*

### Describe the supply of public housing developments

Idaho Falls does not have any traditional public housing developments. IHFA administers federal rental assistance through voucher programs rather than place-based public housing.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan

There are no public housing units in Idaho Falls.

### Describe the restoration and revitalization needs of public housing units in the jurisdiction

In previous years, the City worked closely with IHFA as they moved through a HUD approved Disposition Plan. IHFA was able to eliminate the Low Rent Public Housing Program (LRPH) in Idaho Falls that once consisted of 29 single unit public houses in scattered locations.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing**

IHFA's strategies for serving low- and moderate-income families include providing rental assistance and housing choice through the HUD Housing Choice Voucher Program and maximizing HUD resources and funding opportunities. IHFA's Family Self Sufficiency Program offers participants case worker support to identify barriers, set goals, and establish a plan to move toward independence from subsidies. H4HIF's complementary strategy responds to community aspirations by expanding products, services, and partnerships, and by empowering residents to revive their neighborhoods.

The City of Idaho Falls supports both IHFA and H4HIF activities through CDBG funding partnerships, including the CARES Act CDBG allocation that assisted 25 LMI homeowners in eligible census tracts.

**Discussion**

Idaho Falls relies on IHFA voucher administration rather than traditional public housing, and on H4HIF for owner occupied housing programs serving low- and moderate-income households. The Strategic Plan supports continued partnership with both organizations. The most significant gap in the assisted housing inventory is the size of the regional voucher allocation relative to the eligible population.

## MA-30 Homeless Facilities and Services — 91.210(c)

### Introduction

The homeless unit count below is derived from the Idaho Balance of State Continuum of Care (CoC ID-501) 2025 Housing Inventory Count Report. The Balance of State CoC, administered by Idaho Housing and Finance Association (IHFA), covers 35 of Idaho's 44 counties including Bonneville County. Inventory reported is aggregated for the entire CoC and includes emergency shelter, transitional housing, and permanent housing dedicated to people experiencing homelessness. Local providers contributing to this inventory in the Idaho Falls area include Idaho Falls Rescue Mission, Haven Shelter, CLUB Inc., Promise Ridge, and Trinity United Methodist Church.

### Facilities Targeted to Homeless Persons

**Table MA-30.1 — Facilities Targeted to Homeless Persons, Idaho Balance of State CoC, 2025**

| Inventory Type | Family Units | Family Beds | Adult-Only Beds | Child-Only Beds | Total Year-Round Beds | Overflow/ Voucher | Chronic Beds | Veteran Beds | Youth Beds |
|---|---|---|---|---|---|---|---|---|---|
| Emergency Shelter | 151 | 492 | 248 | 32 | 772 | 29 | — | 8 | 32 |
| Transitional Housing | 69 | 205 | 189 | 0 | 394 | — | — | 0 | 0 |
| Permanent Supportive Housing | 72 | 187 | 344 | 0 | 531 | — | 129 | 254 | 0 |
| Rapid Re-Housing | 61 | 125 | 35 | 0 | 160 | — | — | 16 | 0 |
| Other Permanen t Housing | 50 | 115 | 126 | 0 | 241 | — | — | 35 | 0 |
| **Total** | **403** | **1,124** | **942** | **32** | **2,098** | **29** | **129** | **313** | **32** |

*Source: HUD 2025 CoC Housing Inventory Count Report, Idaho Balance of State CoC (ID-501), Idaho Housing and Finance Association.*

### Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The Domestic Violence and Sexual Assault Center (DVSAC) assists individuals with GED Certification. Through referral and coordination, physical and mental health, employment, and benefits enrollment services are available across the agencies and organizations who serve people experiencing homelessness in the City. Eastern Idaho Public Health, the Behavioral Health Crisis Center of East Idaho, and Idaho Department of Health and Welfare each connect clients with mainstream Medicaid, SNAP, TANF, and behavioral health services that supplement shelter and supportive housing.

### List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional

**Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

The City works closely with the following shelter and housing providers that serve people who are homeless, chronically homeless, homeless veterans with families, and unaccompanied youth.

- Idaho Falls Rescue Mission provides permanent, emergency, and transitional housing, case management, hygiene services, and referral to all categories of homeless individuals, including women and children, men only, and families.
- EICAP and IFRM/Haven provides transitional housing, case management, and services for women, children, and families experiencing all categories of homelessness.
- CLUB Inc. provides housing, case management, information, and referral to all categories of homeless individuals and families.
- Idaho Department of Health and Welfare provides information, assistance, and referral for all categories of homeless individuals and families, including Navigation services for benefits enrollment.
- Veterans Affairs Commission provides housing, information, and assistance for services available to Veterans and their families through the HUD/VASH Program.
- Idaho Legal Aid Services provides legal assistance to all categories of homeless individuals.
- Behavioral Health Crisis Center of East Idaho (Bonneville County Crisis Center) provides case management, treatment of addiction, and referral services for adults experiencing a mental health crisis.
- Eastern Idaho Public Health (formerly District 7) provides information regarding facilities and services for HOPWA, the Housing Opportunities for Persons with AIDS Program.
- Promise Ridge Emergency Family Shelter is a transitional family shelter located in Idaho Falls.
- Salvation Army provides rent and utility assistance.

## MA-35 Special Needs Facilities and Services — 91.210(d)

### Introduction

A variety of services and facilities help support special needs populations in Idaho Falls. These include the elderly and frail elderly, persons with mental, physical, and developmental disabilities, persons with substance use disorders, persons with HIV/AIDS and their families, victims of domestic violence, and Veterans.

### Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs for these categories include services for individuals and families who are elderly, disabled, victims of domestic violence, homeless, in need of transitional housing, Veterans, or who have mental illness or substance use disorders. Specific supportive housing needs include service coordination, case management for homelessness and behavioral health crisis, job coaching, employment services, life skills training, support for those without family, landlord and renter education, home delivered meals, legal assistance, transportation, adult protection, long term care ombudsman services, navigation assistance to link individuals with programs and resources, and legal assistance to victims of domestic violence and grandparents raising grandchildren.

### Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

For individuals returning from mental and physical health institutions, the City will continue to support activities that help prevent immediate discharge, resulting in homelessness. Programs that include case management for homelessness, near homelessness, and those at risk of becoming homeless are available through agencies and organizations that participate in monthly Region 6 Housing Coalition meetings.

The Behavioral Health Crisis Center issues reports on homelessness, including pending homelessness, and works with City of Refuge to find transitional housing. CLUB Inc. partners with Region 7 Department of Health and Welfare and Behavioral Health for after-care for individuals returning from mental and physical health institutions. The City will continue to partner, collaborate, and refer to agencies and organizations with qualified staff and resources to address each circumstance through case management, resources, referrals, and follow up.

### Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See the Annual Action Plan for the activities the City plans to undertake during the next program year.

### For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

To be updated based on the 2026 Annual Action Plan projects.

## MA-40 Barriers to Affordable Housing — 91.210(e)

**Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The 2026 Housing and Community Development Survey collected 250 total responses across 31 closed-ended and open-ended questions. The two barriers questions (Q14 market factors and Q15 programmatic and policy elements) were answered by 187 and 186 respondents respectively. Each barrier was rated on a 5-point scale where 1 represents "not a barrier at all" and 5 represents "significant barrier." The weighted-average rating shown in Table MA-40.1 below is the standard mean of the 1-to-5 ratings across all respondents to that item.

The four highest-rated barriers in the 2026 survey are all market-cost factors. Construction material costs, land costs, construction labor costs, and infrastructure costs all rated above 3.5, with no other item reaching that threshold. This is a notable shift from the 2021 plan period, when the prior survey identified "lack of available land," "lack of qualified contractors," and ADA / building codes as the top barriers. In the 2026 data, lack of developable lots actually rates lowest of all 13 items (weighted average 2.78), and "lack of qualified contractors and builders" similarly rates near the bottom (2.86). The market has rebalanced over the planning period — what was once a constrained-supply problem is now a constrained-cost problem.

Among programmatic and policy elements, Not in My Back Yard (NIMBY) mentality (community resistance to higher-density housing) is the single highest-rated policy barrier. Lack of affordable housing development incentives and high permitting and construction fees round out the policy items rated above neutral. Density and zoning requirements, site plan review and approval processes, and code enforcement all rated essentially at neutral, indicating that respondents do not view the City's current regulatory framework as a primary barrier to affordable housing.

**Table MA-40.1 — Perceived Barriers to the Development and Preservation of Affordable Housing, Idaho Falls (2026 Survey, n=187 / n=186)**

| Barrier | 1 — Not a barrier at all | 2 | 3 | 4 | 5 — Significant barrier | Total Responses | Weighted Average |
|---|---|---|---|---|---|---|---|
| **Market factors (Question 14, n=187)** | | | | | | | |
| High costs of construction materials | 8 | 10 | 29 | 62 | 78 | 187 | 4.03 |
| High costs of land | 8 | 13 | 31 | 56 | 79 | 187 | 3.99 |
| High costs of construction labor | 15 | 12 | 39 | 58 | 63 | 187 | 3.76 |
| High costs of infrastructure (water, sewer, streets) | 10 | 15 | 51 | 52 | 59 | 187 | 3.72 |
| Availability of qualified contractors | 31 | 35 | 53 | 34 | 32 | 185 | 3.01 |
| Lack of qualified contractors and builders | 36 | 36 | 60 | 23 | 30 | 185 | 2.86 |

| Barrier | 1 — Not a barrier at all | 2 | 3 | 4 | 5 — Significant barrier | Total Responses | Weighted Average |
|---|---|---|---|---|---|---|---|
| Lack of developable lots in the City | 36 | 37 | 66 | 26 | 21 | 186 | 2.78 |
| **Programmatic and policy elements (Question 15, n=186)** | | | | | | | |
| NIMBY — community resistance to higher-density housing | 40 | 12 | 45 | 27 | 57 | 181 | 3.27 |
| Lack of affordable housing development incentives | 31 | 22 | 63 | 31 | 38 | 185 | 3.12 |
| High permitting and construction fees | 28 | 26 | 62 | 40 | 29 | 185 | 3.09 |
| Lack of property maintenance or code enforcement | 28 | 37 | 56 | 37 | 28 | 186 | 3.00 |
| Unclear or overly restrictive site plan review | 24 | 38 | 67 | 21 | 31 | 181 | 2.98 |
| Density requirements or other zoning requirements | 33 | 31 | 57 | 36 | 24 | 181 | 2.93 |

*Source: 2026 Idaho Falls Housing and Community Development Survey (final dataset of 250 total respondents). Question 14 asked respondents to rate seven market factors on a 5-point scale where 1 = "not a barrier at all" and 5 = "significant barrier" (n=187 responding to this block). Question 15 asked the same scale for six programmatic and policy elements (n=186). Item-level response totals vary slightly within each block because individual respondents may have skipped specific items. Items within each section are sorted from highest to lowest weighted average. Weighted average is the standard arithmetic mean of all 1-through-5 ratings for that item.*

### Comparison to the Prior 2021 Survey

The prior 2021 survey used a different question structure (a 5-point Strongly-Agree-to-Strongly-Disagree scale rather than the current 1-to-5 barrier-magnitude scale) and surveyed a smaller respondent pool (81 respondents versus 250 in 2026). Direct year-over-year ranking comparisons are therefore not statistically clean, but four broad findings stand out at the directional level. First, market-cost factors were named as top barriers in both surveys but with notable upward intensity in 2026 — every cost-related item now rates well above the 3.5 mark. Second, the prior survey identified "lack of available land" as a top concern; the 2026 survey shows the opposite — lack of developable lots now rates lowest of all 13 items. Third, NIMBYism was identified in both surveys as a meaningful policy barrier and remains so today. Fourth, the prior survey rated ADA codes and building codes as top barriers; these items were not separately tested in the 2026 instrument, so direct comparison is not possible. Survey design changes between the two cycles should be considered when reading any apparent trend.

In addition, the City completed its Analysis of Impediments to Fair Housing Choice in 2026. Findings from that study are summarized in Table MA-40.2.

**Table MA-40.2 — Contributing Factors to Fair Housing Choice**

| Contributing Factor | Priority | Justification |
|---|---|---|
| Moderate to high levels of segregation | Low | Black and Native Hawaiian households had higher levels of segregation. However, these racial groups represent a small share of the population, at less than 1% each. |
| 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. The City has limited control over labor market engagement at scale. |
| Discriminatory patterns in lending | Med | HMDA data show Black and American Indian/Alaska Native applicants were denied at rates of 16.2% and 14.3% respectively, compared to 8.1% of white applicants. Hispanic applicants were denied at 14.8% on average compared to 7.5% for non-Hispanic applicants. |
| Racial and ethnic minority households with disproportionate rates of housing problems | High | The overall rate of housing problems is 28.1% citywide. Asian, American Indian, Pacific Islander, and Hispanic households experience disproportionately high rates of housing problems. Hispanic households represent 14.8% of the population and the rate of housing problems for this group is measurably high. |
| Insufficient affordable housing in a range of unit sizes | High | Approximately 27.9% of households experience cost burden, including 45.7% of renter households. This signifies a lack of housing options affordable to a large share of the population. |
| Insufficient accessible affordable housing | High | Accessible affordable units may not meet the need of the growing elderly and disabled population. About 54.5% of persons aged 75 and older have at least one form of disability. |
| NIMBYism | High | Public input identified Not In My Back Yard mentality as a major barrier to affordable housing development. |
| Failure to make reasonable accommodation | High | Fair Housing complaint data identified failure to make reasonable accommodation as the most common complaint with cause. |
| Insufficient fair housing education | High | The fair housing survey and public input identified a lack of knowledge about fair housing rights and a need for education. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training in partnership with the City of Pocatello and Intermountain Fair Housing Council (IFHC). |
| Insufficient understanding of credit | High | The fair housing survey and public input identified an insufficient understanding of credit needed to access mortgages. The City's role has been to support and |

| Contributing Factor | Priority | Justification |
|---|---|---|
| | | coordinate annual fair housing training in partnership with the City of Pocatello and IFHC. |

*Source: City of Idaho Falls Analysis of Impediments to Fair Housing Choice, 2026 [NEEDS UPDATED]*

The City currently partners with the City of Pocatello, the local branch of IHFA, and Intermountain Fair Housing Council (IFHC) to plan, sponsor, and host the annual fair housing training event. Training is delivered to housing service providers, property managers, landlords, City leaders, and attorneys. Direct fair housing education to tenants is typically the role of the area Public Housing Authority and the agencies (CDBG and HOME recipients) providing housing to their clients, including EICAP, CLUB Inc., and Habitat for Humanity Idaho Falls.

## MA-45 Non-Housing Community Development Assets — 91.215(f)

### Introduction

The following section describes the economic context in Idaho Falls. It uses Bureau of Economic Analysis (BEA), Bureau of Labor Statistics (BLS), American Community Survey (ACS), and Census Longitudinal Employer-Household Dynamics (LEHD) data. BLS data reflect Idaho Falls city. BEA data are available only at the county level and reflect the entirety of Bonneville County.

### Economic Development Market Analysis

### Business Activity

**Table MA-45.1 — Business Activity by Sector, Idaho Falls**

| Business by Sector | Number of Workers | Number of Jobs | Share of Workers (%) | Share of Jobs (%) | Jobs less Workers (%) |
|---|---|---|---|---|---|
| Agriculture, Forestry, Fishing, Hunting, and Mining | 455 | 462 | 1.5 | 0.7 | −0.8 |
| Construction | 2,576 | 3,994 | 8.3 | 5.8 | −2.5 |
| Manufacturing | 2,993 | 4,051 | 9.6 | 5.9 | −3.7 |
| Wholesale Trade | 984 | 3,233 | 3.2 | 4.7 | 1.5 |
| Retail Trade | 4,525 | 8,765 | 14.5 | 12.7 | −1.8 |
| Transportation, Warehousing, and Utilities | 1,164 | 1,959 | 3.7 | 2.8 | −0.9 |
| Information | 465 | 670 | 1.5 | 1.0 | −0.5 |
| Finance, Insurance, and Real Estate | 1,167 | 2,767 | 3.7 | 4.0 | 0.3 |
| Professional, Scientific, Management, Admin | 4,226 | 15,900 | 13.6 | 23.0 | 9.4 |
| Educational Services, Health Care, Social Assistance | 6,966 | 16,830 | 22.4 | 24.3 | 1.9 |
| Arts, Entertainment, Recreation, Accommodation, Food | 3,043 | 6,790 | 9.8 | 9.8 | 0.0 |
| Other Services | 1,197 | 1,597 | 3.8 | 2.3 | −1.5 |
| Public Administration | 1,376 | 2,173 | 4.4 | 3.1 | −1.3 |
| Total | 31,137 | 69,191 | 100.0 | 100.0 | — |

*Sources: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates (Workers — DP03 Industry, place of residence). U.S. Census Bureau, LEHD LODES8 Workplace Area Characteristics, 2022 (Jobs by NAICS sector aggregated from block-level data for Idaho Falls tracts). Some LEHD sectors have been combined to align with the ACS DP03 industry groupings.*

### Labor Force

**Table MA-45.2 — Labor Force, Idaho Falls**

| Labor Force Indicator | Idaho Falls |
|---|---|
| Total Population in the Civilian Labor Force (16+) | 32,948 |
| Civilian Employed Population 16 years and over | 31,550 |
| Civilian Unemployed | 1,398 |
| Unemployment Rate (ACS) | 4.2% |
| Unemployment Rate (BLS LAUS, 2024 annual avg) | 3.3% |

*Sources: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B23025 (civilian labor force). U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Idaho Falls city, 2024 annual average.*

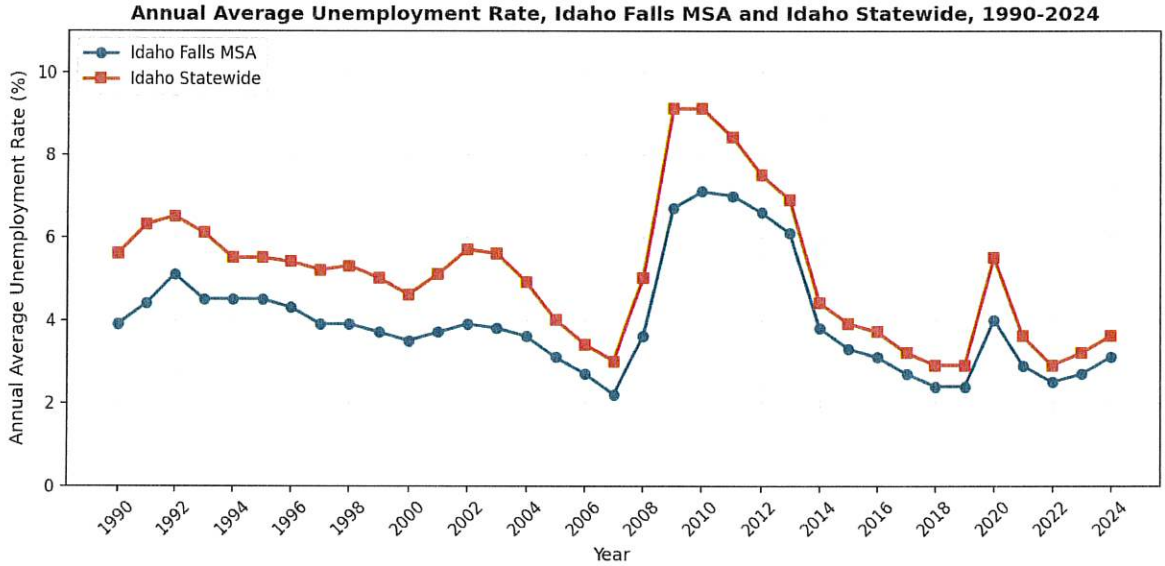
Table MA-45.3 shows the labor force statistics for Idaho Falls between 2019 and 2024. The annual average unemployment rate in Idaho Falls was 3.3% in 2024, with 1,155 unemployed persons and a labor force of 34,897. The statewide annual average unemployment rate in 2024 was 3.6%.

**Table MA-45.3 — Labor Force Statistics, Idaho Falls, 2019-2024 (BLS LAUS Annual Averages)**

| Year | Unemployment | Employment | Labor Force | Unemployment Rate | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| 2019 | 759 | 30,082 | 30,841 | 2.5% | 2.9% |
| 2020 | 1,420 | 30,227 | 31,648 | 4.5% | 5.5% |
| 2021 | 1,004 | 31,610 | 32,614 | 3.1% | 3.5% |
| 2022 | 893 | 32,620 | 33,513 | 2.7% | 2.9% |
| 2023 | 975 | 33,387 | 34,363 | 2.8% | 3.2% |
| 2024 | 1,155 | 33,742 | 34,897 | 3.3% | 3.6% |

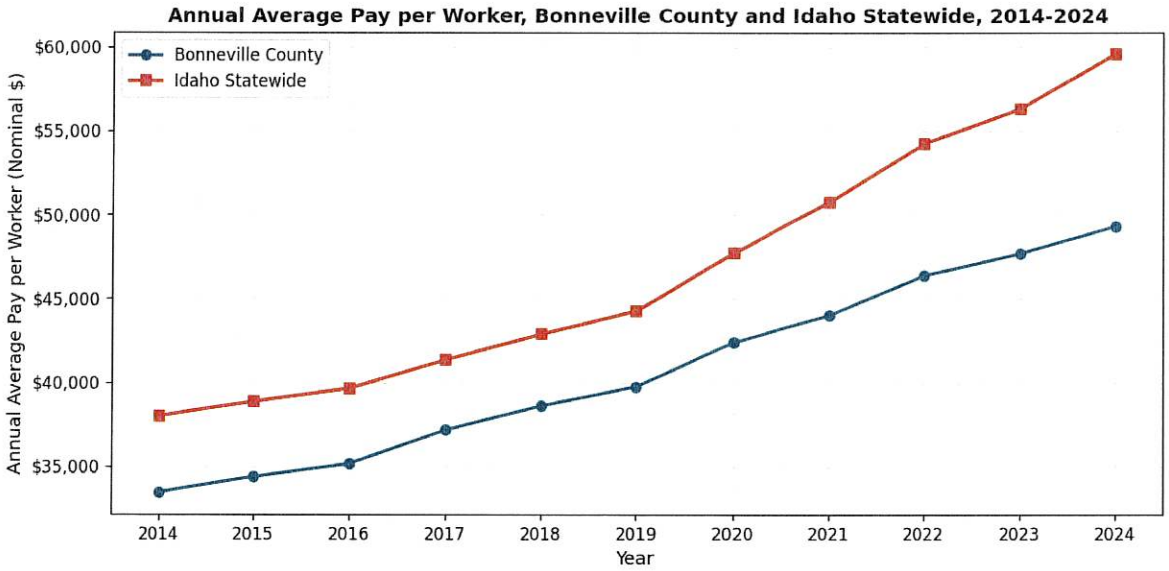
*Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS), Idaho Falls city and Idaho statewide annual averages, 2019-2024.*

Diagram MA-45.1 below shows the annual average unemployment rate for the Idaho Falls Metropolitan Statistical Area (Bonneville and Jefferson counties) and for Idaho statewide from 1990 through 2024. Over the 35-year period, the Idaho Falls MSA unemployment rate averaged 3.9% versus 4.9% for the State, with the local rate consistently below the statewide rate in every year. The local rate followed the national business cycle pattern — modest highs in the early 1990s and early 2000s, the sharp 2009-2013 spike during and after the Great Recession (peaking at 7.1% in 2010), the subsequent gradual recovery to a low of 2.4% in 2018-2019, the 2020 COVID-19 spike to 4.0%, and the post-pandemic settlement back to 2.5%-3.1% in 2022-2024. The 2024 rate of 3.1% is consistent with a tight but not overheated labor market.




*Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics (LAUS), Idaho Falls, ID Metropolitan Statistical Area (series LAUMT162682000000003) and State of Idaho (series LAUST160000000000003), annual averages 1990-2024. Idaho Falls MSA encompasses Bonneville and Jefferson counties.*

Diagram MA-45.2 below shows the annual average pay per worker for Bonneville County and Idaho statewide from 2014 through 2024. In 2024, the Bonneville County annual average pay was $49,303, compared to $59,572 statewide — a gap of $10,269 or approximately 17.2% below the statewide average. This gap has widened over the 11-year period: in 2014, Bonneville County's $33,459 was 88% of the statewide $37,982 (a $4,523 gap), and by 2024 the same comparison shows Bonneville County at 83% of statewide (a $10,269 gap). The widening gap reflects faster wage growth statewide — driven by the Boise / Treasure Valley tech and professional services sectors — than in the Idaho Falls MSA, where employment continues to be concentrated in lower-wage retail, hospitality, and education sectors alongside the higher-wage Idaho National Laboratory cluster. This finding is meaningful for the Strategic Plan: rising wages alone are not closing the affordability gap in Idaho Falls because local wage growth is lagging the state average.




*Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW), annual averages 2014-2024, Bonneville County (FIPS 16019) and State of Idaho (FIPS 16000), all ownerships, all industries. Annual average pay = total annual wages divided*

*by annual average employment level. QCEW covers employment subject to unemployment insurance, which excludes self-employed individuals and most agricultural workers. Values are nominal; not inflation-adjusted to constant dollars.*

**Table MA-45.4 — Occupations by Sector, Idaho Falls (Civilian Employed 16+)**

| Occupations by Sector | Number of People | Share (%) |
|---|---|---|
| Management, business, science, and arts | 10,927 | 35.1 |
| Service | 5,391 | 17.3 |
| Sales and office | 6,955 | 22.3 |
| Natural resources, construction, and maintenance | 3,122 | 10.0 |
| Production, transportation, and material moving | 4,742 | 15.2 |
| Total | 31,137 | 100.0 |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table DP03 (Selected Economic Characteristics, Occupation).*

### Travel Time

**Table MA-45.5 — Travel Time to Work, Idaho Falls**

| Travel Time | Number | Percentage |
|---|---|---|
| Less than 30 Minutes | 23,888 | 84.6% |
| 30-59 Minutes | 2,409 | 8.5% |
| 60 or More Minutes | 1,931 | 6.8% |
| Total | 28,228 | 100.0% |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B08303 (Travel Time to Work). Universe: workers 16+ who did not work from home.*

## Education

### Educational Attainment by Employment Status (Population 25 to 64)

**Table MA-45.6 — Educational Attainment by Employment Status, Idaho Falls (Pop 25-64)**

| Educational Attainment | Civilian Employed | Unemployed | Not in Labor Force |
|---|---|---|---|
| Less than high school graduate | 1,966 | 101 | 1,283 |
| High school graduate (includes equivalency) | 5,449 | 228 | 2,109 |
| Some college or Associate's degree | 8,481 | 349 | 3,010 |
| Bachelor's degree or higher | 8,604 | 268 | 1,559 |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B23006 (Educational Attainment by Employment Status, Population 25 to 64).*

### Educational Attainment by Age

Table MA-45.7 reports the educational attainment of Idaho Falls residents by age cohort. Among adults age 25 and over, approximately 30% hold a bachelor's degree or higher and 87% hold at least a high school diploma. The 18-24 cohort (which includes most college-attending residents) shows the expected pattern of in-progress education — 41% hold a high school diploma or equivalency only, 32% have some college but no degree, and only 5% have completed an associate's, bachelor's, or graduate degree. The total 18-24 population in Idaho Falls is 6,181, of whom approximately 1,213 (20%) have either less than 9th grade or grades 9-12 with no diploma. This is the primary target population for adult basic education and high school equivalency programs.

**Table MA-45.7 — Educational Attainment by Age, Idaho Falls**

| Education Level | 18-24 yrs | 25-34 yrs | 35-44 yrs | 45-65 yrs | 65+ yrs |
|---|---|---|---|---|---|
| Less than 9th grade | 134 | 104 | 517 | 522 | 305 |
| 9th to 12th grade, no diploma | 924 | 615 | 683 | 909 | 357 |
| High school graduate, GED, or alternative | 2,689 | 3,001 | 1,827 | 2,958 | 2,663 |
| Some college, no degree | 1,843 | 2,603 | 2,342 | 3,424 | 2,020 |
| Associate's degree | 233 | 1,039 | 969 | 1,649 | 725 |
| Bachelor's degree | 181 | 2,140 | 2,234 | 2,943 | 2,119 |
| Graduate or professional degree | 87 | 720 | 1,060 | 1,334 | 1,010 |
| **Total** | **6,091** | **10,222** | **9,632** | **13,739** | **9,199** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B15001 (Sex by Age by Educational Attainment, Population 18 Years and Over), City of Idaho Falls. Counts represent the sum of male and female estimates at each age and education level.*

**Educational Attainment — Median Earnings in the Past 12 Months**

**Table MA-45.8 — Median Earnings by Educational Attainment, Idaho Falls (Pop 25+ with earnings)**

| Educational Attainment | Median Earnings in the Past 12 Months |
|---|---|
| Less than high school graduate | $31,713 |
| High school graduate (includes equivalency) | $33,258 |
| Some college or Associate's degree | $38,223 |
| Bachelor's degree | $62,806 |
| Graduate or professional degree | $100,462 |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B20004 (Median Earnings by Educational Attainment, Population 25 Years and Over with Earnings). Earnings reported in 2024 inflation-adjusted dollars.*

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The largest employment sectors shown in the Business Activity table include Education and Health Care Services, Retail Trade, and Professional, Scientific, and Management Services. Together these three sectors account for the majority of jobs in Idaho Falls.

**Describe the workforce and infrastructure needs of the business community:**

The 2026 Housing and Community Development Survey (n=170 responding to Question 24) asked respondents to rate nine business and economic development activities on a 5-point priority scale where 1 = "very low priority" and 5 = "very high priority." The two highest-rated priorities were retention and support for existing businesses (weighted average 4.31) and attraction of jobs with higher wages (4.27) — both clearly above 4.0 and well separated from the next tier. The middle tier (3.49 to 3.75 weighted average) included new business attraction, job training and retraining, and additional business incentives. The lowest-rated priorities were development of business incubators (3.17) and development of business parks (2.70), which respondents view as either lower-leverage or already-served by existing facilities. The Strategic Plan response in SP-25 should weight retention-and-quality-jobs investments more heavily than greenfield business park or incubator development.

**Table MA-45.9 — Enhancing Economic Opportunities — Survey Priority Ratings, Idaho Falls (2026 Survey, Question 24, n=170)**

| Activity | 1 — Very low priority | 2 | 3 | 4 | 5 — Very high priority | I'm not sure | Total Responses | Weighted Average |
|---|---|---|---|---|---|---|---|---|
| Retention and support for existing businesses | 3 | 3 | 24 | 47 | 90 | 3 | 170 | 4.31 |
| Attraction of jobs with higher wages | 6 | 3 | 22 | 45 | 92 | 2 | 170 | 4.27 |
| New business attraction | 7 | 21 | 34 | 45 | 56 | 6 | 169 | 3.75 |

| Activity | 1 — Very low priority | 2 | 3 | 4 | 5 — Very high priority | I'm not sure | Total Responses | Weighted Average |
|---|---|---|---|---|---|---|---|---|
| Job training or retraining for relevant industries | 10 | 14 | 39 | 47 | 53 | 6 | 169 | 3.73 |
| Provide additional incentives for businesses | 16 | 11 | 35 | 49 | 51 | 7 | 169 | 3.67 |
| Provide technical assistance for businesses | 9 | 22 | 47 | 47 | 36 | 7 | 168 | 3.49 |
| External improvements to facades downtown | 23 | 21 | 48 | 34 | 41 | 3 | 170 | 3.29 |
| Development of business incubators | 17 | 16 | 40 | 25 | 23 | 47 | 168 | 3.17 |
| Development of business parks | 34 | 24 | 54 | 18 | 15 | 23 | 168 | 2.70 |

*Source: 2026 Idaho Falls Housing and Community Development Survey (final dataset of 250 total respondents). Question 24: "Which of the following Business and Economic Development activities would you like to see the City of Idaho Falls prioritize over the next 5 years?" Rated on a 5-point priority scale plus an "I'm not sure" option. Items sorted by weighted average descending. The "I'm not sure" responses are excluded from the weighted-average calculation.*

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City has continued to promote downtown business retention and attraction through redevelopment, facade and signage improvements, and infrastructure upgrades. The Economic Development Department partners with the College of Eastern Idaho, Idaho State University, and Brigham Young University-Idaho, as well as local businesses, to grow workforce capacity and support business expansion. Idaho National Laboratory remains the largest single employer in the region and continues to drive demand for skilled trades, professional services, and supporting industries. Workforce development needs include continued provision of childcare so workers can participate in the labor force, expansion of skilled trades and technical training pathways, and continued investment in regional transportation that allows workers to reach Idaho Falls employment centers.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

Survey results suggest that some Idaho Falls residents do not have the job training or re-training, including post plant-closure transition skills, required to meet the needs of area businesses. Increasing job training and continued partnership with College of Eastern Idaho will help expand access to higher paying jobs, while supporting the retention and attraction of businesses.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

CDBG funds have been allocated to College of Eastern Idaho (CEI) for daycare vouchers to support enrolled full-time LMI students. The City coordinates with the Eastern Idaho Workforce Development Council, Idaho Department of Labor, and CEI on workforce initiatives that align with the Consolidated Plan goals for Economic Development and Public Service.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City's Strategic Plan, Imagine IF Comprehensive Plan and City Core Master Plan provide the local framework for economic growth and are referenced when CDBG investments are programmed in eligible areas.

**Discussion**

In 2024, the City of Idaho Falls had an annual average unemployment rate of 3.3%, compared to 3.6% statewide. The City's civilian labor force was 34,897 residents, of whom 33,742 were employed and 1,155 were unemployed. Average pay per worker in Bonneville County was $49,303 in 2024, approximately 83% of the Idaho statewide average of $59,572 — a gap that has widened over the past decade as Treasure Valley wage growth has outpaced eastern Idaho. Real wage growth in Bonneville County has not kept pace with the statewide average. Poverty in Idaho Falls is at 12.0%, representing 7,807 individuals living below the federal poverty level. Child poverty (under age 18) is meaningfully higher at 15.5%, representing 2,868 children, and is the more pressing local poverty concern from a CDBG investment standpoint.

## MA-50 Needs and Market Analysis Discussion

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

The geographic distribution of housing problems is shown in Map MA-50.1. Housing problems are most heavily concentrated in the city center and in one census tract in the eastern City. These are census tracts 9711 and 9712. For purposes of this analysis, "concentration" is defined as any area with a markedly higher rate of housing problems than the citywide average.

**Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The maps that follow show the distribution of population by race and ethnicity. A disproportionate share is defined as having at least 10 percentage points higher than the jurisdiction average. For example, if American Indian households account for 1.0% of the total population, an area would be considered disproportionately high if it had a rate of 11.0% or more.

The concentration of Hispanic households is shown in Map MA-50.2. Areas close to the city center contain a higher concentration of Hispanic households. These tracts exceed the citywide average by more than 10 percentage points and meet the definition of disproportionate share.

Poverty is shown in Map MA-50.3. Poverty is most heavily concentrated in the central City. These areas exceed the citywide average by more than 10 percentage points and meet the definition of disproportionate share.

**What are the characteristics of the market in these areas/neighborhoods?**

Housing markets in these areas tend to have a higher proportion of renter households, as shown in Map MA-15.2. Median home values and median contract rents tend to be lower in these areas than in other parts of Idaho Falls, as shown in Maps MA-15.3 and MA-15.4. Housing stock in these neighborhoods is generally older, with a larger share of units built before 1980, contributing to higher rehabilitation needs and elevated lead-based paint risk.

**Are there any community assets in these areas/neighborhoods?**

These areas are adjacent to a variety of community assets, including elementary and middle schools, parks, the Idaho Falls Public Library, the Senior Citizen Community Center, grocery stores, and a concentration of social service providers. The Greenbelt and Idaho Falls River Walk are accessible from many central neighborhoods.

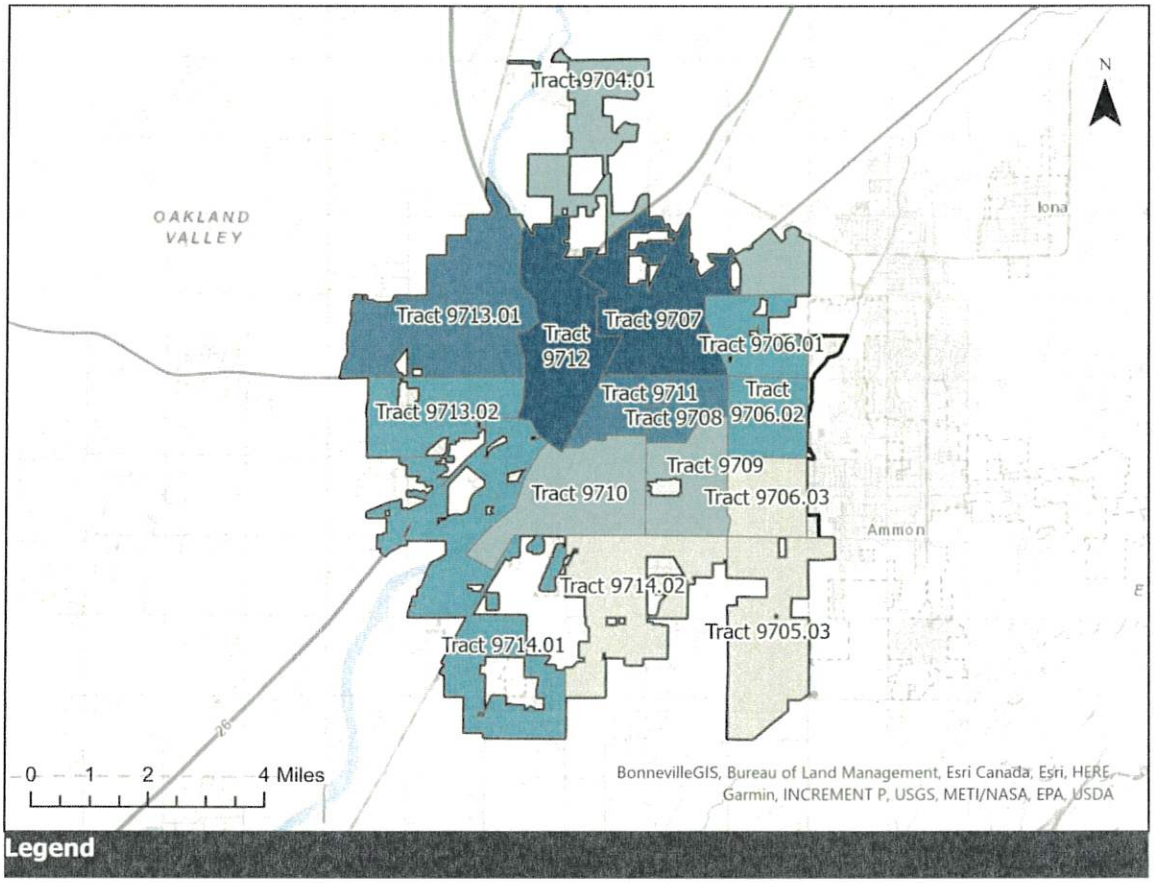
**Are there other strategic opportunities in any of these areas?**

Areas with high concentrations of low-income and poverty-level households present opportunities for CDBG investment in public services, public facility improvements, infrastructure rehabilitation, and downtown revitalization activities. Investments coordinated with the Imagine IF Comprehensive Plan, the ADA Transition Plan, and the Idaho Falls Urban Renewal Agency project areas can leverage CDBG dollars and increase community impact in eligible areas.

**Map MA-50.1 — Housing Problems, Idaho Falls**

**Map of Housing Problems by Census Tract In Development – Pending**

**Map MA-50.2 — Hispanic Households, Idaho Falls**



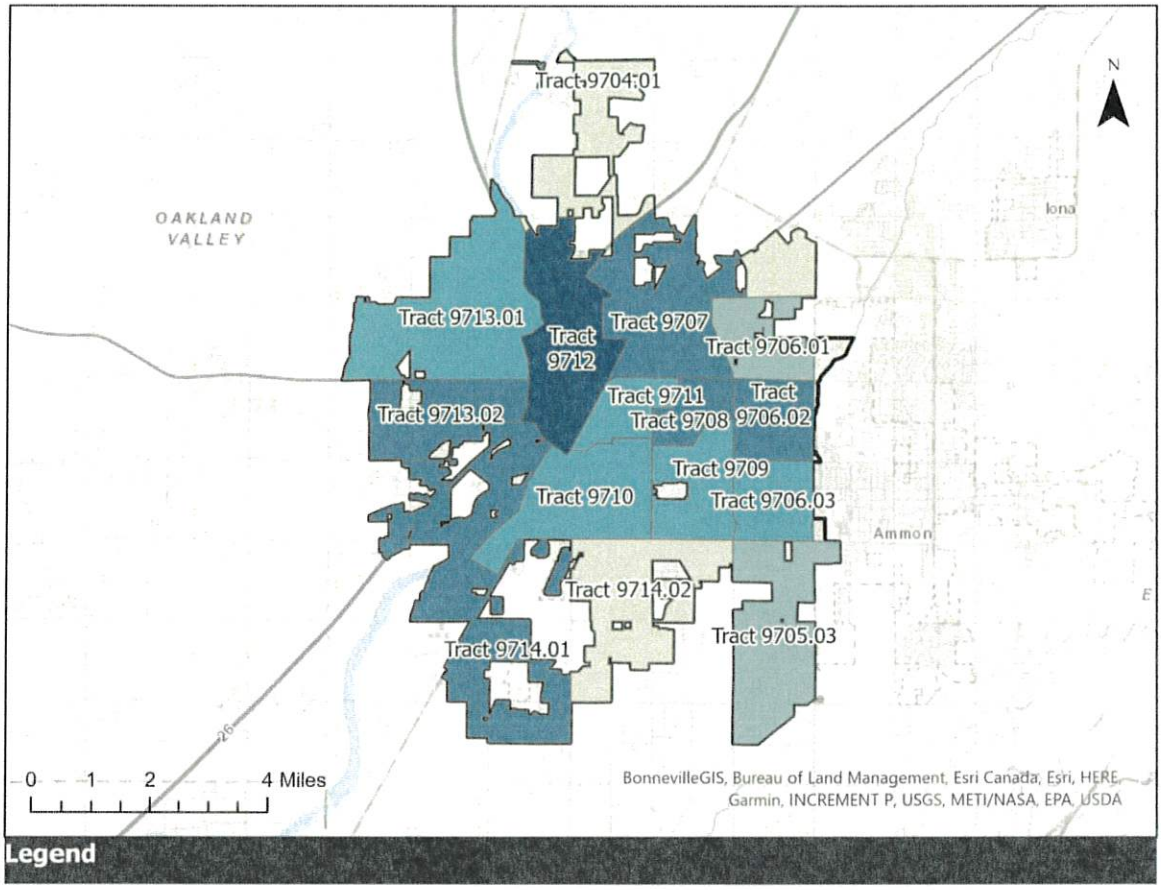

**Legend**

2024 Percent Hispanic Population

- 5.7%-8.5%
- 8.6%-12.7%
- 12.8%-15.3%
- 15.4%-17.8%
- 17.9%-29.6%

Idaho Falls Grantee Boundary

**Map MA-50.3 — Poverty, Idaho Falls**




**Legend**

2024 Poverty

- 0%-2.4%
- 2.5%-6.9%
- 7%-12.6%
- 12.6%-14.5%
- 14.6%-22.4%

Idaho Falls Grantee Boundary

## MA-60 Broadband Needs of Housing Occupied by Low- and Moderate-Income Households — 91.210(a)(4), 91.310(a)(2)

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

In response to COVID-19, the City recognized that the affordability of internet service and the affordability of devices needed to access the internet were primary obstacles for low- and moderate-income families without internet access. The City allocated CARES Act funds to Eastern Idaho Community Action Partnership (EICAP) to assist LMI underserved clients with emergency subsistence payments for utility, sanitation, rent, and internet services, and allocated CARES Act funds to assist renters and homeowners with utility assistance.

The City of Idaho Falls completed the buildout of its open-access fiber network in 2026, with universal residential coverage now available citywide. Idaho Falls Power (IFP), in partnership with UTOPIA, owns and manages the fiber infrastructure. Local internet service providers deliver service over the network, giving residents access to high-speed broadband and a meaningful choice of providers and service packages. Coverage gaps within the City limits are no longer the binding broadband concern.

The remaining broadband-access concerns in Idaho Falls are affordability and digital readiness, not infrastructure. LMI households continue to face cost barriers in subscribing to a service package, in acquiring devices needed to use the connection (laptops, tablets), and in developing the digital-literacy skills that allow full participation in online employment, education, and government services. The City directed CARES Act and ARPA funding earlier in the planning period to support LMI households with utility, rent, and internet-service emergency assistance through Eastern Idaho Community Action Partnership (EICAP). The 2026-2030 plan period's broadband investment focus shifts from buildout to subscription and device assistance, partner-supported digital literacy programming through libraries and the College of Eastern Idaho, and continued advocacy for federal and state subsidy programs that close the affordability gap for LMI residents.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The Idaho Falls Fiber open-access model has produced an unusually competitive broadband market for a city this size. Six independent retail Internet service providers — ConnectFast, Direct Communications, Fybercom, QWK.NET, Silver Star, and Sumo Fiber — currently deliver service over the City's fiber infrastructure, allowing residents to choose among multiple providers, service tiers, and price points without changing the underlying network connection. Sparklight operates an independent cable network in the City and adds a seventh competitive option. Wireless and satellite providers add further alternatives. Within this already-competitive landscape, the policy concern is no longer the number of providers but whether all LMI households can afford to subscribe to and use the available service. A possible contribution outside of the CDBG program is to redirect $8,000 of the remaining Idaho Falls Power/COVID funds towards broadband affordability, as these funds must be spent by September 30, 2026.

## MA-65 Hazard Mitigation — 91.210(a)(5), 91.310(a)(3)

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

The Bonneville County Emergency Operations Plan and the 2020 Bonneville County Hazard Mitigation Plan identify several hazards that may be affected by climate change. The Idaho Falls Police and Fire Departments understand the heightened vulnerability of LMI households to natural hazards and support a multi-jurisdictional all-hazards mitigation approach by actively participating in vulnerability and risk assessments. As participating members of the local Emergency Management Organization, the Idaho Falls Police Department endorsed implementation of the 2020 Bonneville County Hazard Mitigation Plan, which identifies threats to vulnerable residents that may be exacerbated by climate change. These risks include flood, landslide and mudslide, severe summer weather (hail, lightning, high winds, tornadoes), earthquakes, severe winter weather, drought, wildfire, and dam failure. Coordination and planning include input and participation from housing and service provider agencies and organizations to identify the most vulnerable LMI clients in underserved areas. The City will consider the use of CDBG funds to assist LMI households recovering from losses caused by natural disasters.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low-income households are particularly vulnerable to the impacts of natural hazards because they have fewer resources to recover from losses and are more likely to occupy older housing stock with deferred maintenance. Renters, mobile home residents, and seniors on fixed incomes face elevated displacement risk in the wake of disasters. The City's CDBG funds can be directed to assist low-to-moderate income households impacted by natural disasters through housing rehabilitation, emergency repairs, and infrastructure investment that reduces hazard exposure in LMI neighborhoods.

# STRATEGIC PLAN

## SP-05 Overview

### Strategic Plan Overview

The 2026-2030 Idaho Falls Consolidated Plan adopts a strategic framework that intentionally weights stakeholder voice alongside the household survey and CHAS housing-needs data. The 2026 Idaho Falls Housing and Community Development Survey collected 250 responses with a respondent profile that skewed homeowner (84%), above-$75,000 income (60%), and non-Hispanic (93%). That demographic skew matters because it consistently underweights the priorities most often raised by service providers, low-income residents, and people with lived experience of housing instability. The City addressed this gap through 20 stakeholder interviews and three focus groups conducted in April 2026 with multiple service providers serving the homeless and at-risk populations as described elsewhere in this report.

Where survey rankings and stakeholder testimony diverged, this Strategic Plan resolves the divergence by giving meaningful weight to both sources rather than defaulting to the higher-ranked survey item. Two priorities visible in the stakeholder record but underweighted in the household survey are reflected explicitly in this plan: public-transit access for low- and moderate-income residents and emergency shelter capacity. Several other stakeholder-emphasized concerns: childcare availability for working LMI parents, behavioral health workforce capacity, voucher-acceptance among private landlords, and post-discharge housing stability for people leaving Crisis Center stabilization or hospital care. These are folded into the broader priorities below and are flagged in green stakeholder-priority callouts where they appear.

The City's FY2026 CDBG entitlement allocation is $414,143, which produces an estimated five-year envelope of approximately $2.07 million before administrative costs. Several of the priority goals in this plan are larger than CDBG alone can fund. This makes it difficult to fund projects reflected by the strong stakeholder consensus that the City needs to take more substantive action on housing and homelessness during the 2026-2030 plan period. The plan recommends working with partners to leverage other funding sources and accomplish these goals.

### Priority Needs at a Glance

The plan establishes eight priority needs, listed below and described in detail in SP-25:

| # | Priority Need | Priority Level | Primary Driver of Priority |
|---|---|---|---|
| 1 | Affordable Housing — Production and Preservation | High | CHAS cost-burden, ELI rental supply gap (~960 units), housing-cost barriers in 2026 survey |
| 2 | Homelessness Response — Shelter Capacity and Stability | High | Stakeholder testimony and PIT count trend |
| 3 | Public Services for LMI Households | High | 2026 survey public-service ratings; stakeholder priorities on childcare, behavioral health, post-discharge |
| 4 | Public Transit Access for LMI Residents | High | Stakeholder testimony from service providers; identified mobility gap in interviews and focus groups |

| # | Priority Need | Priority Level | Primary Driver of Priority |
|---|---|---|---|
| 5 | Public Facilities and Infrastructure in LMI Areas | High | 2026 survey infrastructure ratings; ADA Transition Plan deferred work |
| 6 | ADA Improvements to Public Facilities and Right-of-Way | High | ADA Transition Plan; ongoing CDBG investment track from prior plan |
| 7 | Economic Development and Workforce Development | High | 2026 survey Q24 (retention of existing businesses, higher-wage jobs); workforce gaps identified in interviews |
| 8 | Neighborhood Revitalization in Central LMI Tracts, especially in designated Slum and Blight areas | High | 2020 LMISD; CHAS housing-problem concentration; opportunity for NRSA designation; Idaho Falls Downtown Slum and Blight Study. |

Each priority need is described in detail in SP-25 below. Each has an associated 5-year goal in SP-45 with measurable outcome indicators, identified funding sources (CDBG plus partner sources), and identified responsible parties.

## SP-10 Geographic Priorities — 91.215(a)(1)

### Geographic Area

**Table SP-10.1 — Geographic Priority Areas**

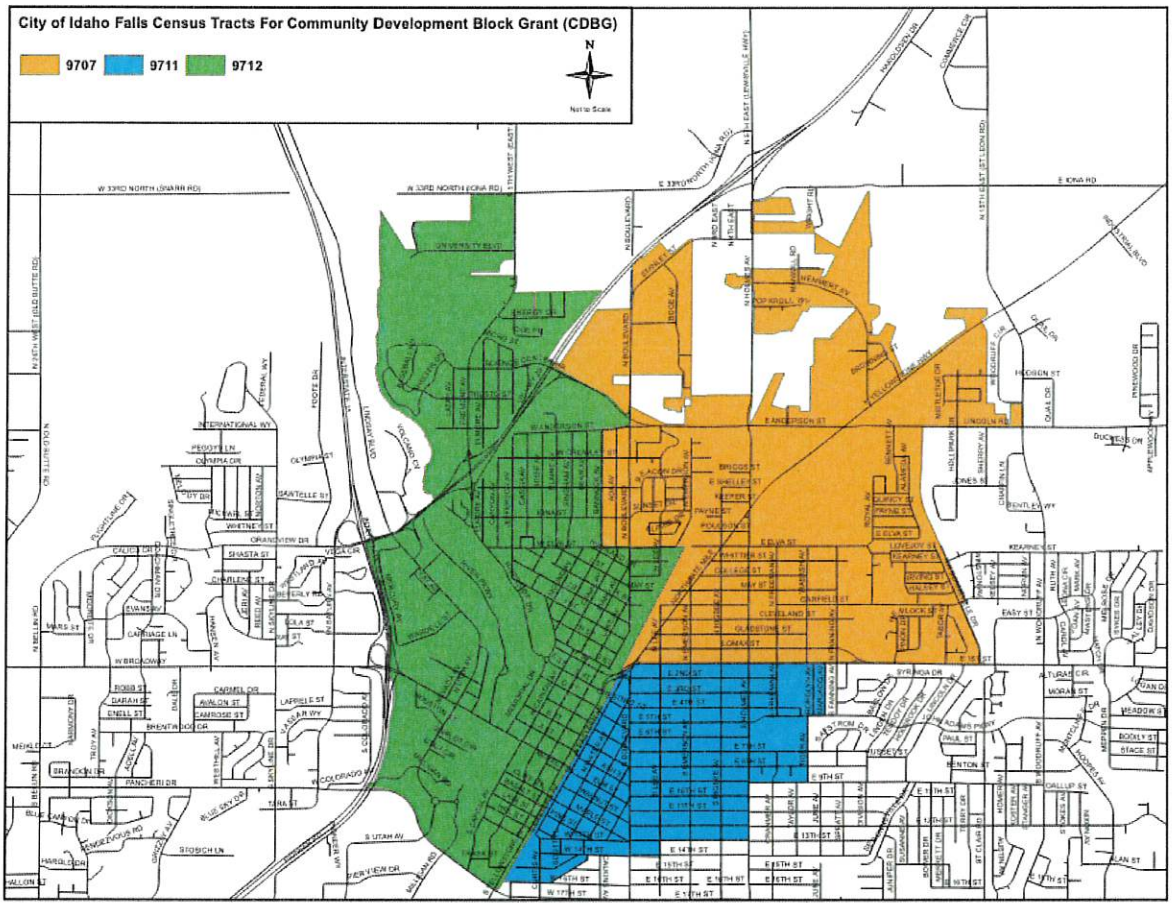
| Field | Area |
|---|---|
| Area Name | US Census Tracts — LMI Area Neighborhoods |
| Area Type | LMI Area neighborhoods |
| Other Target Area Description | LMI Area neighborhoods |
| HUD Approval Date | — |
| % of Low/Mod (citywide) | 46.12% |
| Revital Type | — |
| Other Revital Description | — |
| Identify the neighborhood boundaries for this target area | LMI block groups in Census Tracts 9707, 9711, and 9712 as identified by HUD's 2020 Low- and Moderate-Income Summary Data (LMISD). |
| Include specific housing and commercial characteristics of this target area | Older single-family and small-multifamily housing stock; concentration of pre-1980 units with elevated lead-based paint risk; lower median home values and contract rents than the citywide average; mixed-use commercial corridors including portions of downtown. |
| How did your consultation and citizen participation process help you identify this neighborhood as a target area? | The 2026 community survey, stakeholder interviews, and public hearings consistently identified central and east-central neighborhoods as the locations with the greatest concentration of housing problems, infrastructure needs, and need for public service investment. HUD has also determined these are the Census tracts which meet their metrics for LMI designation. |
| Identify the needs in this target area | Affordable housing rehabilitation, sidewalk and curb-cut replacement, ADA improvements at public facilities, downtown facade and infrastructure improvements, and continued investment in public services for special needs populations. |
| What are the opportunities for improvement in this target area? | Coordination with the Idaho Falls Urban Renewal Agency, the ADA Transition Plan, the Imagine IF Comprehensive Plan, Habitat for Humanity Idaho Falls Area, and the local IHFA branch to leverage CDBG investment. |
| Are there barriers to improvement in this target area? | High construction costs, limited developer capacity for affordable units, NIMBY resistance to higher-density and affordable housing, and the limited annual CDBG allocation relative to the scale of need. |

### General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).

Investments are allocated based on the priorities defined in the FY 2026-2030 CDBG Five Year Consolidated Plan, with 70% or more of funds benefitting LMI clients and LMI neighborhoods. These areas are shown in Map SP-10.1. With regard to Housing Opportunities for Persons with AIDS (HOPWA), Eastern Idaho Public Health (formerly District 7) provides services and has access to specific grant opportunities to help assist clientele with homelessness and issues surrounding homelessness.

### Map SP-10.1 — LMI Areas, Idaho Falls



## SP-25 Priority Needs — 91.215(a)(2)

### Priority Needs

### Table SP-25.1 — Priority Needs Summary

### Narrative (Optional)

The priority needs for the FY 2026-2030 Consolidated Plan are based on the Needs Assessment and Market Analysis, the 2026 Housing and Community Development Survey, public input, stakeholder interviews and focus groups, and the 2026 Analysis of Impediments to Fair Housing Choice. These priority needs are integrated into the goals of this Consolidated Plan, and projects and activities will be addressed through annual CDBG allocations over the next five program years.

**Priority Need 1 — Affordable Housing: Production and Preservation**

| Field | Detail |
|---|---|
| Priority Level | High |
| Population | Extremely low income (ELI) (≤30% HAMFI), Low income (>30 to 50% HAMFI), Moderate income (>50 to 80% HAMFI); both renters and owners; with particular emphasis on families with children, elderly persons, persons with disabilities |
| Geographic Areas | Citywide, with focus on LMI Census tracts |
| Associated Goals | Housing Development |
| Description | Idaho Falls has a documented gap between the supply of rental units affordable at the extremely low-income tier and the count of households at that tier. CHAS reports approximately 2,575 ELI renter households in the City; the calculated ELI-affordable rental supply (rents below approximately $760 per month) is approximately 1,612 units — a gap of roughly 960 units. |
| Basis for Relative Priority | CHAS 2018-2022 cost-burden data; ACS 2020-2024 rental affordability gap analysis (MA-15.3); 2026 survey ranking of housing affordability among top citywide concerns; consistent stakeholder identification of the rental affordability gap and voucher-acceptance challenges as the most acute housing market problem |

**Priority Need 2 — Homelessness Response: Shelter Capacity and Stability**

| Field | Detail |
|---|---|
| Priority Level | High |
| Population | Persons experiencing homelessness; persons at imminent risk of homelessness; persons exiting institutions (jail, hospital, behavioral health stabilization, foster care) without stable housing |
| Geographic Areas | Citywide; LMI Census tracts |
| Associated Goals | Public Service |

| Field | Detail |
|---|---|
| Description | Stakeholder testimony from the Idaho Falls Rescue Mission, the Behavioral Health Crisis Center of East Idaho, the Region 6 Housing Coalition, and Coordinated Entry leadership consistently identified emergency shelter capacity as the most binding gap in the local homelessness response. A second consistent stakeholder finding was that persons exiting psychiatric stabilization at the Crisis Center, jail, foster care, and hospitalization frequently re-enter homelessness within weeks because no housing-side response is funded to receive them. |
| Basis for Relative Priority | Idaho ID-501 Balance of State CoC PIT counts and HIC bed inventory; consistent stakeholder testimony across multiple service providers; documented post-discharge instability cycle in interview transcripts; service-gap analysis in NA-40 |

**Priority Need 3 — Public Services for LMI Households**

| Field | Detail |
|---|---|
| Priority Level | High |
| Population | LMI households generally; LMI families with children; LMI seniors; persons with mental and behavioral health needs; LMI students |
| Geographic Areas | Citywide |
| Associated Goals | Public Service |
| Description | The 2026 survey identified childcare, mental and behavioral health services, services for seniors, and educational support as high-priority public service needs. |
| Basis for Relative Priority | 2026 survey weighted-average ratings on public service needs (mental health, childcare, education, senior services consistently above the citywide mean); stakeholder identification of the same four sub-themes across multiple agencies; HUD CDBG public-service eligibility under 24 CFR 570.201(e) |

**Priority Need 4 — Public Transit Access for LMI Residents (GIFT)**

| Field | Detail |
|---|---|
| Priority Level | High |
| Population | LMI residents without private vehicle access; LMI workers commuting from central tracts to outer-city employment centers; persons with disabilities; LMI seniors; LMI students at the College of Eastern Idaho; LMI residents accessing medical, behavioral health, and social services |

| Field | Detail |
|---|---|
| Geographic Areas | Greater Idaho Falls Transit (GIFT) service area, with particular attention to LMI tracts 9707, 9711, and 9712 |
| Associated Goals | Public Service |
| Description | Multiple stakeholder interviews and focus groups identified Greater Idaho Falls Transit (GIFT) as a critical mobility resource for LMI residents in the City. Service providers described GIFT as essential to the work of moving low-income residents to jobs, medical appointments, the Crisis Center, the rescue mission, and the College of Eastern Idaho. Documented gaps in the current GIFT service profile include limited evening and weekend hours, the absence of service to Ammon and unincorporated Bonneville County (which is not within the control of the City), and inadequate ADA accessibility at many bus stops and sidewalk connections to stops. |
| Basis for Relative Priority | Consistent stakeholder testimony across multiple service-provider interviews; documented gaps in current service profile (Region 6 Housing Coalition, BMPO planning documents); CDBG eligibility for transit-adjacent capital infrastructure under 24 CFR 570.201(c) and operating support under 570.201(e) |

**Priority Need 5 — Public Facilities and Infrastructure in LMI Areas**

| Field | Detail |
|---|---|
| Priority Level | High |
| Population | Residents of LMI census tracts 9707, 9711, 9712; users of public facilities serving LMI populations citywide |
| Geographic Areas | LMI Census tracts |
| Associated Goals | Community Development |
| Description | The 2026 survey identified sidewalks, streets, parks, and water/sewer infrastructure as the highest-rated public facility and infrastructure needs. The older central neighborhoods in LMI tracts 9707, 9711, and 9712 have substantially older infrastructure than the outer-city growth areas and have received less private investment over the past two decades. |
| Basis for Relative Priority | 2026 survey infrastructure rankings (top tier); HUD LMISD 2020 confirmation of LMI eligibility for tracts 9707, 9711, 9712; documented infrastructure age in older neighborhoods; ADA Transition Plan deferred work list |

**Priority Need 6 — ADA Improvements to Public Facilities and Right-of-Way**

| Field | Detail |
|---|---|
| Priority Level | High |

| Field | Detail |
|---|---|
| Population | Persons with disabilities; LMI households generally; senior residents |
| Geographic Areas | LMI Census tracts |
| Associated Goals | Community Development |
| Description | The City's ADA Transition Plan documents a multi-year list of accessibility improvements at City-owned public facilities, the public right-of-way, and parks. Single-unit ADA home modifications continue to be a high-impact use of CDBG funds delivered through partnership with EICAP and Habitat for Humanity Idaho Falls. |
| Basis for Relative Priority | ADA Transition Plan; ongoing CDBG investment track from prior 2021-2025 plan; consistent survey support for accessibility improvements |

**Priority Need 7 — Economic Development and Workforce Development**

| Field | Detail |
|---|---|
| Priority Level | High |
| Population | LMI workers and job-seekers; small business owners; persons displaced by the 2024 HP plant closure; LMI students at CEI |
| Geographic Areas | LMI census tracts, especially 9712; downtown business district; Slum and Blight designated area(s). |
| Associated Goals | Economic Development |
| Description | The 2026 survey identified retention and support of existing businesses and attraction of higher-wage jobs as the highest-priority economic development activities. Stakeholders confirmed the same sub-themes. |
| Basis for Relative Priority | 2026 survey Q24 weighted-average ratings; stakeholder interviews; documented economic development partnership infrastructure in the City |

**Priority Need 8 — Neighborhood Revitalization in Central LMI Tracts**

| Field | Detail |
|---|---|
| Priority Level | High |
| Population | Residents of LMI census tracts |
| Geographic Areas | LMI census tracts |
| Associated Goals | Housing Develompent |
| Description | The City's three central LMI census tracts have higher concentrations of housing problems, older housing stock, lower owner-occupied home values, and higher poverty than the citywide average. |

| Field | Detail |
|---|---|
| Basis for Relative Priority | HUD LMISD 2020 confirmation; CHAS housing-problem concentration analysis (MA-50.1); ACS 2020-2024 poverty and housing-age concentration; coordination opportunity with Imagine IF Comprehensive Plan, ADA Transition Plan, and Urban Renewal project areas |

## SP-25 Companion — Neighborhood Revitalization Strategy Area (NRSA) Designation Overview

### What is an NRSA, and why might the City consider designating one?

A Neighborhood Revitalization Strategy Area (NRSA) is a HUD-approved geographic designation that allows a CDBG entitlement city to apply more flexible regulatory treatment to CDBG-funded activities within the designated area. Designation is voluntary, available only to entitlement grantees, and requires HUD review and approval of a written strategy that documents (1) the boundaries of the area, (2) the demographic and economic conditions that justify designation, (3) the consultation process used in developing the strategy, (4) the assessment of the area's economic conditions and gaps, (5) the strategy for revitalization including housing, economic development, community development and public services, and (6) measurable benchmarks for performance.

The principal regulatory benefits of NRSA designation are: (1) aggregation of housing units for low/mod housing benefit (multiple housing units rehabilitated within an NRSA can be aggregated for the area-benefit calculation rather than treated unit-by-unit), (2) job creation and retention activities receive a presumption of low/mod benefit when located in the NRSA, (3) public service activities for residents of the NRSA can be exempted from the 15% public-service cap, and (4) economic development activities have streamlined eligibility tests.

The principal costs and constraints of NRSA designation are: (1) the upfront strategy development effort is substantial — typically 100 to 200 hours of staff or consultant time over 6 to 12 months, (2) HUD's NRSA review takes additional months, (3) the strategy is binding for the period of designation (typically tied to the Consolidated Plan period), (4) reporting and performance measurement requirements are added on top of the standard CAPER reporting, and (5) once designated, the City's investment latitude in the NRSA is shaped by the strategy commitments — making it less responsive to year-by-year shifts in priorities.

The City's three central LMI census tracts (9707, 9711, 9712) appear to meet the basic eligibility tests for NRSA designation: combined LMI population share is well above the city average, housing-problem concentration is documented in CHAS, and a clear concentration of social service infrastructure is already present. The City has never operated under an NRSA in past Consolidated Plan periods, so the strategy development effort would be one-time and substantial.

### Recommendation

The Strategic Plan recommends that the City of Idaho Falls conduct a feasibility assessment of NRSA designation during the first or second year of the Consolidated Plan horizon. The feasibility assessment should determine whether the regulatory benefits, particularly the public-service-cap exemption and the aggregation rules for housing benefit and would meaningfully expand the City's ability to deliver the strategies named under Priority Needs 3, 4, and 8. If the assessment is favorable, NRSA designation can be requested through a Consolidated Plan amendment in PY 2027 or PY 2028.

## SP-30 Influence of Market Conditions — 91.215(b)

**Influence of Market Conditions**

**Table SP-30.1 — Influence of Market Conditions on Use of Funds by Affordable Housing Type**

| Affordable Housing Type | Market Characteristics that will Influence the Use of Funds Available for Housing Type |
|---|---|
| Tenant Based Rental Assistance (TBRA) | TBRA is not a program managed by the City of Idaho Falls and would be administered through the IHFA local branch and HUD. |
| TBRA for Non-Homeless Special Needs | TBRA is not a program managed by the City of Idaho Falls and would be administered through the IHFA local branch and HUD. |
| New Unit Production | Production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, prevailing interest rates, and the availability of skilled labor. The cost of land and labor act as major barriers to developing any type of new construction in the City with the limited amount of CDBG funds available. |
| Rehabilitation | Rehabilitation activities are influenced by the cost of materials and labor, both of which were noted as barriers to affordable housing development. The age of the housing stock indicates a continued need for rehabilitation, particularly in pre-1980 units that may carry lead-based paint risk. |
| Acquisition, including preservation | Median home values have increased substantially since the prior plan, straining the availability of funds to acquire properties for rehabilitation or resale. An assessment of the financial effectiveness of acquisition as part of its affordable housing development portfolio could be valuable. |

## SP-35 Anticipated Resources — 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Idaho Falls anticipates receiving Program Year 2026 $414,143 in Community Development Block Grant (CDBG) funds, per HUD's FY 2026 CPD Formula Allocations published April 10, 2026. The City receives only HUD program funds to carry out the priorities defined in the 2026-2030 Five Year Consolidated Plan. The two major sources of funding to assist non-profit agencies and organizations in providing affordable housing and social services are the CDBG and HOME programs administered by the U.S. Department of Housing and Urban Development, and IHFA-funded programs available by application. The City does not receive, fund, or manage housing for its own housing programs.

### Anticipated Resources

Table SP-35.1 below identifies the anticipated funding sources potentially available to the City of Idaho Falls during the 2026-2030 Consolidated Plan period. Annual figures for the federal CDBG entitlement are based on the FY2026 confirmed allocation of $414,143 with a level-funding assumption for years 2 through 5. The prior plan only evaluated CDBG funds. For this plan, because of the more aggressive Strategic Plan with an emphasis on partnerships, Table SP-35.1 includes the resources of potential partners. Partner-source figures are estimates only based on prior-period IHFA allocations to projects in Idaho Falls, prior-period state ESG and HOME-ARP awards to the Region 6 Housing Coalition, and consultation with the agencies named.

**Table SP-35.1 — Anticipated Resources, Idaho Falls 2026-2030 Consolidated Plan Period**

| Source | Type | Annual Estimate | 5-Year Estimate | Uses |
|---|---|---|---|---|
| CDBG entitlement (HUD) | Federal entitlement | $414,143 | $2,070,715 | All eligible CDBG activities |
| HOME (administered by IHFA) | Federal partnership | Project-dependent | $1.5M to $3M (estimate) | Affordable rental production and preservation; owner-occupied rehabilitation |
| ESG (administered by Idaho DHW / IHFA) | Federal partnership | Project-dependent | $300K to $750K (estimate) | Emergency shelter operations; rapid re-housing; homelessness prevention |
| HOME-ARP and successor programs | Federal partnership | Project-dependent | $500K to $1.5M (estimate) | Affordable housing for qualifying populations; supportive services |

| Source | Type | Annual Estimate | 5-Year Estimate | Uses |
|---|---|---|---|---|
| LIHTC (administered by IHFA) | Federal/state partnership | Project-dependent | $5M to $15M (estimate) | New affordable rental construction and acquisition rehabilitation |
| Continuum of Care (CoC) — Idaho Balance of State | Federal partnership | Project-dependent | $200K to $500K (estimate) | Permanent supportive housing; rapid re-housing; CE; HMIS |
| City of Idaho Falls General Fund | Local match | Project-dependent | Project-dependent | Match for federal/state grants; capital project gap funding |
| Private and philanthropic partners | Private | Project-dependent | Project-dependent | Childcare, behavioral health, transitional housing programs |

*Sources: HUD FY2026 CDBG allocation announcement (City of Idaho Falls confirmed at $414,143); IHFA HOME and LIHTC allocation history for Idaho Falls projects; Idaho DHW and IHFA ESG and HOME-ARP allocation history; Idaho Balance of State Continuum of Care funding history; consultation with the City Office of Community Development and the Idaho Falls Urban Renewal Agency. Partner-source 5-year estimates are planning ranges, not commitments.*

The Strategic Plan adopts an ambitious posture, naming goals and outcome targets at the size warranted by the underlying need rather than the size CDBG alone can fund. Where partner sources are required to fully execute a goal, the goal text in SP-45 names the partner agencies and the specific funding sources to be pursued.

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

CDBG-funded projects with built-in matching include the Downtown Facade Improvement Program, which leverages private investment in facades, signage, awnings, and code corrections. Several programs that match CDBG funds are available through local nonprofit agencies and organizations, including weatherization funding applicable to housing rehab, Habitat for Humanity Idaho Falls Area sweat equity contributions, Federal Transit Administration funds, and Fair Housing accessibility resources.

Additional HUD programs available to the community include HOME funding administered by IHFA, Section 8 Housing Choice Vouchers covering Idaho Falls as 1 of 16 counties served (1,282 vouchers), HUD-VASH covering Idaho Falls as 1 of 16 counties served (28 vouchers), and Low-Income Housing Tax Credits managed by IHFA on a statewide basis. Funding has also been provided through IHFA, private fundraising, and the Idaho Department of Health and Welfare. As local, state, and federal budgets shift, programs are impacted and many agencies face challenges in meeting minimum

match requirements. The City uses CDBG funds to assist organizations with leveraging funds and meeting match requirements for projects that address Consolidated Plan priorities.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

In supporting Habitat for Humanity Idaho Falls Area (H4HIF), the City has allocated previous CDBG funding years to assist H4HIF with acquisition of single-family homes located within Census Tract 9712. In addition to acquisition, H4HIF works with qualifying LMI families to build new homes or rehab existing homes (based on initial rehab assessment) and make them available for homeownership through the Sweat Equity Program and Forgivable Loan features for qualifying LMI families.

Assistance with CDBG funds for acquisition of infill properties to build or rehab affordable housing units was completed with 2017 CDBG funds. H4HIF has also used CDBG funds to rehab a home donated from a developer and relocated to Habitat's project area to support the addition of four single-family homes for LMI families on a site that includes a triplex unit and one single-family home.

The City supports the local IHFA office and understands the challenges of carrying out a HUD-approved Disposition Plan. As part of that strategy, IHFA partnered with H4HIF to acquire properties previously owned by IHFA's public housing program (scattered locations). The Disposition Plan was in place before moving through the processes to either make IHFA-owned properties available to the open market or to donate them to a nonprofit housing organization. The City worked closely with IHFA as it moved through that HUD-approved Disposition Plan, and regular updates were provided by the IHFA Executive Director. To date, IHFA has eliminated the Low Rent Public Housing program (LRPH) in Idaho Falls that once consisted of 29 single-unit public houses in scattered locations.

The status of the original 29 LRPH properties is as follows: 21 of the LRPH homes were sold to low-income families; 2 of the homes were donated to nonprofit organizations; and 6 of the homes were sold on the open market. The 2 donated homes are located within Census Tract 9707 and Census Tract 9712 in very low to low- and moderate-income neighborhoods.

**Discussion**

Not applicable.

## SP-40 Institutional Delivery Structure — 91.215(k)

**Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.**

**Table SP-40.1 — Institutional Delivery Structure**

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|---|---|---|
| City of Idaho Falls | Government | Economic Development; Non-homeless special needs; Planning; Neighborhood | Jurisdiction |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|---|---|---|
| | | improvements; Public facilities; Public services | |
| Eastern Idaho Community Action Partnership (EICAP) | Non-profit organization | Homelessness; Non-homeless special needs; Rental; Public services | Region |
| Idaho Legal Aid Services, Inc. | Non-profit organization | Non-homeless special needs; Public services | Region |
| CLUB Inc. | Non-profit organization | Homelessness; Non-homeless special needs; Rental; Public services | Jurisdiction |
| Idaho Falls Downtown Development Corporation | Non-profit organization | Economic Development; Non-homeless special needs; Planning | Jurisdiction |
| Senior Citizen Community Center | Non-profit organization | Non-homeless special needs; Public facilities | Jurisdiction |
| Promise Ridge / Family Assistance In Transitional Housing | Non-profit organization | Homelessness; Non-homeless special needs; Rental; Public facilities | Jurisdiction |
| Habitat for Humanity Idaho Falls Area | Non-profit organization | Homelessness; Ownership; Neighborhood improvements | Jurisdiction |
| Habitat for Humanity | Non-profit organization | Homelessness; Ownership; Neighborhood improvements | Nation |
| Greater Idaho Falls Transit (GIFT) | Government | Public facilities; Non-homeless special needs; Public services | Jurisdiction |
| Veterans Affairs Commission | Non-profit organization | Non-homeless special needs; Public facilities; Public services | Region |
| Idaho Housing and Finance Association (IHFA) — Statewide | PHA | Homelessness; Ownership; Planning; Public Housing; Rental | State |
| Idaho Housing and Finance Association (IHFA) — Local | PHA | Homelessness; Ownership; Planning; Public Housing; Rental | Jurisdiction |

| Responsible Entity | Responsible Entity Type | Role | Geographic Area Served |
|---|---|---|---|
| Community Council of Idaho | Non-profit organization | Non-homeless special needs; Public services | Region |
| Partners for Prosperity | Non-profit organization | Non-homeless special needs; Public services | Region |
| Intermountain Fair Housing Council (IFHC) | Non-profit organization | Ownership; Planning; Public Housing; Rental | State |
| Idaho Falls Rescue Mission | Non-profit organization | Homelessness, Emergency Housing | Jurisdiction |
| United Way of Idaho Falls | Non-profit organization | Non-homeless special needs; public services | Region |

**Assess of Strengths and Gaps in the Institutional Delivery System**

The City recognizes the value of coordination and collaboration with responsible entities and will continue to work with them to avoid duplication of services, recognize gaps in the institutional delivery system, understand each agency's intake process, offer input to correct any gaps, and ensure that an adequate institutional system is delivered. By attending regular monthly Region 6 Housing Coalition meetings, the Grant Administrator is able to better understand the roles of responsible entities and how they help carry out Consolidated Plan goals. The Grant Administrator will continue to monitor responsible entities to ensure that activities meet eligibility requirements and that needs are benefitting the intended clientele.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

**Table SP-40.2 — Homeless Prevention Services Summary**

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| Counseling/Advocacy | X | X | X |
| Legal Assistance | X | X | X |
| Mortgage Assistance | X | X | X |
| Rental Assistance | X | X | X |
| Utilities Assistance | X | X | — |
| Law Enforcement (Street Outreach) | X | X | — |
| Mobile Clinics | — | — | — |
| Other Street Outreach Services | X | — | X |
| Alcohol & Drug Abuse | X | X | X |

| Homelessness Prevention Services | Available in the Community | Targeted to Homeless | Targeted to People with HIV |
|---|---|---|---|
| Child Care | X | — | — |
| Education | X | X | X |
| Employment and Employment Training | X | X | — |
| Healthcare | X | X | X |
| HIV/AIDS | X | X | X |
| Life Skills | X | X | X |
| Mental Health Counseling | X | X | X |
| Transportation | X | X | X |

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The City of Idaho Falls identified homelessness and transitional housing as priorities in the 2026-2030 CDBG Five-Year Consolidated Plan. In following community-defined priorities, the City will select annual projects and activities that meet the needs of people experiencing homelessness. The City will continue to support Continuum of Care efforts to address the needs of chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth by coordinating with community service providers and organizations that demonstrate their ability to address homelessness, apply funds toward the issues, and provide a documented benefit to individuals and families served.

The majority of these providers participate in the Region 6 Housing Coalition and attend regular monthly meetings to understand needs, coordinate referrals, navigate clients into services, and increase awareness through annual events such as the Point in Time Count and Homeless Stand Down. Specific services that assist people experiencing homelessness include intake, case management, resources, education, referral, and legal assistance. Behavioral health crisis services are available 24/7. Specific supportive housing services available include emergency, transitional, and permanent housing, and transportation. In addition, affordable housing is available through IHFA and nonprofit local housing providers. For individuals with disabilities or mobility issues, services are available for single-unit housing rehab to make properties ADA accessible through ramps and restroom rehabilitation.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Although IHFA and local nonprofit housing organizations provide affordable housing, gaps in service include long waiting lists (commonly 16 to 18 months) and the location of some housing outside of office, retail, or work areas, which makes transportation a continuing challenge. Family shelter capacity remains limited, and behavioral health step-down housing is in short supply.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

The City recognizes that gaps in the institutional structure and service delivery system will continue to be a challenge in addressing priority needs of homelessness and affordable housing. To maximize the use of CDBG funds in a timely and efficient manner, the Grant Administrator will continue to use strategies that overcome those gaps. Strategies include the following.

1. Use a preventative approach through coordination and collaboration with responsible entities to identify gaps and work together;
2. Participate in monthly Region 6 Housing Coalition meetings to gain insight into the roles, responsibilities, and intake processes for each entity;
3. Participate in monthly Region 6 Housing Coalition meetings to share CDBG information regarding eligibility, application timelines, and timely spending;
4. Participate in annual events (Point in Time Count, Fair Housing Training, ADA Days) that promote and encourage the exchange of information to better understand the challenges faced by responsible entities and learn how they address them;
5. Monitor unspent funds to identify gaps in meeting timely spending requirements;
6. Monitor activity (project) compliance through partnership with Idaho Falls Building Division for permits and on-site inspections.

## SP-45 Goals Summary — 91.215(a)(4)

### Goals Summary Information

Table SP-45.1 is a summary of the 5-year goals:

**Table SP-45.1 — 5-Year Goals Summary, Idaho Falls 2026-2030 Consolidated Plan**

| Goal # | Goal Name | Priority Need | Geographic Area | Funding Source | Outcome Indicator (5-Year) |
|---|---|---|---|---|---|
| 1 | Housing Development | Affordable Housing | LMI Census Tracts | CDBG | Homeowner Housing Added: 4 Units<br><br>Homeowner Housing Rehabilitated: 7 units |
| 2 | Public Service | Homeless and Non-Homeless Special Needs Public Service | LMI Census Tracts | CDBG | Public service activities other than Low/Moderate Income Housing Benefit: 60,000 persons assisted<br><br>In coordination with IHFA, assist up to 50 LMI individuals per year with application fees for attainable housing units.<br><br>Homeless Person Overnight Shelter: 1,500 persons assisted<br><br>Overnight/Emergency Shelter/Transitional Housing Beds added: 2,000<br><br>Homelessness Prevention: 2,000 persons assisted |

| Goal # | Goal Name | Priority Need | Geographic Area | Funding Source | Outcome Indicator (5-Year) |
|---|---|---|---|---|---|
| 3 | Community Development | Non-Homeless Special Needs Non-Housing Community Development | LMI Census Tracts, Citywide where possible | CDBG | Public Facility or Infrastructure Activities for other than Low/Moderate Income Housing Benefit: 5,000 Households Assisted<br><br>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 100 Households Assisted |
| 4 | Economic Development | Non-Housing Community Development | LMI Census Tracts | CDBG, matching funds from private sources | Study 1 Area for Slum and Blight designation and Façade Improvement Expansion<br><br>Assist 10 Businesses with Façade treatment/building rehabilitation in Downtown Idaho Falls, Slum and Blight Area (SBA)<br><br>Jobs created/retained: 25<br><br>Businesses assisted: 20 |

*Source: Strategic Plan team development informed by 2026 Idaho Falls Housing and Community Development Survey (n=250), 20 stakeholder interviews and 3 focus groups (April 2026), CHAS 2018-2022 housing needs analysis, ACS 2020-2024 demographic and housing data, ADA Transition Plan, and Imagine IF Comprehensive Plan. Outcome ranges are 5-year planning targets, not annual obligations. Annual targets in the CAPER will be derived by program year from these 5-year ranges.*

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The City does not receive HOME funds.

## SP-50 Public Housing Accessibility and Involvement — 91.215(c)

### Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

### Activities to Increase Resident Involvements

Not applicable.

### Is the public housing agency designated as troubled under 24 CFR part 902?

Not applicable.

### Plan to remove the 'troubled' designation

Not applicable.

## SP-55 Barriers to Affordable Housing — 91.215(h)

### Barriers to Affordable Housing

The 2026 Housing and Community Development Survey identified the most significant barriers to affordable housing as the cost of materials, the cost of land or lots, the cost of labor, NIMBY mentality, and the lack of available land. Public input also identified the lack of qualified contractors and ADA compliance as contributing barriers. Detailed survey results are provided in Table MA-40.1 of the Market Analysis.

In addition, the City completed its Analysis of Impediments to Fair Housing Choice in 2026. The contributing factors identified in that analysis are summarized in Table MA-40.2.

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City's strategy, developed alongside the 2026 Analysis of Impediments to Fair Housing Choice, is included in Table SP-55.1 below.

**Table SP-55.1 — Impediments to Fair Housing Choice and Recommended Actions**

| Fair Housing Goal | Fair Housing Issue(s) | Contributing Factors | Recommended Actions |
|---|---|---|---|
| Continue to promote affordable homeownership and rental opportunities | 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 Area (H4HIF). Over the next five years: 5 Homeowner Housing Rehabilitated and 5 Homeowner Housing units added. These efforts continue prior City efforts. |
| 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 years: benefit 3,000 households with improved access to public services. These efforts continue prior City efforts. |
| Continue to promote community and service provider | Disability and Access | Insufficient accessible affordable housing; Failure to | Continue to partner with agencies that provide |

| Fair Housing Goal | Fair Housing Issue(s) | Contributing Factors | Recommended Actions |
|---|---|---|---|
| knowledge of ADA laws | | make reasonable accommodations | education and outreach to increase awareness. |
| 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 agencies that provide education and outreach to increase awareness. |

*Source: City of Idaho Falls 2026 Analysis of Impediments to Fair Housing Choice*

## SP-60 Homelessness Strategy — 91.215(d)

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

1. Supporting outreach efforts of nonprofit organizations and shelter and housing agencies that address homelessness;
2. Selecting projects identified as a priority in the 2026-2030 CDBG Five Year Consolidated Plan that directly address homelessness;
3. Selecting projects identified as a priority in the 2026-2030 CDBG Five Year Consolidated Plan that provide affordable homeownership opportunities for low- and moderate-income individuals and families;
4. Assisting, sponsoring, and supporting annual community events such as the Point in Time Count and the Homeless Stand Down.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The Grant Administrator will continue to attend and participate in monthly Region 6 Housing Coalition meetings and support the efforts of agencies and organizations that address emergency shelter and transitional housing needs on a daily basis. As a Coalition member, the Grant Administrator participates in the annual Point in Time Count and Homeless Stand Down. Through active participation, the Grant Administrator gains a better understanding of needs in order to make CDBG activity and project recommendations to the Mayor and Council that address priorities identified in the 2026-2030 CDBG Five Year Consolidated Plan.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Idaho Falls will continue to support, coordinate, and collaborate with community service providers and organizations that have demonstrated their ability to address homelessness and the issues surrounding homelessness, effectively apply funds toward those issues, and provide a documented benefit to the individuals and families they have assisted. The City understands that awareness is key and will continue its role in coordinating and collaborating with local agencies and organizations that have the staff, resources, and experience to address chronically homeless clients and their circumstances.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

For individuals and families being discharged from a publicly funded institution and receiving assistance from public and private agencies, the City will continue to provide a support role in coordination efforts to prevent discharge from immediately resulting in homelessness. Participation in monthly Region 6 Housing Coalition meetings continues to be very effective in the information

exchange that takes place among participants. The City of Idaho Falls recognizes the value, compassion, and experience offered by nonprofit service providers and organizations that have demonstrated their ability to address a broad spectrum of issues surrounding homelessness, and the City will continue to partner, collaborate, and refer to community agencies and organizations regarding homelessness.

## SP-65 Lead Based Paint Hazards — 91.215(i)

### Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Idaho Falls recognizes that houses built before 1978 may contain lead-based paint due to paint, paint chips, and dust. To assist with increasing awareness, an instructional procedure guide was completed to ensure Lead-Based Paint Compliance for CDBG-funded projects. To increase awareness of the hazard, the City of Idaho Falls, IHFA, Eastern Idaho Public Health (formerly District 7), and the Region 6 Housing Coalition (with members from agencies such as LIFE, Inc. and EICAP that complete single-unit housing rehab) have been provided with specific information and resources on lead-based paint hazards, precautions, and symptoms for homeowners, renters, and landlords involved in housing services and rehabilitation.

As a local resource, the City of Idaho Falls recognizes the opportunity to collaborate with the City of Pocatello's Planning and Development Services Department for information and resources regarding lead-based paint hazards. The City of Pocatello received a HUD grant for Lead-Based Paint Hazard Control to start up their Lead Safe and Healthy Homes (LSHH) effort in order to provide lead-based paint hazard control via licensed and certified contractors at no cost to homeowners and renters.

### How are the actions listed above related to the extent of lead poisoning and hazards?

The Lead-Based Paint Compliance Procedure assists the Grantee (City of Idaho Falls) Grant Administrator and subrecipients in recognizing hazards associated with lead-based paint and understanding compliance applicable to projects subject to the Lead-Based Paint Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, 24 CFR Part 35 Subparts A, B, J, K, and R, and 24 CFR Part 35 regarding disclosure of known LBP hazards and LBP poisoning prevention in federally owned and assisted housing.

### How are the actions listed above integrated into housing policies and procedures?

To ensure LBP compliance with all City of Idaho Falls CDBG-funded rehabilitation projects, subrecipients and contractors are provided with information, resources, and tools to comply with LBP hazard evaluation and reduction. The City will continue to make LBP brochures available to local contractors attending annual certification classes and as they apply for building permits.

## SP-70 Anti-Poverty Strategy — 91.215(j)

**Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Idaho Falls has focused on reducing poverty and increasing prosperity through inclusive coordination and consensus building. The City supports efforts to reduce poverty levels by understanding the needs identified through regional partnerships during Consolidated Plan development.

In recent years the City has supported the efforts of the College of Eastern Idaho (CEI) by allocating CDBG funds toward daycare vouchers for full-time LMI students. More recently, the City supported the United Way with daycare vouchers for LMI clients, that do not meet the income thresholds for traditional state assistance. The City has also allocated funds for utility vouchers for LMI renters qualifying through service provider agencies. The City continues to support local agencies and organizations that address poverty through services and resources available through State and Entitlement CDBG programs.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City of Idaho Falls expends concerted effort within the community to reduce poverty levels. By supporting programs that provide education, employment, and support systems, the City is able to allocate annual CDBG funds towards anti-poverty activities. Anti-poverty activities funded under the CDBG Public Service goal have a direct impact in addressing affordable housing goals by reducing the share of household income spent on essential services and increasing household stability.

## SP-80 Monitoring — 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

An independent audit is triggered when federal funds exceed a threshold of $750,000. Because the City received their 2020 CDBG annual allocation of $425,034 and additional CDBG funds distributed for COVID 19 CARES Act funds for $507,657, an audit was initiated in January of 2022. The goal of the audit is to outline our processes, procedures, and controls regarding compliance with CDBG grant funds. The audit was carried out by audit partners of Partner in Charge of Government Services, Eide Bailly LLP out of Boise, ID.

The City of Idaho Falls was monitored by HUD from August 17-21, 2015, for PY2013 and PY2014 Program Years. Concerns and findings were listed in the letter entitled *Response to CDBG On-Site Monitor dated October 23, 2015.* All items from the monitor were addressed and supporting documentation was provided to CPD HUD offices in a pdf email and in some instances by a drop box account due to the size of the documents. As a result of the monitor, the City followed the recommendations provided by HUD and has Cooperation Agreements in place for City Departments and City owned CDBG funded projects and activities. In addition, well documented eligibility analysis of activities and projects is completed for each application to ensure CDBG eligibility with the use of an intake form.

With regards to the monitoring of subrecipients, a formal letter to inform subrecipients of the process and annual risk analysis of activities to be monitored have been implemented. With the implementation of City-Works software, workflow processes have improved. The City of Idaho Falls utilizes a variety of methods to ensure accountability through the pre-assessment process. In addition, desk top monitoring and ongoing technical assistance through communication are all methods for ensuring program accountability. The IDIS HUD system is another tool that may be used to help monitor projects and activities with respect to available funds, timeliness, and accomplishments. For new projects or activities, the City may request copies of completed professional audits for subrecipients.

The Federal Audit Clearinghouse is another avenue available to the City to obtain audit and reporting information.

# Draft 2026 Annual Action Plan for Community Development Block Grant (CDBG)

## AP-15 – Introduction

The City of Idaho Falls receives only HUD Program funds to carry out the priorities defined in the *2026-2030 Five Year Consolidated Plan*. The two major sources of funding to assist non-profit agencies and organizations in providing affordable housing and social services are the CDBG, HOME and IHFA funded Programs (available by application to the U.S. Department of Housing and Urban Development).
For the PY2026 Program Year, planning will be completed using the allocation announced by HUD on April 10, 2026. The City will submit their 2026 *CDBG Annual Action Plan* to HUD in accordance with HUD CPD-26-02 guidance before August 16, 2026.

The City does not receive, fund, nor manage housing for its own housing programs. One exception to receiving direct HUD funds was to support the 2009 HUD Neighborhood Stabilization Program (NSP1) where stimulus funding of $1,044,041 was awarded to the City for the purchase of (5) foreclosed homes. Acquisition and rehabilitation were authorized through the IHFA Boise office and the City sub-granted the funds to non-profit organizations to buy and hold properties to provide rental housing opportunities for qualifying families. The NSP1 Program completed its final property purchase/rehab in 2012 and provided (5) affordable rental homes to qualifying LMI families.

**Table AP-15.1: Expected Resources—Priority Table**

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 | | | | Expected Amount Available Remainder of ConPlan $ | Narrative Description |
|---|---|---|---|---|---|---|---|---|
| | | | Annual Allocation: $ | Program Income: $ | Prior Year Resources: $ | Total: $ | | |
| CDBG | Public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 414,143 | 0.00 | 0.00 | 414,143 | 0.00 | The City submitted their PY2026 Plan after 2026 CDBG allocations were announced and before the deadline of August 16, 2026. The City is expected to receive $414,143 for PY2026 as their first allocation associated with the 2026-2030 CDBG Five Year Consolidated Plan. Over the next five years, the City anticipates receiving annual CDBG allocations for each program year. The total amount is anticipated to be approximately $2,070,000.00 and represents the total allocations of approved federal budgets and CDBG allocation formulas. |

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

CDBG funded projects having built-in matching requirements include the Downtown Facade Improvement Program to improve facades, assist with signage, awnings, safety lighting, and code corrections.

Several programs that match CDBG funds and are available through local nonprofit agencies and organizations include Habitat for Humanity, Federal Transit Administration (FTA), Idaho Transportation Department (ITD), and Fair Housing for accessibility. In the past, funding has been provided by IHFA, private fund raising, and the Department of Health and Welfare. As local, state, and federal budgets are allocated; programs are impacted, and many agencies and organizations face significant challenges in meeting minimum match requirements to access additional funds needed to sustain their programs and services. The City understands the challenge and recognizes how local CDBG funds may assist those organizations with leveraging funds, or meeting match requirements to fund projects and activities that address the priorities defined in the *2026-2030 CDBG Five Year Consolidated Plan.*

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City supports the needs identified in the Plan through active collaboration with nonprofit agencies and organizations to address the needs utilizing CDBG funds. In supporting Habitat for Humanity Idaho Falls Area (H4HIF), the City allocated previous CDBG funds to assist H4HIF with acquisition of a single-family home located within US Census Tract 9712. In addition to acquisition, H4HIF works with qualifying LMI families to build a new home or rehab an existing home (based on initial rehab assessment) and make it available for homeownership through their Sweat Equity Program and Forgivable Loan features for qualifying LMI families.

The City assisted Habitat with CDBG funds for Acquisition of infill properties to build or rehab affordable housing units with 2017 CDBG funds. For 2018 and 2019, H4HIF utilized CDBG funds to rehab a home donated from a developer and relocated to Habitat's project area that supported the addition of 4 single family homes for LMI families. For 2020-2021, H4HIF built a triplex unit and provided (3) LMI homeownership opportunities at the same project site. A total of (4) single unit homes, funded by annual CDBG grants, now provide homeownership opportunities for (4) LMI families in CT 9712.

Through their own funding mechanisms, Habitat continued to fund the construction of affordable homeownership and built an additional triplex unit in 2023-24. This addition provides (3) more affordable home ownership opportunities to the original project site. The positive impact that Habitat has had on the community has spurred additional community development within Idaho Falls.

In the same project site, CDBG funds have provided curb, gutter, and sidewalk through a coordinated phased approach. What once was an empty field with missing curb, gutter and sidewalk, is now a connected network of single and triplex units that support affordable homeownership opportunities for LMI individuals and families.

Since 2023, Habitat for Humanity Idaho Falls Area (H4HIFA) has focused their efforts on a *Communities of Hope-Step up to Home Ownership Project* for a subdivision with 12 acres located on Ernest Drive near the soccer complex, to be called Peterson Place. Although the project is not eligible for entitlement CDBG funding, the City is in support of the project and has worked with H4HIF in annexing the land into the city for more affordable power and sewer access. This 12-acre

subdivision is projected to be completed in 7-10 years and provide 70+ tiny, attached, and single-family homes.

The City supports the local IHFA office and understands the challenges that exist in carrying out a HUD approved Disposition Plan. As part of the strategy, IHFA partnered with H4HIF to acquire properties previously owned by IHFA's public housing program (in scattered locations).
The Disposition Plan was in place before moving through the processes to either make local IHFA owned properties available to the open market or to donate the properties to a nonprofit housing organization. The City worked closely with IHFA as they moved through their HUD approved Disposition Plan and regular updates were provided by the IHFA Executive Director.

To date, IHFA has eliminated the Low Rent Public Housing Program (LRPH) in Idaho Falls that once consisted of 29 single unit public houses in scattered locations.
**The status of the original 29 properties is as follows:**

- 21 of the LRPH homes were sold to low-income families.
- 2 of the homes were donated to nonprofit organizations.
- 6 of the homes were sold on the open market.
- The 2 donated homes were located within census tract 9707 and 9712 and are in very low to low- and moderate-income neighborhoods.

**Discussion**
The City will continue to support affordable housing projects and work with local non-profit housing providers and developers to explore affordable housing solutions using annual CDBG funds.

## AP-35 Projects – 91.220(d)

**Introduction**

The *PY2026 CDBG Annual Action Plan* represents the first, or initial Plan associated with the *Draft PY2026-2030 CDBG Five Year Consolidated Plan* and describes the activities, projects, and programs submitted by application for consideration of PY2026 CDBG funding.

PY2026 applications received included public service activities that support case management, anti-poverty and homelessness, crisis intervention housing, homelessness resources, case management and intake for family emergency housing, mental health and substance abuse case management for adults, legal assistance for victims of domestic violence, GED program testing at a domestic violence and sexual assault center, external security system for a local emergency shelter, diagnostic services for prenatal care at a pregnancy care center for LMI clients, subsistence payments for rent and utilities, equipment replacement for the Senior Citizen Community Center/Meals on Wheels Program, interior rehab for a child care center, and curb, gutter, and sidewalk improvements in an LMI neighborhood.

An economic development application was received for downtown public facility improvements to assist downtown business owners with facades, signs, safety lighting, and awning type projects.

The applications received addressed Community Development, Housing Development, Economic Development, and Public Service needs. Applications that have a direct benefit for LMI individuals and families included: Public facility and improvement projects with curb, gutter, and sidewalk replacement in Census Tract 9712 LMI neighborhoods. Also providing a direct LMI benefit were rehab of a childcare center, and lighting upgrade of the parking lot of Eastern Idaho Community Action Partners.

Activities that addressed anti-poverty strategies through Public Service activities included: Subsistence rental and utility assistance, GED testing, and daycare voucher/assistance for LMI.

Applications received to address Community Development included equipment for a senior center, interior rehab for a daycare, and sidewalk replacement in an LMI neighborhood.

Applications received to that support Housing Development included the parking light project for the EICAP campus where housing, resources, and referrals are made for LMI clients.

Applications also included allowable administrative funds to administer the CDBG Program.

The City's selection of PY2026 CDBG recommended projects and activities are based on their ability to meet one of the following HUD Objectives of having a direct benefit to low- and moderate-income individuals and families, preventing or eliminating conditions of slum and blight, and/or meeting urgent needs.

In addition to meeting a HUD Objective, activities that represented a HUD Priority (Community, Economic, or Housing Development, or Public Service) and that addressed the needs identified in the *Draft 2026-2030 CDBG Five Year Consolidated Plan* will be considered.

With the *PY2026 Annual Action Plan*, the City will allocate more than 70% of CDBG funds to directly benefit LMI clientele. As part of the *Draft PY2026 CDBG Annual Action Plan*, projects and activities will be Council approved on July 6, 2026, and submitted to HUD for final approval before August 16, 2026.

**A list of Council Approved Project/Activities will be available after the 30-day public comment period ends, and after Council approves the 2026 CDBG projects and Activities with a Resolution on 7/9/26.**

| *Program Year (PY) 2026 CDBG Applicant* | *Activity/Project Description 2026 Allocation $414,143* | *Requested Amount* |
|---|---|---|
| ***Public Service Activities*** | ***15% max of allocation*** | |
| **Idaho Legal Aid** | Legal Aid/victims of domestic violence (Idaho Falls office). | $24,000.00 |
| **Behavioral Health Crisis Center E ID** | (N Holmes) - Case management/treatment for mental health/substance abuse clients (ages 18/older). | $30,000.00 |
| **Domestic Violence/Sexual Assault Ctr.** | DVSAC - GED program testing vouchers. | $10,000.00 |
| **United Way ALICE Child Care Scholarship Program** | Assistance with affordable daycare expenses for working families that don't meet the threshold for state financial assistance. | $30,000.00 |
| **Salvation Army** | Rental ($7,500) and Utility Assistance ($3,700.00) for LMI individuals/families. Salary for one FTE ($938.00). Indirect cost for support service/occupancy ($1,812.00). | $14,000.00 |
| **Promise Ridge Family Emergency Shelter** | One PTE to provide intake/case management services of LMI clients for (17) pay periods (June to December). | $15,585.60 |
| **Nest Pregnancy Care Ctr** | Prenatal care with ultrasound/results for LMI clients at the center. Support for (1) ultrasound/month at $400 each, totaling $20,800/year. | $20,800.00 |
| **Idaho Falls Soup Kitchen** | Support for training of volunteers. | $13,000.00 |
| ***Slum & Blight by area*** | ***30% max of allocation*** | |
| **IFDDC/Idaho Falls Downtown Dev. Corp.** | Continue the Façade Improvement Program in Downtown Idaho Falls CT 9712 (Signs, awnings, facades). | $50,000.00 |
| ***LMI Direct Benefit*** | ***Must allocate 70% or more as direct benefit*** | |
| **City of Idaho Falls, Public Works Div.** | Highland Park Sidewalk Improvement Project - assist LMI with Curb, Gutter, Sidewalk in Subdivision within CT 9712. | $195,000.00 |
| **EICAP** | Parking Lot/Warehouse LED Lighting Upgrade Project - retrofit existing light fixtures with energy efficient LED bulbs. | $5,940.00 |
| **YMCA** | Transform existing indoor racquetball courts into an indoor play structure for ages 2-12. | $100,000.00 |
| **Idaho Falls Rescue Mission (IFRM)** | Replace existing security cameras with a new internal/external security camera system. | $12,500.00 |
| **IF Sr. Center Meals on Wheels Program** | Reusable/disposable trays to serve/deliver meals to seniors and disabled low- and moderate-income individuals. | $24,199.84 |
| ***Administration*** | ***20% max of allocation ($414,143.00)*** | |
| **CDS/Administration of Program** | Administer the CDBG Program with (1) FT employee in CDS. | $82,828.60 |
| | ***Total Amount of Applications (includes Administration)*** | ***$627,854.04*** |

**Table AP-35.1: Projects/Activities will be added once approved by Council (after 7/6/26)**

| # | Project Name |
|---|---|
| 1 | Idaho Legal Aid |
| 2 | Behavioral Health Crisis Center of East Idaho |
| 3 | Domestic Violence & Sexual Assault Center |
| 4 | United Way ALICE Childcare Assistance |
| 5 | Army Salvation Rent/Utility Assistance |
| 6 | Promise Ridge Emergency Family Shelter |
| 7 | Nest Pregnancy Care Center |
| 8 | Idaho Falls Soup Kitchen |
| 9 | Facade Improvement Program |
| 10 | City Public Works Dept. Curb/Gutter/Sidewalk |
| 11 | EICAP Parking Light Upgrade |
| 12 | Internal Rehab of a childcare center |
| 13 | External Security Camera for an Emergency Shelter |
| 14 | Senior Center Equipment Replacement |
| 15 | Administration |

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

**Projects - To be added upon Council approval (after 7/6/26)**

Throughout the development of the *Draft 2026-2030 CDBG Five Year Consolidated Plan, th*e needs identified through public surveys, focus group meetings, interviews, and input help define the priorities and goals used to assess and allocate annual CDBG funding. Through the citizen participation process, the city hopes to discover obstacles that identify underserved needs.

# AP-20 Annual Goals and Objectives

## Goals Summary Information

**Table AP-20.1: Goals Summary**

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| 1 | Housing Development | 2026 | 2030 | Affordable Housing | US Census Tracts | Low-to-Moderate Income Housing<br>Fair Housing Activities<br>Services for Special Needs populations<br>Public Facility Improvements | CDBG: $ | Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted<br>Homeowner Housing added:1<br>Homeowner Housing rehab added:1<br>Homeless Person Overnight Shelter: 10 Persons Assisted<br>Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds<br>Homelessness Prevention: 10 Persons Assisted |
| 2 | Community Development | 2026 | 2030 | Non-Homeless Special Needs<br>Non-Housing Community Development | US Census Tracts | Infrastructure improvements<br>Public Facility Improvements | CDBG: $ | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 25 Persons Assisted<br>Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 18 Households Assisted |

| Sort Order | Goal Name | Start Year | End Year | Category | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator |
|---|---|---|---|---|---|---|---|---|
| 3 | Economic Development | 2026 | 2030 | Non-Housing Community Development | US Census Tracts | Public Facility Improvements<br>Job Creation<br>Downtown Revitalization | CDBG: $ | Facade treatment/business building rehabilitation: 4 Business<br>Jobs created/retained: 4 Jobs<br>Businesses assisted: 4 Businesses Assisted |
| 4 | Public Service | 2026 | 2030 | Homeless<br>Non-Homeless Special Needs | US Census Tracts | Low-to-Moderate Income Housing<br>Fair Housing Activities<br>Services for Special Needs populations<br>Infrastructure improvements | CDBG: $ | Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted<br>Public service activities for Low/Moderate Income Housing Benefit: 15 Households Assisted<br>Homeless Person Overnight Shelter: 10 Persons Assisted<br>Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds<br>Homelessness Prevention: 15 Persons Assisted |

**Table AP-20.2: Goal Descriptions**

| | | |
|---|---|---|
| 1 | **Goal Name** | Housing Development |
| | **Goal Description** | Affordable Housing to assist with rehab or construction for homeowner opportunities that assist LMI elderly or disabled individuals or families. Rehab of single unit homeless shelter for emergency temporary housing. |
| 2 | **Goal Name** | Community Development |
| | **Goal Description** | Community Development with improvements to a public facility that provides direct services for LMI and special needs populations. Community Development provides public facility improvements for LMI clients in LMI census tract neighborhoods. |
| 3 | **Goal Name** | Economic Development |
| | **Goal Description** | Economic Development in a designated Slum and Blight by Area (SBA) in downtown Idaho Falls. Activities include facade improvements to encourage business development, create or sustain jobs in an SBA area, and help to revitalize the downtown. |
| 4 | **Goal Name** | Public Service |
| | **Goal Description** | Public Service activities will directly assist LMI, homeless, and underserved individuals or families with Legal aid assistance for victims of domestic violence, childcare assistance, food bank supplies, subsistence with rent and utilities, supportive case management, substance abuse treatment for homeless individuals, and case management for a family emergency shelter. |

## AP-50 Geographic Distribution – 91.220(f)

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

In the development of *Draft PY2026 CDBG Annual Action Plan*, HUD PY2026 income limits apply in determining eligibility for extremely low, low, and moderate-income clients.
The PY2026 income limit for 80% of the median annual income, released by HUD for a family of 4, living in Bonneville County, is $80,900.

Eligibility determination will be completed through an intake process carried out by the agency or organization providing the assistance.

Geographic distribution is provided on the map of (3) US Census Tracts applicable to the City of Idaho Falls CDBG Program. Refer to Map in ***Grantee Unique Appendices/Geographic Distribution Section.***

**Planned Projects and Activities by Census Tracts 9707, 9711, 9712: (TBD)**

**Public Service Activities (TBD)**

Low- Moderate-Income clients within all (3) Census Tracts will benefit from public service activities that address: homelessness, issues surrounding homelessness, family emergency housing, homeless prevention, legal aid assistance to victims of domestic violence, rent and utility assistance, access to prenatal care and diagnostics, and case management to assist those experiencing a housing crisis due to substance abuse and or mental illness.

**Administration of CDBG Program**

Administration provides a direct benefit to low- and moderate-income individuals by engaging, collaborating, and participating in annual events such as the HUD Point in Time Count and the local Homeless Stand Down. Coordination and participation in planning the annual Fair Housing Training also provides a benefit to LMI renters, property managers, and landlords.

**Table AP-50.1 Geographic Distribution**

| Target Area | Percentage of Funds |
|---|---|
| US Census Tracts | TBD |

### Rationale for the priorities for allocating investments geographically

Allocation of PY2026 CDBG activities and projects is based on priorities defined in the *Draft 2026- 2030 CDBG Five Year Consolidated Plan* and includes areas located within the three US Census Tracts. In addition, allocations consider allowable % cap for Administration, Public Service, and Slum Blight by Area activities to ensure 70% or more of the projects/activities have a quantifiable direct LMI benefit to low- and moderate-income individuals and families.

### Discussion

PY2026 activities and projects will comprise 70% or more of CDBG funds committed within the target areas and will support City Council commitment in addressing the needs and priorities identified in the *Draft 2026-2030 CDBG Five Year Consolidated Plan*.

## AP-55 Affordable Housing

### Introduction

### Barriers to Affordable Housing

The 2026 Housing and Community Development Surveys identified the most significant barriers to affordable housing as the cost of materials, the cost of land or lots, the cost of labor, not in my back yard mentality (NIMBY), and the lack of available land. Public input also identified the lack of qualified contractors and ADA compliance as contributing barriers. Detailed survey results are provided in Table MA-40.1 of the Market Analysis. The City also completed its Analysis of Impediments to Fair Housing Choice and summarized analysis is provided in Table MA-40.2. 2026

The City of Idaho Falls is entitled to receive an annual CDBG allocation to assist the community with housing and community development needs. The City will continue to work closely with the local non-profit housing and service providers such as IHFA/PHA, Habitat for Humanity, and the Region 6 Housing Coalition to support and address affordable housing.

**Table AP-55.1: Data from tables pending - Estimates provided, TBD After 30-day public comment**

| One Year Goals for the Number of Households to be Supported | |
|---|---|
| Homeless | 100 |
| Non-Homeless | 2865 |
| Special-Needs | 35 |
| **Total** | **3000** |

**Table AP-55.2:**

| One Year Goals for the Number of Households Supported Through | |
|---|---|
| Rental Assistance | 10 |
| The Production of New Units | 1 |
| Rehab of Existing Units | 3 |
| Acquisition of Existing Units | 0 |
| Total | 14 |

### Discussion

The City does not directly invest in housing developments and is committed to encouraging and promoting affordable homeownership and rental opportunities with the use of CDBG funds through partnership with IHFA, Idaho Falls Rescue Mission, Habitat for Humanity Idaho Falls (H4HIFA), and other emergency housing and shelter non-profit organizations.

The City will also continue to collaborate with local nonprofit shelter and housing agencies and organizations to appropriately allocate CDBG funds that address affordable housing, homelessness, and issues surrounding homelessness.
The city will continue to explore options that would waive development fees for projects that support the development of affordable housing for elderly or disabled individuals.
An example of an Impact Fee Ordinance the City could consider would be one that would allow exemptions from Impact Fees under certain criteria for proposed affordable housing unit development (determined by the City Council).

These could include the following criteria:

- The exempt development's proportionate share of system improvements is funded through a revenue source other than impact fees.
- Providers of affordable residential development housing units demonstrate a long-term

commitment to providing affordable housing for a period of not less than twenty (20) years.

- Proposed housing unit qualifies as affordable housing under HUD affordability guidelines for income eligibility and family size.

## AP-60 Public Housing – 91.220(h)

**Introduction**
The City of Idaho Falls does not have a separate Public Housing Authority (PHA) and recognizes the Idaho Falls branch of Idaho Housing & Finance Association (IHFA) as the PHA with resources for public housing programs in Idaho Falls and Bonneville County.

The City's Planning Division, within Community Development Services, will continue to work closely with nonprofit housing provider agencies and organizations such as: CLUB, Inc., the local branch of IHFA, EICAP, and H4HIF to identify housing projects that maximize and increase the number of affordable housing units available to very low and extremely low-income families and individuals. The City recognizes Idaho Housing & Finance Administration (IHFA) as the Public Housing Authority (PHA) and will continue to work closely with the local branch to understand public housing needs with regards to planning and development strategies that support affordable housing.

**Actions planned during the next year to address the needs to public housing**
The City plans to address public housing needs by supporting housing goals identified in the *Draft 2026-2030 CDBG Five Year Consolidated Plan.* The City will continue to work closely with IHFA/PHA and service providers to address public housing needs as it relates to low rent single unit public housing with IHFA Programs such as the Housing Choice Voucher Program, and the Mainstream for Non-Elderly Persons with Disabilities (Mainstream NED). Mainstream NED is targeted to individuals and families who have a non-elderly member who is a person with a disability (aged 18 or older, but less than 62).

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**
The City recognizes the Idaho Falls branch of Idaho Housing and Finance (IHFA) as the Public Housing Authority (PHA) with resources for public housing programs in Idaho Falls and Bonneville County. The City will continue to support their efforts to encourage public housing residents and Voucher 8 participants to become more involved in managing and participating in homeownership.

As part of the HUD required process, IHFA encourages public housing residents and Voucher 8 participants to become more involved by offering the sale of public housing units to them first before placing them on the open market. As part of the process, IHFA also provides housing counseling and incentives to assist with down payment and closing costs.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**
The Idaho Housing and Finance (IHFA) is the PHA with resources for public housing programs in Idaho Falls and Bonneville County. If IHFA were to be designated as troubled, assistance, including financial, would be provided by HUD in accordance with 24 CFR part 902.

**Discussion**

The City will continue to support IHFA efforts by considering annual CDBG funds to address the need for affordable housing opportunities for project sites that are located within the (3) census tracts.

An example of city support was demonstrated with the Application and Disposition Plan that was submitted to HUD in September 2017 by the local IHFA office. During the process, the City worked closely with IHFA as they moved through their HUD approved Disposition Plan. Regular updates were provided by the IHFA Executive Director to the City Grant Administrator. To date, IHFA has eliminated the Low Rent Public Housing Program (LRPH) in Idaho Falls. The LRPH once consisted of 29 single unit public houses in scattered locations within City census tracts that were considered very low to low-and moderate-income neighborhoods.

Through a collaborated and supported approach, the status of the original 29 properties resulted in 21 of the LRPH sold to low-income families, 2 homes donated to nonprofit agencies or organizations; and 6 homes sold on the open market. The 2 donated homes went to Habitat for Humanity, located within census tracts 9707 and 9712.

## AP-65 Homeless and Other Special Needs Activities

**Introduction**

The City recognizes the Idaho Homelessness Coordinating Committee (IHCC) is comprised of stakeholders who are homelessness service/housing providers, resource administrators, and State Department Officials committed to combatting homelessness through statewide strategies, outreach, engagement, and assessments to address various needs of persons experiencing homelessness.

Idaho Falls is part of the effort through the Balance of State Continuum of Care. Local participation is through the Region 6 Housing Coalition that serves 9 Counties within the Region. The City Grant Administrator is a part of the Coalition and actively participates in regular monthly Committee meetings and events. The Coalition is made up of housing and service provider agencies that have trained staff and access to resources to assess the needs of the homeless or unsheltered individuals and families.

To better understand and recognize their needs, the City will continue to actively participate to gain a better understanding of how CDBG funds may be able to assist with services and programs that directly assist homeless and unsheltered persons. As part of an ongoing effort, the City will continue to actively participate in monthly Region 6 Housing Coalition meetings, the Annual Point- in-time Count, and local events such as the Homeless Stand Down.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs:**

The City will continue to support and participate in the Annual Point-in-time Count, and the Homeless Stand Down.

**One-year goals and actions for reducing and ending homelessness include:**

Supporting outreach efforts of nonprofit organizations and shelter and housing agencies to address homelessness.

1. Selecting projects that are identified as a priority in the *Draft 2026-2030 CDBG Five Year Consolidated Plan* and that directly address homelessness.
2. Selecting projects that are identified as a priority in the *Draft 2026-2030 CDBG Five Year Consolidated Plan* that provide affordable homeownership opportunities for low- and moderate-income individuals and families.
3. Assisting, sponsoring, and supporting annual community events such as: The Point in Time Count (held in Jan/Feb) and the Homeless Stand Down (held in Nov).
4. Share data provided in the 2026-30 Analysis of Impediments to Fair Housing Choice (AOI to FHC) with community developers, IHFA, and community partners through the Region 6 Housing coalition.
5. Share data provided in the *Draft 2026-30 CDBG Five Year Consolidated Plan* with community developers, IHFA, and community partners through the Region 6 Housing Coalition.
6. Share data revealed in the (2) 2026 Surveys: Community Development and Housing Development with community developers, IHFA, and community partners through the Region 6 Housing Coalition.

**Addressing the emergency shelter and transitional housing needs of homeless persons.**

For 2026, the city will recommend CDBG projects and activities that provide transitional and

emergency housing and shelter to meet the needs of homeless persons. The City will also continue to attend and participate in monthly Region 6 Housing Coalition meetings and support the efforts of the agencies and organizations who address emergency shelter and transitional housing needs on a daily basis.
As a member of the Coalition, the Grant Administrator is able to support and participate in the annual Point in Time Count and Homeless Stand Down. Through active participation, the Grant Administrator has a better understanding of the needs to make CDBG activity/project recommendations to Mayor and Council to address priorities identified in the *Draft 2026-2030 CDBG Five Year Consolidated Plan.*

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again:**

For 2026, the city will recommend CDBG projects and activities that support individuals and families that are chronically homeless. Projects and activities such as case management for homeless individuals and families, accessing affordable housing, anti-poverty strategies, and rent and utility assistance will be considered.
The City of Idaho Falls will continue to support, coordinate, and collaborate with community service providers that have demonstrated their ability to address chronic homelessness by effectively applying CDBG funds towards the issues.
The City understands that awareness is key and will continue their role in coordinating and collaborating with local agencies and organizations who have the staff, resources, and experience to address chronically homeless individuals and their circumstances.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City will continue to provide a support role in the coordination efforts to prevent discharge immediately, resulting in homelessness. Participating in monthly Region 6 Housing Coalition meetings continues to be very effective in the information exchange that takes place among participants.
As meetings are planned, the city will communicate with the Region 6 Continuum of Care (CoC) Chair to understand their strategy regarding individuals discharged from a publicly funded institution and system of care. The City will share information from partnering members as monthly agenda items allow.
The City learned of the policy example provided by CLUB, Inc. and would encourage participating members to share their best practices among its members.

In their role as an official Access Point for Region 6 CoC; CLUB, Inc. provides in person and phone access to services and resources for housing options. As a recipient of IHFA State CDBG funds, CLUB, Inc. tracks data related to chronic homelessness to satisfy all HMIS requirements. Their policy includes tracking discharge paperwork or written or oral referral from a social worker, case manager, or other appropriate official stating the beginning and end dates of the time residing in the institutional care facility. Where the above documentation is not attainable, CLUB, Inc. allows a written record of the case manager's due diligence to obtain, and the individual's self-certification that he or she is exiting an institutional care facility where they resided for less than 90 days. CLUB Inc. is also an active member of the Region 6 Housing Coalition and encourages and supports collaboration among community partners to support individuals that are likely to become homeless after being discharged from publicly funded institutions.

**Discussion:**

Input received from the community during the development of the *Draft 2026-2030 CDBG Consolidated Plan* and *Analysis of Impediments to Fair Housing Choice* revealed the current needs and issues regarding worst case housing needs as: cost burden, affordability, rental application fees, public transportation, and housing for individuals with a physical or mental illness.

The City provides CDBG funding and support to nonprofit agencies and organizations that address worst case housing needs. As an active member of the Region 6 Housing Coalition, the City participates in monthly meetings to share resources, referrals, and program support to address worst case housing needs. Participating agencies include Idaho Legal Aid in addressing fair housing issues related to LMI renters, Promise Ridge providing Family Emergency Housing, CLUB, Inc. providing emergency housing and case management in scattered locations, Habitat for Humanity providing housing with homeownership opportunities for LMI, College of East Idaho/Center for New Beginnings addressing poverty with daycare assistance for LMI students, local staff from Idaho Housing & Finance Association providing regular Voucher 8 Program updates, VASH Program updates, Living Independently for Everyone (LIFE Inc.) addressing the needs of disabled individuals, and Eastern Idaho Community Action Partnership providing referrals, resources, and program information about the Haven Family Emergency Shelter and the Area V1 Agency on Aging that addresses specific needs for the aging population and individuals with a disability.

The City supports the annual Homeless Stand Down and provides media outreach and printable publication for advertising the event at no cost to the Region 6 Housing Coalition. The event is held just before winter to connect, assess, and provide homeless individuals with a variety of services through case management related to homelessness.

The event gets to the root cause of an individual's homelessness and connects them to the community, services, and resources. The event is planned for the first week in November at an accessible facility for service providers to assist the homeless community.

A veteran service provider participates in the event to assist homeless veterans in accessing veteran programs, services, and resources.

With regards to Housing Opportunities for Persons with Aids (HOPWA), the District 7 Health Department (Eastern Idaho Public Health District) provides a variety of services and has access to specific grant opportunities to help their clientele with homelessness and issues surrounding homelessness.

## AP-75 Barriers to affordable housing

### Introduction

The City of Idaho Falls completed their *2026 Analysis of Impediments to Fair Housing Choice (AOI/FHC)* under contract with Perspective Planning and Consulting. As part of the *Draft 2026-2030 CDBG Five Year Consolidated Plan,* the *AOI/FHC* is included in the *Consolidated Plan*.
The 2026 Housing and Community Development Survey identified the most significant barriers to affordable housing as the cost of materials, the cost of land or lots, the cost of labor, NIMBY mentality, and the lack of available land. Public input also identified the lack of qualified contractors and ADA compliance as contributing barriers. Detailed survey results are provided in the Market Analysis Section, Table MA-40.1.
The contributing factors identified in the analysis of the 2026 Analysis of Impediments to Fair Housing Choice are summarized in the Market Analysis Section, Table MA-40.2.

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City's strategy, developed alongside the 2026 Analysis of Impediments to Fair Housing Choice, is included in the Strategic Plan, Table SP-55.1. (See SP-55 for tables).

### Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Idaho Falls contracted with Perspective Planning and Consulting to complete their 2026-2030 *Analysis of Impediments to Fair Housing Choice (*AOI/FHC) which included a section that establishes a strategy for affordable housing and residential investment. The entire document is included as part of the *Draft 2026-2030 CDBG Five Year Consolidated Plan*. Specific strategies and recommendations to remove barriers to affordable housing are provided in the AOI/FHC.

The City will continue to promote affordable homeownership and rental opportunities, public services, public facilities, and infrastructure improvements to benefit LMI communities and households with the use of annual CDBG funds.

The City is also committed to increasing outreach and education that focus on legal requirements for reasonable accommodation with local and regional disability advocate agencies. Idaho Legal Aid is a strong partner in the community to assist with issues related to fair housing, evictions, and landlord disputes.

The City will continue to partner with IHFA, Intermountain Fair Housing Council (IFHC), and the City of Pocatello to promote and provide annual fair housing training that addresses rental tenants and landlords, fair housing laws, and examples of discrimination.

The City will continue to promote the dissemination of resources and materials in English and Spanish to local housing providers by working with the IFHC, and IHFA as resources are made available.
As a planning tool, the Barriers to Affordable Housing table of recommendations are available in the *Draft 2026-2030 CDBG Five Year Consolidated Plan,* Section SP-55 Barriers to Affordable Housing (Table SP-55.1.).

### Discussion:

The City will continue to work with the community to capture input through the citizen review process as they develop community plans. Under contract with Perspective Planning and Consulting, the Planning Division, within the Community Development Services Department, held several focus group meetings, interviews, and provided (2) separate surveys to capture citizen input

and feedback to help identify current needs and priorities as they developed the *Draft 2026-2030 CDBG Five Year Consolidated Plan* and *Analysis of Impediment to Fair Housing Choice.*

## AP-85 Other Actions – 91.220(k)

**Introduction:**
The City of Idaho Falls understands the importance of maximizing funding sources to address the priorities identified in the *Draft 2026-2030 CDBG Five Year Consolidated Plan.* In recognizing that CDBG and IHFA are the two major funding sources provided by the U.S. Department of Housing and Urban Development, the City will continue to understand how CDBG and IHFA funds may address the priorities defined in the Plan. The City will continue to work with non-profit agencies and organizations who provide services and programs that address affordable housing and social service concerns.

**Actions planned to address obstacles to meeting underserved needs**
The City will continue to promote improved access to public services for LMI households. With input provided through public surveys and meetings, the assessment provided in the *2026-2030 CDBG Five Year Consolidated Plan* and *Analysis of Impediments to Fair Housing Choice* identified the needs and provided recommendations for the City to address obstacles in meeting underserved needs.

Data revealed in the recently completed local Housing Development Survey and the Community Development Survey allowed the City to capture needs and priorities regarding current housing capacity, location, rental and ownership, ADA accessibility, and cost burdens. By understanding the obstacles identified in various Plans and Surveys, the City is able to strategically plan how to address them.

The City of Idaho Falls will continue to work with public and private agencies to better understand the obstacles in meeting underserved needs. By staying informed of the issues and participating in discussions held during regular monthly Region 6 Housing Coalition meetings, the City is able to make funding recommendations for CDBG projects and activities based on actual needs identified by service providers who work with undeserved clients to address their daily needs.

**Actions planned to foster and maintain affordable housing**
The City of Idaho Falls will continue to work with a variety of programs that assist with local housing needs such as the HUD HOME Program administered through the local Idaho Housing and Finance (IHFA) branch. The Program is a block grant that encourages partnerships between federal, state, and local governments, housing developers, and nonprofit service agencies to expand the supply of decent, safe, sanitary, and affordable housing.

The City will continue to promote homeownership and affordable rental opportunities by partnering with agencies that utilize CDBG funds for programs that assist with down payment and closing costs, acquisition, construction, and rehabilitation of single-family and multi-family affordable housing for low-income families.

**Actions planned to reduce lead-based paint hazards**
The City of Idaho Falls recognizes that houses built before 1978 may contain lead-based paint due to paint, paint chips, and dust. To assist with increasing awareness, an instructional procedure guide was completed to ensure Lead-Based Paint Compliance of CDBG funded projects. To increase educational awareness of the hazard; the City of Idaho Falls, IHFA, Region VII District Health, Regional Housing Meeting members, CLUB, Inc., H4HIF, and EICAP have provided specific information on lead-based paint hazards, precautions, and symptoms to homeowners, renters, and landlords involved in housing services and rehab.

As a local resource, the City of Idaho Falls recognizes the opportunity to collaborate with the City of Pocatello's Planning and Development Services Department for information and resources regarding lead-based paint hazards. The City of Pocatello received a HUD grant for Lead-Based Paint Hazard Control to start up their Lead Safe and Healthy Homes (LSHH) effort in order to provide lead-based paint hazard control via licensed and certified contractors at no cost to homeowners and renters.

**Actions planned to reduce the number of poverty-level families**

The City supports efforts to reduce poverty by understanding the needs identified during the development of the *2026-2030 CDBG Consolidated Plan*. In previous years, the City allocated annual CDBG funds to activities that directly address the issues surrounding poverty. The City will continue to assist low-and moderate-income individuals and families by supporting activities that support case management and resources for family emergency housing, education, homelessness, food insecurities, rental assistance, utility assistance, and prenatal healthcare to help individuals and families stay housed.

The City will continue to assist local agencies and organizations address poverty with support through State and Entitlement CDBG Programs.

**Actions planned to develop institutional structure**

The City of Idaho Falls recognizes the value of coordination and collaboration with responsible entities to foster and maintain ongoing efforts that benefit the community. The City will continue to work with these entities to avoid duplication of services, recognize gaps in institutional delivery systems, understand the agency intake process, offer input to correct the gaps, and ensure a more than adequate institutional system is delivered.

The City's role in developing Institutional Structure includes coordination of local agencies and various units of local government in developing the *City of Idaho Falls CDBG Five Year Consolidated Plans*, *Annual Action Plans*, and *Comprehensive Annual Performance and Evaluation Reports (CAPER)*.

The City recognizes how local coordination of Plans and Reports are instrumental in addressing underserved housing needs and the issues surrounding homelessness. The City will continue to participate in monthly Region 6 Housing Coalition meetings to effectively coordinate the exchange of information and ideas to increase awareness through resources, community events, and educational outreach among nonprofit shelter and housing providers, and state and local government agencies.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The City will continue to work with the Region 6 Housing Coalition to enhance coordination between public and private housing and social service agencies. The City will continue to participate in regular monthly meetings to gain a better understanding of urgent needs and how annual CDBG funds may be used to address them.

Needs that are based on the knowledge and understanding communicated by active coalition members from public and private housing and social service agencies will be considered when recommending annual CDBG funding.

The City may also consider programs related to CDBG housing and public service priorities by

understanding the programs made available through the local IHFA office.

**Discussion:**
The City will continue to work with the community to capture input through the citizen review process as they develop community plans. The Planning Division, within the Community Development Services Department, contracted with Perspective Planning & Consulting and held several focus group meetings, interviews, and provided (2) separate surveys to capture citizen input and feedback to help identify current needs and priorities as they develop the *Draft 2026-2030 CDBG Five Year Consolidated Plan* and *Analysis of Impediment to Fair Housing Choice.*

## AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

**Introduction:**
The City of Idaho Falls receives only CDBG funds to carry out CDBG eligible projects and activities for the 2026 Program Year. The PY2026 allocation for the City of Idaho Falls is $414,143. No additional funds are received to carry out the priorities defined in the *2026-2030 CDBG Five Year Consolidated Plan.*
As submitted, the *PY2026 CDBG Annual Action Plan* is the first or initial Plan of the *2026-2030 CDBG Five Year Consolidated Plan.*
To maximize funding opportunities that meet the needs of the LMI community, the City will continue to support, coordinate, and collaborate with community service providers and nonprofit agencies and organizations.

**Community Development Block Grant Program (CDBG)**
**Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

| | |
|---|---|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| **Total Program Income:** | **0** |

**Other CDBG Requirements**

| | |
|---|---|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 70.00% |

A goal of 70% or more is the estimated percentage of CDBG funds allocated for activities that benefit persons of low and moderate income.

The program years covered in the PY2026 Annual Action Plan include: **2026, 2027, 2028.** The PY2026 projects and activities will compromise over 70% of the funds committed within the target areas. This will be applicable to the City Council's commitment to address identified needs and priorities located within the three census tracts and applicable to the *Draft 2026-2030 CDBG Five-Year Consolidated Plan*.

# Appendices

## Appendix A: Citizen Participation Timeline

**City of Idaho Falls**
**PY2026-2030 CDBG Five Year Consolidated Plan and**
**2026 Analysis of Impediments to Fair Housing Choice**
**Grantee Unique Appendices - Citizen Participation**

| | |
|---|---|
| **July 9, 2026** | **Council Meeting for Resolution** to adopt the Council Approved 2026-2030 CDBG Consolidated Plan, 2026 Annual Action Plan and Analysis of Impediments to Fair Housing Choice |
| **July 6, 2026** | **Council Work Session for Council Approval of** 2026-2030 CDBG Consolidated Plan, Project/Activities for the 2026 Annual Action Plan, Analysis of Impediments to Fair Housing Choice |
| **May 21 - June 22, 2026** | **30-day Public Comment started/ended**<br>**See comments attached** |
| **May 21, 2026** | **Council Meeting 6:30 pm:**<br>Public Hearing of the Draft *PY2026-2030 CDBG Five Year Consolidated Plan* and *2026 Analysis of Impediments to Fair Housing Choice*. By Perspective Planning & Consulting.<br>Public Hearing - 6:30 p.m. Council Chambers/City Annex Bldg.<br>680 Park Ave of *Draft 2026 CDBG Annual Action Plan.*<br>Grant Administrator presented CDBG/HUD Program<br>Applicants invited to provide brief project summary.<br>Live streamed from Council Chambers at<br>https://idahofallaidaho.gov/429/Live-Stream |

**April 20, 2026** **Email Notices made by City Public Relations Office:**
https://www.idahofallsidaho.gov/299/Community-Development-Block-Grant
Notice City of Idaho Falls Seeks Public Input for Five-Year Community Development Plan
Notice City of Idaho Falls Seeks Public Input for 2026 Impediments to Fair Housing Choice
Both surveys made available in English and Spanish are available at the following links:
**Housing and Community Development**

- English https://www.surveymonkey.com/r/IFHousingCommunityDevelopment2026
- Spanish https://www.surveymonkey.com/r/IFHousingCommunityDevelpment2026Espanol

**Fair Housing**

- English https://www.surveymonkey.com/r/2026IFFairHousingSurvey
- Spanish https://www.surveymonkey.com/r/IFFairHousingSurveyespanol

**Schedule for Development of Draft 2026-2030 CDBG Five Year Consolidated Plan & 2026 Impediments to Fair Housing Choice**:

| | |
|---|---|
| **April - June:** | Surveys, interviews, and data analyzed.<br>Public Hearing May 21, 2026 6:30 pm.<br>30-day public comment runs May 21-June 22, 2026.<br>Council Work Session July 6, 2026. |

| | |
|---|---|
| | Council Meeting/Resolution July 9, 2026. |
| **April 14 -April 24, 2026** | 2026 CDBG Applications reviewed for eligibility by Grant Administrator |
| **April 4 - April 17, 2026** | 2026 CDBG Applications received |
| **April 9, 2026** | Region V1 Housing Coalition Monthly Meeting – Agenda Presenting public outreach/process for the *Draft PY2026-2030 CDBG Five Year Consolidated Plan* and *2026 Analysis of Impediments to Fair Housing Choice.* |
| **April 4, 2026** | Notice to Apply for 2026 *CDBG grant funds* printed in Post Register/posted on City website |
| **April 4, 2026** | Application and notices mailed, emailed, and advertised |
| **April 4, 2026** | Post Register -Ad/ Notice of Public Hearing for *Draft PY2026-2030 CDBG Five Year Consolidated Plan* and *2026 Analysis of Impediments to Fair Housing Choice.* |
| **April 4, 2026** | List of Agency Contacts for Outreach /Interviews. |

**Public Comments/Questions during the Draft 2026-2030 CDBG Consolidated Plan**
Public Comment received from 5/22/26 to 6/22/26
*Friday, June 12, 2026*, the Grant Administrator met with Christan Ashcraft, an engaged and concerned citizen, to answer/address questions related to the Draft 2026-2030 CDBG Consolidated Plan. Christian wanted to get a better understanding so he could shape public comments that are constructive and aligned with the City's process.
Specific questions and discussion centered around practical limitations and factors that shaped the plan's priorities, and how the City balanced economic development approaches with housing-focused approaches. The Grant Administrator shared how the process of gathering public input took several months and the various approaches used to gather input through community development and housing surveys, focus group meetings, interviews, ACS data, and input from the Region 6 Housing Coalition. The input was analyzed by an outside consulting firm to identify the needs presented by the community and connect them to the HUD priorities of Community, Housing, Economic, and Public Service priorities (as defined by HUD). From there, the data, input, and process will help define the goals and objectives for utilizing annual CDBG/HUD funds over the next five years to address the needs identified.

**Public Comments/Questions during the Draft 2026 CDBG Annual Action Plan**
Public Comment received from 5/22/26 to 6/22/26
*Wednesday, June 3, 2026*, the Grant Administrator was referred to the Christine Hagedorn Reilly State Director, Adult Education & GED regarding GED opportunities and resources available in the community. Resources were shared and discussed by email related to the 2026 CDBG application received for GED assistance through the DVSAC GED program administered in their department.

IDAHO FALLS

City of Idaho Falls
City Council Meeting
680 Park Avenue

# CITY COUNCIL AGENDA

Thursday

**May 21, 2026**

6:30 p.m.

## Mayor

Lisa Burtenshaw

## City Council

**Jim Francis**
Council President, Seat 4

**Brandon Lee**
Council Seat 2

**John Radford**
Council Seat 5

**Jim Freeman**
Council Seat 6

**Kirk Larsen**
Council Seat 3

**Michelle Ziel-Dingman**
Council Seat 1

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 Department (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 Testimony.** Because public hearings must follow various procedures required by law, please wait to offer your testimony until invited/indicated. Please address Council directly and try to limit your time to three (3) minutes.
- **Written Testimony.** The public may provide written testimony via postal mail sent to City Hall or via email sent to the City Clerk at IFClerk@idahofalls.gov. Testimony 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.

**If you need communication aids or other physical accommodations to attend or access this meeting, please contact the City Clerk at (208) 612-8414 or the ADA Coordinator at (208) 612-8323 prior to the meeting. They will help accommodate special needs wherever possible.**

# City Council

## Agenda

680 Park Avenue
Idaho Falls, ID 83402

**Thursday, May 21, 2026** | **6:30 PM** | **City Council Chambers**

1. **Call to Order & Roll Call**

2. **Pledge of Allegiance**

3. **Public Comment**

   Please see guidelines on page 2.

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 City Clerk**

   **1)** April 2026 Licensing through the Office of the City Clerk **26-192**

   **Attachments:** New
   Renewed
   Contractors

   ***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) Office of the Mayor**

   **1)** Appointment of City Clerk **26-194**

   I request City Council's confirmation of the appointment of Linda Lundquist as the Idaho Falls City Clerk. Attached please find the recommendation, as well as the resume for Linda Lundquist. The City Clerk's specific duties and appointment process are referenced in City Code Title 1, Chapters 7 and 15.
   A thorough search process was conducted for the position, but Linda Lundquist's experience, knowledge of Idaho Falls and her passion for public service made her a clear choice.

   ***Action Item(s):***
   Confirm the appointment of Linda Lundquist as the Idaho Falls City Clerk (or take other action deemed appropriate.)

Divisions.

***Action Item(s):***
1. Approve the Final Plat for Stillwater Apartments and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Stillwater Apartments and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

**Attachments:** Zoning Map
Aerial Map
Final Plat
Staff Report
PC Minutes
Reasoned Statement

**5)** Approve Proposed Mediation Agreement for Willows Place Townhomes Planned Unit Development **26-187**

Mediation between the City of Idaho Falls City Council and Bear Hunter Holdings, LLC for Willow Place Townhomes PUD was held on Thursday, May 14, 2026. The attached proposed mediation agreement is jointly proposed by the mediation team for the City of Idaho Falls and Bear Hunter Holdings, LLC. The parties reached a potential compromise, subject to the requirements of ordinance that the compromise be approved by the Idaho Falls City Council.

***Action Item(s):***
Approve Proposed Mediation Agreement between the City of Idaho Falls and Willows Place Townhomes Planned Unit Development (PUD).

**Attachments:** Mediation Agreement
Exhibit A
Exhibit B
Exhibit C

**6)** Public Hearing of the Community Development Block Grant (CDBG) *Draft* PY 2026-2030 Five Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice presented by Brad Cramer, Perspective Planning & Consulting. **26-193**
Public Hearing of the Community Development Block Grant (CDBG) *Draft* PY 2026 CDBG Annual Action Plan by Lisa Farris.

Pursuant to Housing and Urban Development (HUD) requirements, entitlement cities receiving CDBG funds must complete a current CDBG Five Year Consolidated Plan, an Analysis of Impediments to Fair Housing Choice, and an accompanying Annual Action Plan. The City is in the process of developing their

fifth CDBG Five Year Consolidated Plan which will help direct the use of annual CDBG funding to address community needs, goals and HUD priorities. Upon Plan approval from HUD, the City will receive their 2026 annual CDBG allocation of $414,143. The City of Idaho Falls, Community Development Services, Planning Division, has contracted with Perspective Planning and Consulting to develop and complete the 2026-2030 Community Development Block Grant (CDBG) Five-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice. The Plan is being developed simultaneously with the 2026 CDBG Annual Action Plan. To complete the process before the extended due date of August 16, 2026 (authorized by HUD) the City is initiating the process for HUD submittal/approval of their 2026 -2030 Five Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice and their 2026 CDBG Annual Action Plan. As part of the Citizen Participation Plan, pursuant to 24 CFR 91.105, the City must hold a public hearing. Public Notice was published in the Post Register on 4/4/2026 and posted on the City CDBG webpage. In addition, regular notices were communicated throughout the process to housing providers and service agencies, past and current applicants of CDBG funding, and the Mayor, City Council, and Directors. A public hearing is scheduled for May 21, 2026, during a regularly scheduled Council Meeting.
A 30-day public comment period will run from 5-21-26 to 6-22-26 for all comments to be considered. A Council Work Session will be held July 6, 2026, where recommendations of PY2026 CDBG projects will be made to Council for approval. A resolution to adopt all (3) Plans will be announced at the July 9, 2026, regular Council meeting. The 2026 -2030 Five Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and the 2026 CDBG Annual Action Plan are due to HUD on or before August 16, 2026.
Questions should be directed to Lisa Farris, Grant Administrator. This item has been reviewed by the Community Development Department.

***Action Item(s):***
Open public hearings for the Community Development Block Grant (CDBG) *Draft* 2026-2030 CDBG Consolidated Plan, and Analysis of Impediments to Fair Housing Choice and the Community Development Block Grant (CDBG) *Draft* PY 2026 Annual Action Plan.

**Attachments:** 2026-2030 Analysis of Impediments
2026-2030 CDBG Consolidated Plan

**7)** Legislative Public Hearing for the Annexation and Initial Zoning of I&M, Industrial and Manufacturing - Annexation and Initial Zoning Ordinances and Reasoned Statements of Relevant Criteria and Standards for approximately 10.7 acres in the NE ¼ of Section 8, Township 2 North, Range 38 East. **26-179**

Attached is the application for Annexation and Initial Zoning of I&M, Industrial and Manufacturing, which includes the Annexation and Initial Zoning Ordinances and Reasoned Statements of Relevant Criteria and Standards for approximately 10.7 acres in the NE ¼ of Section 8, Township 2 North, Range 38 East. On March 3, 2026, the Planning and Zoning Commission unanimously voted to recommend approval of the annexation with initial zoning of I&M to the Mayor and City Council as presented. This annexation was reviewed by CDS Planning staff as well as staff from Fire, Idaho Falls Power,

Council, and Directors. A public hearing is scheduled for May 21, 2026, during a regularly scheduled Council Meeting. A 30-day public comment period will run from 5-21-26 to 6-22-26 for all comments to be considered. A Council Work Session will be held July 6, 2026, where recommendations of PY2026 CDBG projects will be made to Council for approval. A resolution to adopt all (3) Plans will be announced at the July 9, 2026, regular Council meeting. The 2026 - 2030 Five Year Consolidated Plan, Analysis of Impediments to Fair Housing Choice, and the 2026 CDBG Annual Action Plan are due to HUD on or before August 16, 2026.
Questions should be directed to Lisa Farris, Grant Administrator. This item has been reviewed by the Community Development Department.

**This item has been reviewed by the City's Legal & Municipal Services Departments.**

# Draft 2026–2030 CDBG Consolidated Plan

and Analysis of Impediments to Fair Housing

City of Idaho Falls | City Council | May 21, 2026

1

## Consolidated Plan Overview

CDBG program has three national priority objectives:

- Benefit low-to-moderate income individuals
- Preventing or eliminating slum or blight
- Meeting urgent needs

- 5-year plan required for entitlement communities receiving CDBG to demonstrate how they will use the funds to achieve national objectives
- Identifies local housing, homeless, and community development needs
- Sets the framework: Annual Action Plans, CAPERs, and the projects approved for funding must align with the ConPlan priorities and address the identified needs

2

## Public Participation

- Ensures the plan reflects actual community needs
- Provides accountability for how federal funds are spent
- Community-wide survey in English and Spanish with 250 responses
- 20 stakeholder interviews and three focus groups
- 30-day public comment period

3

## Public Participation Results

- Affordable housing is the top community concern, and participants are ready for more action from the City in general
- Homelessness and mental health needs are rapidly growing needs
- There is a shortage of shelter beds
- Continue to invest in infrastructure
- Public transportation is a critical need
- Housing discrimination is uncommon, however when it does occur it is rarely being reported

4

# Recommendations and Goals

| Goal # | Goal Name | Priority Need | Action Summary |
|---|---|---|---|
| 1 | **Housing Development** | Affordable Housing | Add new and rehabilitate homeowner units |
| 2 | **Public Service** | Homeless and Non-Homeless Special Needs<br>Public Service | Assist with application fees for affordable units<br>Assist with overnight sheltering<br>Add overnight, emergency, or transitional housing beds<br>Assist with homelessness prevention |
| 3 | **Community Development** | Non-Homeless Special Needs<br>Non-Housing Community Development | Non-Housing public facilities and infrastructure<br>Housing public facilities and infrastructure |
| 4 | **Economic Development** | Non-Housing Community Development | Study at least one area for Slum and Blight designation<br>Assist with façade treatments and building rehabilitations |
| *NA* | ***Recommended Action*** | | *Conduct a feasibility study for designation of a Neighborhood Revitalization Strategy Area (NRSA)* |

5

# Analysis of Impediments Recommendations

- Find partners to leverage funds and programs to increase affordable housing stock
- Continue to implement ADA Transition Plan, EICAP home modification partnership, and support for Legal Aid to address fair housing issues
- Continue to co-sponsor Fair Housing Training
- Conduct a feasibility study to consider incentives for affordable housing including: re-establishing the impact fee waiver for affordable housing, density bonus programs, establishing income-restricted units, and other affordable housing tools

6

IDAHO FALLS

***Community Development Block Grant (CDBG)***
***Housing and Urban Development (HUD)***

**City of Idaho Falls**

***Public Hearing***

***Draft PY2026 CDBG Annual Action Plan***

***May 21, 2026, 6:30 p.m.***

**Council Chambers - City Annex Bldg. - 680 Park Ave Idaho Falls, ID 83402**

1

***DRAFT PY2026 CDBG Annual Action Plan***

**1st year of *PY2026-2030 Five Year Consolidated Plan***

**Plan History**

**2004** City applied/approved by HUD as an Entitlement City.
City applies directly to HUD for annual CDBG funds.

**Five Year Consolidated Plans**

| | |
|---|---|
| ***2026-2030*** | ***Fifth Five-Year Plan*** |
| 2021-2025 | Fourth Five-Year Plan |
| 2016-2020 | Third Five-Year Plan |
| 2011-2015 | Second Five-Year Plan |
| 2004-2009/10 | Initial Five-Year Plan |

2

## *DRAFT PY2026 CDBG Annual Action Plan*

**HUD/CDBG**
**23rd Year of Participating in the Program**

- Draft ***2026 CDBG Annual Action Plan*** to HUD before Aug 16, 2026.
- Plan Year (PY) runs April 1st to March 31st
- **$414,134.00** PY2026 CDBG allocation.
- **(15)** Applications totaling **$627,854.04**
- **$9,234,687.00** (2004 to 2026) Total HUD/CDBG funds allocated to Idaho Falls.
- Amount does not include 2020 CARES Act funds of **$507,657** for COVID 19 (CDBG CV1/CV3).

3

## CDBG Benefits City & Community

**Providing Opportunities**

**Assists City in funding projects and programs not funded with General Funds.**

**Assists local service providers with filling a gap in service.**

**Assists City/local service providers in leveraging additional funds.**

4

## *CDBG Program & HUD Criteria*

**All Projects/Activities**

**Must meet 1 of 3 National Objectives (HUD)**

-Benefit Low/Moderate Income clients (LMI)

***PY 2026 - Bonneville County - Low 80% with income $80,900 (family of 4)***

-Prevent/Eliminate conditions of Slum and Blight

-Meet an Urgent Need

**Must be a HUD Eligible Activity (see examples of projects)**

-Construction of Public Infrastructure

-Handicapped Access to Public Facilities

-Housing Rehab, Social Services, Business Rehab

-Acquisition, Clearance, and Disposition of property

-Relocation costs, Economic Development, Job Creation or Training

**Additional Criteria**

-Projects must meet goals of City *2026-2030 CDBG 5-Year Consolidated Plan*

-Projects must be approved for the *PY2026 CDBG Annual Action Plan*

5

## *CDBG Program and HUD Criteria*

Projects/Activities must fit into 1 of 4 HUD Priorities

***Community Development Priority***

Neighborhood revitalization activities that promote public health, safety and welfare.

***Economic Development Priority***

Improve economic conditions throughout the community for primarily Low to Moderate Income (LMI) persons.

Benefit a specific location designated as slum and blight by area.

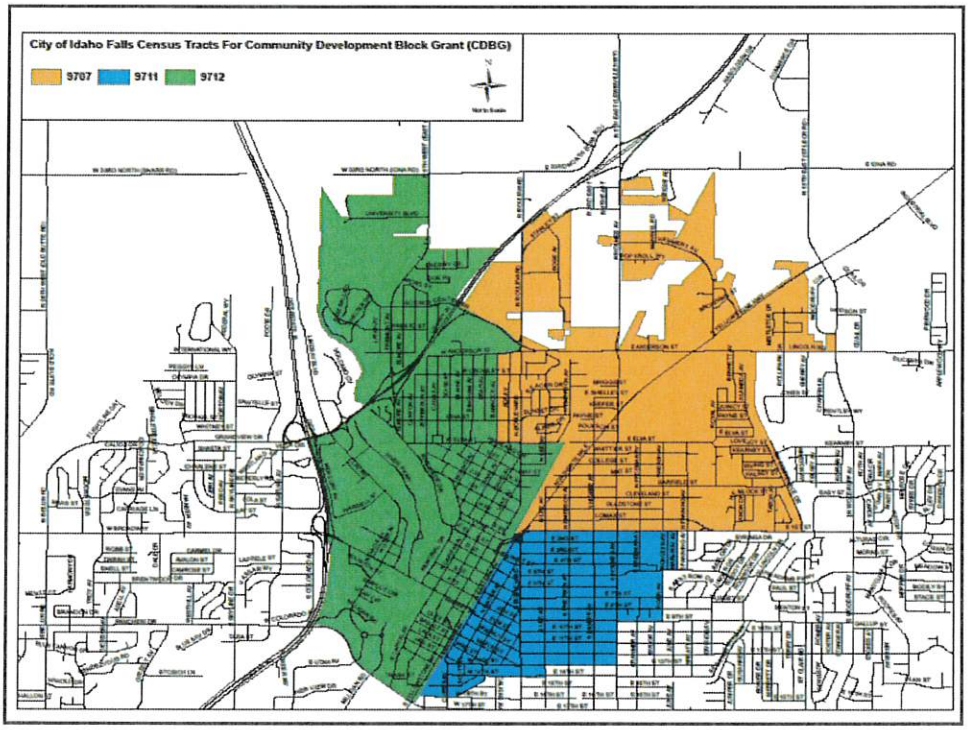
***Housing Development Priority***

Encourage development of new, affordable single, multi-family, and special needs housing through private developers and non-profits.

***Public Service Priority***

Encourage partnerships with social service providers, faith-based groups, private businesses, school districts, non-profit agencies, and community leaders to meet the needs of families in poverty.

6




7

## Community Development Priority/Public Infrastructure

## *Before* Elmore St. Improvements

8

**Community Development Priority/Public Infrastructure**
***After***
**Elmore St. Improvements**

9

**Housing Dev. Priority**
**Triplex at Elmore**
**1520/1522/1524** ***Before***

Habitat for Humanity®
Idaho Falls Area

10

**Housing Dev. Priority**
**Triplex at Elmore**
**1520/1522/1524** ***After***

Habitat for Humanity
Idaho Falls Area

11

**Housing Dev. Priority - Rehab of Single Unit**
**LMI Homes Before/*After*** **1072 Science Center**

12

## Housing Development Priority

### Single Unit Rehab - *Before* ramp installed

13

## *Housing Development Priority*

### *After* exterior modular ramp installed

14

## Economic Dev. Priority – Sign/Awning Project - Park A/Italia 401 Park

15

15

**Examples**
**Public Service Activities**

**Nonprofit service provider agencies & organizations**

**Providing public service activities to low-and moderate-income individuals/families**

**CLUB, Inc.**
Homeless individuals assisted with case management, services, and resources.

**Idaho Legal Aid (Victims of Domestic Violence)**
Assisting victims of domestic violence with legal aid.

**Promise Ridge -Idaho Legal Aid**
Case management intake and resources for a family emergency shelter.

**Daycare Vouchers**
Childcare vouchers to assist LMI students and families with childcare.

**Rent/Utility Assistance**
Assist LMI living in the home within a CT neighborhood.

16

| PY2026 CDBG Applicants HUD allocation $414,134.00 | Activity/Project Description | Amount Requested |
|---|---|---|
| Idaho Legal Aid - Idaho Falls | Legal assistance for victims of domestic violence. | $24,000.00 |
| Behavioral Health Crisis Center of Eastern Idaho | (N. Holmes) Case Manager to support mental health/substance abuse clients (18/older). | $30,000.00 |
| Domestic Violence and Sexual Assault Center (DVSAC) | GED program testing vouchers. | $10,000.00 |
| United Way ALICE Child Care Scholarship Program | Assistance with affordable daycare expenses for working families that do not meet the threshold for state financial assistance. | $30,000.00 |
| Salvation Army | Rental ($7,500) assistance. Utility Assistance ($3,700) for LMI individuals/families. Salary for one FTE ($938.00). Indirect cost for support service/occupancy ($1,812.00). | $14,000.00 |
| Promise Ridge Family Emerg. Shelter | (1) FTE to provide intake/case mgt services of LMI clients for (17) pay periods (June - Dec). | $15,585.60 |
| Nest Pregnancy Care Center | Prenatal care with ultrasounds and results for LMI clients at the center. Supports (1) ultrasound/mth/$400 ea. $20,800/yr. | $20,800.00 |

17

PY2026

| ~~PY2025~~ CDBG Applicants | Activity/Project Description | Amount Requested |
|---|---|---|
| Idaho Falls Soup Kitchen | Support for training of volunteers for food handling. | $13,000.00 |
| Idaho Falls Downtown Development Corp. (IFDDC) | Façade Improvement Program in Downtown Idaho Falls CT 9712. | $50,000.00 |
| City Public Works Dept. Curb, Gutter, Sidewalk | For properties in LMI neighborhoods within Highland Park Subdivision CT 9712. | $195,000.00 |
| YMCA 155 Corner Ave | Transform existing indoor racquetball court to an indoor play structure for youth. | $100,000.00 |
| East Idaho Community Partners (EICAP) | Parking lot/Warehouse LED Lighting Upgrade Project-retrofit existing light fixtures with energy efficient LED bulbs. | $5,9400.00 |
| Idaho Falls Rescue Mission (IFRM) | Replace existing security cameras with a new internal/external security camera system. | $12,500.00 |
| IF Sr. Center – Meals on Wheels | Reusable/disposable trays to serve/deliver meals to seniors and disabled LMI individuals. | $24,199.84 |
| Administration of CDBG Program Community Development Services | Administer CDBG Program with (1) FTE within CDS. 20% max *based on 2026 allocation* | $82,828.60 |
| | *(15) Total Amount of Applications* | *$681,314.04* |

18

## *PY2026* Schedule for DRAFT *CDBG Annual Action Plan* Announcements, Council Work Sessions/Meetings, Public Hearings

| | |
|---|---|
| **April 4, 2026** | **Invitation to Apply mailed/posted on City Website. Printed in *Post Register* April 4, 2026.** |
| **May 3 -14, 2026** | **Applications received/reviewed for eligibility by Grant Administrator.** |
| **May 21, 2026** | **Council Meeting - Public Hearing 6:30 pm Council Chambers 680 Park Ave.**<br>Grant Administrator presents CDBG/HUD Program<br>Applicants invited to provide brief project summary<br>Live streamed from Council Chambers at https://www.idahofallsidaho.gov/429/Live-Stream |
| **May 21 - June 22, 2026** | **30-day public comment starts/ends. Consider public comments.** |
| **July 6, 2026** | **Council Work Session - Recommendations of PY2026 CDBG Projects provided to Council for approval.** |
| **July 9, 2026** | **Council Meeting/Resolution to adopt *2026 CDBG Annual Action Plan.*** |

19

## PY2026 CDBG Schedule for DRAFT *CDBG Annual Action Plan*

| | |
|---|---|
| **On/Before Aug 16, 2026** | **Council Approves Draft *2026 CDBG Annual Action Plan* submitted to HUD for final approval.**<br>HUD has ~45 days to approve the Plan |
| **~Aug/Sept 2026** | **Upon HUD approval of Plan, allocation made available to City.** |
| **~Sept 2026** | **Funding committed to approved applicants/projects once City completes:**<br>Environmental review,<br>Signed Agreement (scope, regulatory requirements) between City/responsible entity |

***Note - Projects are not retroactive - Program Year runs April 1, 2026 to March 31, 2027***
***Start date begins upon signed Agreement between City and responsible entity.***

20

## Comments/Questions

**Please email comments/questions to:**
**Lisa Farris, Grant Administrator**
**City Annex Bldg. 680 Park Ave**
**Idaho Falls, ID 83405**
**LFarris@idahofalls.gov**
**(208) 612-8323**

**Visit City CDBG webpage at link below:**
**https://www.idahofallsidaho.gov/299/Community-Development-Block-Grant**

21

# ADVERTISING INVOICE

APG West Payment
Processing
PO Box 1570
Pocatello, ID 83204
Ph. (208) 542-6712

| BILLING DATE: | ACCOUNT NO: |
|---|---|
| 03/31/26 | 10553 |

CITY OF IDAHO FALLS
PO BOX 50220
IDAHO FALLS, ID 83405

| AD # | DESCRIPTION | START | STOP | TIMES | AMOUNT |
|---|---|---|---|---|---|
| 730776 | NOTICE OF 2026 COMMU | 04/04/26 | 04/04/26 | 2 | $192.92 |

**Payments:**

| Date | Method | Card Type | Last 4 Digits | Check | Amount |
|---|---|---|---|---|---|

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$192.92**
Paid Amount:**$0.00**

Amount Due:**$192.92**

*We Appreciate Your Business!*

730776

AD# 730776AD#

**NOTICE OF 2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING OPPORTUNITY & APPLICATION NOTICE AND TENTATIVE SCHEDULE**

**From:** Lisa Farris, CDBG Grant Administrator
**To:** Interested Non-Profit Organizations and Agencies
**Subject:** Community Development Block Grant (CDBG) Applications for PY2026

The City of Idaho Falls is beginning the development of its Annual Action Plan for the Program Year (PY2026) Community Development Block Grant (CDBG) funding cycle. The federal budget has not been passed, however; as in previous years, the City is expecting to receive an allocation of approximately $400,000. In 2004, the City of Idaho Falls applied to the Housing and Urban Department (HUD) for Entitlement status and was approved as an Entitlement City. This status allows the City to file directly to HUD for annual Community Development Block Grant (CDBG) funds that may be allocated towards projects that benefit low and moderate income (LMI) individuals, prevent, or eliminate conditions of slum and blight, or that meet an urgent need. LMI is defined as 80% of the community median income. The 2025 HUD Income Limits recognize that a family of four living in Idaho Falls (Bonneville County) with an income less than $76,150 is considered as LMI clientele. 2026 Income Limits will be announced by HUD after May 1, 2026. All projects and activities must demonstrate that a majority of the resulting benefit is for low- and moderate-income residents of Idaho Falls and must be quantified or able to document the benefit/beneficiaries. The City is accepting PY2026 CDBG grant applications for projects and activities to be considered for funding. Please submit your grant request by **April 17th, 2026**.

**If interested in applying, please provide a letter of request, as the application, and include the following:**

1. Organization's Name, Complete Address, Phone Number, Unique Entity Identifier (UEI), DUNS number, EIN/TIN number.
2. Complete contact information of grant applicant or responsible party (include email, mailing address, and phone number).
3. Project description, cost estimates, matching funding, engineering completed or required, and a schedule. There is no dollar cap on requests, however; practical and regulatory limits apply.

*Tentative Application Schedule - PY 2026 Community Development Block Grant (CDBG)*

| | |
|---|---|
| **April 4, 2026** | Notice to Apply printed in Post Register/posted on City website. |
| **April 1- 4, 2026** | Notice to Apply mailed, emailed to distribution lists. |
| **April 4 - April 17, 2026,** | Applications reviewed for eligibility by Grant Administrator. |
| **May 21, 2026** | Public Hearing - 6:30 p.m. Council Chambers/City Annex Bldg. 680 Park Ave. Grant Administrator presents CDBG/HUD Program Applicants invited to provide brief project summary. |
| **May 21 to June 22, 2026** | 30-day Public Comment period starts/ends (Consider Public Comments) |
| **July 6, 2026** | Council Work Session - Recommendations of PY2026 CDBG projects provided to Council for approval. |
| **July 9, 2026** | Council Meeting - 6:30 p.m. Council Chambers/City Annex Bldg. Resolution to adopt 2026 CDBG Annual Action Plan |

**On/Before July 31, 2026 2026** CDBG Annual Action Plan submitted to HUD for final approval.

**Note** - *The 2026 CDBG Program year starts April 1, 2026 and goes until March 31, 2027. Projects are not retroactive - Start date begins upon a signed Agreement between the City, and responsible entity.*

Specific projects and activities the City has funded over the years have included: minor interior/exterior ADA housing rehab, downtown façade improvements, ADA accessibility, neighborhood cleanups, code enforcement, transportation assistance, case management for homelessness prevention/housing crisis, improvements to homeless/emergency shelters, affordable housing/homeownership opportunities, development, street, sewer, water, other infrastructure, day care vouchers for fulltime LMI students, day shelter and family emergency center operational costs, legal aid for grandparents raising grandchildren, rental assistance for victims of domestic violence, utility assistance, summer school food program assistance, local soup kitchen supplies/food, senior center improvements, and single unit housing acquisition for rehab.

Please feel free to contact me with questions or to discuss potential CDBG projects and activities.

I look forward to hearing from you and may be reached by phone 208-612-8323, by email at **LFarris@idahofalls.gov**, or in person.

Tentative application schedule for the *PY2026 CDBG Annual Action Plan* will be posted on the City website at **www.idahofallsidaho.gov and may be accessed by going into the Community Development Services Department, then into the** Planning Division, then selecting CDBG.

**Lisa Farris, City of Idaho Falls, Grant Administrator**
**City Hall Annex/680 Park Avenue**
**Idaho Falls, ID 83402**

*Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Idaho Falls, should contact the department sponsoring the event or the City's ADA/Section 504 Coordinator Lisa Farris at 208-612-8323. The request should be made as soon as possible but no later than 48 hours before the scheduled event. Anyone requiring an auxiliary aid or service for a City Council Meeting should contact the City Clerk's Office at (208)612-8414 as soon as possible, but no later than 48 hours before the start of the meeting.*

**Published: April 4th, 2026 (PR10553-730776)**

| | |
|---|---|
| **From:** | Ann Peterson |
| **To:** | Lisa Farris |
| **Subject:** | FW: Ad: 730776, NOTICE OF 2026 COMMUNITY DEVELOPMENT |
| **Date:** | Tuesday, March 31, 2026 3:49:30 PM |
| **Attachments:** | CITYOFIDAH-61-730776-1.pdf |

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For your records.

**From:** legalnotices@postregister.com <legalnotices@postregister.com>
**Sent:** Tuesday, March 31, 2026 10:46 AM
**To:** Ann Peterson <apeterson@idahofalls.gov>
**Subject:** Ad: 730776, NOTICE OF 2026 COMMUNITY DEVELOPMENT

> **Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached is your proof and cost of the legal notice. Please review it and let us know if you have any questions.

Thank you,
Mickey DeGregorio
Legal Notices
Office Phone: (208) 542-6796 EXT 571505
Deadline for any changes
Post Register: Monday by 2pm for Wednesday, Wednesday by 2pm for Friday, Thursday by 2pm for Saturday, Friday by 2pm for Tuesday.
Jefferson Star: Friday by 5pm for Wendesday.
Challis Messenger: Monday by Noon for Thursday.
Please review any attachments to ensure their accuracy.
APG Media of the Rockies LLC is not responsible for any obligations imposed by law. Concerns should be directed to appropriate legal counsel.
If I do not hear back about any changes I am to assume it is all good and will publish it as stated in the attachment.

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

**April 1, 2026**

**NOTICE OF 2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING OPPORTUNITY & APPLICATION NOTICE AND TENTATIVE SCHEDULE**

From: Lisa Farris, CDBG Grant Administrator Lisa Farris

To: Interested Non-Profit Organizations and Agencies

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***Tentative Application Schedule* - PY 2026 Community Development Block Grant (CDBG)**

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

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

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**Lisa Farris, City of Idaho Falls, Grant Administrator**
**City Hall Annex/680 Park Avenue**
**Idaho Falls, ID 83402**

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Hailey Mack, Dean/Student Affairs
College of East Idaho (CEI)
1600 S 25th E
Idaho Falls, ID 83404

Joshua D. Smith Foundation
347 Constitution Way
Idaho Falls, ID 83402

Community Outreach Center, Inc
301 S. Boulevard
Idaho Falls, ID 83402

Kerry Hammon, IFDDC Director
381 Shoup Ave Suite 207
Idaho Falls, ID 83402

United Way of Idaho Falls
PO Box 51114
Idaho Falls, ID 83405

Executive Director, Irma A. Morin
Community Council of Idaho
317 Happy Day Blvd. Suite 250
Caldwell, ID 83706

Jay Workman, Director
Idaho Legal Aid
482 Constitution Way Ste #1
Idaho Falls, ID 83402

Dena Skinner, ED,
CLUB, Inc.
555 4th Street
Idaho Falls, ID 83401

GIFT, Kade Marquez,
Transit Coordinator
380 Constitution Way
Idaho Falls, ID 83402

John Radford, CEO
EICAP
PO Box 51098
Idaho Falls, ID 83405

Tyler Perkins, ED
Idaho Falls Rescue Mission
840 Park Ave
Idaho Falls, ID 83402

Crisis Center Coordinator
Behavioral Health Crisis Center
605 N Capital Ave Suite 102
Idaho Falls, ID 83402

Domestic Violence/DVSAC
1050 Memorial Drive
Idaho Falls, ID 83402

Gustafson House
2935 Rollandet
Idaho Falls, ID 83402

McKayla Matlack, CEO
Development Workshop, Inc.
555 W. 25th Street
Idaho Falls, ID 83402

Idaho Migrant Council
350 G Street
Idaho Falls, ID 83402

Fernando Sosa Ceja, Exec. Director
Community Council of Idaho
317 Happy Day Blvd Ste.180
Caldwell, ID 83706

LIFE, Inc.
250 Skyline Drive, Ste.1
Idaho Falls, ID 83402

Salvation Army
605 North Blvd.
Idaho Falls, ID 83402

Executive Director, Sarah Ryner
Senior Citizen Community Center, Inc.
535 W. 21st Street
Idaho Falls, ID 83404

Idaho American Legion, 7th District
Post 56, Commander Darrel Homer
485 Constitution Way
Idaho Falls, ID 83402

Tanner Rohne, CEO
YMCA
155 N. Corner Ave
Idaho Falls, ID 83402

Idaho Dept. of Health and Welfare
State Office Building
150 Shoup Ave.
Idaho Falls, ID 83401

Blake Jumper, Development Mngr.
The Housing Company
P.O. Box 6943
Boise, ID 83707

District Seven Health Dept.
1250 Hollipark Drive
Idaho Falls, ID 83401-6217

Good Will - Easter Seals
938 E Lincoln Rd ·
Idaho Falls, ID 83401

Bonneville County Veterans
Memorial Commission
PO Box 50563
Idaho Falls, ID 83405-0563

Karen Lansing, Executive Director
Habitat for Humanity Idaho Falls Area
PO Box 51055
Idaho Falls, ID 83405

Ariel Jackson, Executive Director
Community Food Basket - Idaho Falls
1895 N. Blvd.
Idaho Falls, ID 83402

Arnold Cantu, Clinic Administrator
Community Council of Idaho
Community Family Clinic
2100 Alan Street Idaho Falls, ID 83404

Idaho Falls School District 91
Beth Ann David
850 Cleveland
Idaho Falls, ID 83401

Region VII Behavioral Health/ PATH
Amanda Nielsen LMSW
150 Shoup Ave.
Idaho Falls, ID 83402

New Day Lutheran Church
270 N Placer Ave,
Idaho Falls, ID 83402

Marie Tracey
Promise Ridge Family Shelter
288 North Ridge Ave
Idaho Falls, 83402

Devere Hunt, Executive Director.
BHCC of Eastern Idaho
1650 North Holmes Ave
Idaho Falls, ID 83401

Craig Stoddard, Director
Rental Assistance
IHFA - PO Box 7899
Boise, ID 83407-1899

Susan Semba, Ex. VP
IHFA
P.O. Box 7899
Boise, ID 83707-1899

Julie McMurtry, Coordinator
Center for New Directions
(CEI) - 1600 S 25th E
Idaho Falls, ID 83404

Shane Seely, Assistant Director
Rental Assistance
IHFA - 1235 Jones Street
Idaho Falls ID 83401

Trinity United Methodist Church
Trinity Day Shelter for Homeless
237 Water Ave
Idaho Falls, ID 83402

Area VI Agency on Aging
Eastern Idaho Community Action
Partnership (EICAP)
935 E. Lincoln Rd.
Idaho Falls, ID 83401

Program Coordinator
Summer Food Service Program
School/Dist. 91- 508 E 13th St
Idaho Falls ID 83404

**U.S. Department of Housing and Urban Development**
Region X, Portland Field Office
Office of Community Planning and Development

1220 SW 3rd Avenue
Suite 400
Portland, OR 97204-2830
(971) 222-2600
FAX (971) 222-0357

June 17, 2026

Lisa Farris, Grant Administrator
Office of Grants for CDBG
380 Constitution Way
Idaho Falls, ID 38402

Dear Miss Farris:

SUBJECT: Submission Deadline for FY 2026 Consolidated Plan

HUD approves your request for an extension, until August 7th, 2026, as the deadline for submitting the Idaho Falls FY 2026 Consolidated Plan.

The regulations on submissions for community planning and development programs allow for extensions of the submission deadline for good cause (see 24 CFR 91.15[a]). You indicated that the city of Idaho Falls will be unable to meet HUD submission deadlines due to an unusual circumstance where several new plans are being completed in FY26. An extension will therefore be needed to allow the local governing body and the public to review the proposed list of projects in accordance with the city's citizen participation plan.

Please contact Robert Adamski, Financial Analyst, at Robert.K.Adamski@hud.gov, if you have any questions. We appreciate the close working relationship Idaho Falls staff have with our office and look forward to assisting the city with new projects as you move forward into the new 5-year ConPlan.

Sincerely,

Carma E Reed

Digitally signed by: CARMA REED
Date: 2026.06.17 13:10:18 -08'00'

Carma Reed, CPD Regional Director, R10
Office of Community Planning and Development

# REGION VI HOUSING COALITION
## Monthly Meeting

## Meeting Agenda

### Thursday, April 9, 2026 3:30 - 5:00 PM MST
### 1904 Dakota Lane, Ammon ID

Join Zoom Meeting
https://us06web.zoom.us/j/87269679296?pwd=NalkQ1pVKxW7AAD9QvspNsmV4D6Qo7.1
Meeting ID: 872 6967 9296
Passcode: 565519

*The Region VI Housing Coalition strives to locate housing for families and individuals through community partnerships. We also assist those who need help maintaining housing by connecting them with a network of service providers that can successfully guide them through the continuum of care.*

| | |
|---|---|
| Co-Chairs | Robert Swiston, Tyler Perkins |
| Secretary | Isabelle Sanchez |

| Agenda | | |
|---|---|---|
| Time | Topic | Presentor |
| 3:30 PM (5 min) | Welcome & Introductions | Robert Swiston |
| 3:35 PM (5 min) | Reading Minutes | Robert Swiston |
| 3:40 PM (10 min) | Regional Updates | All Coalition Members |
| 3:50 PM (10 min) | 2026–2030 Community Development Block Grant (CDBG) Consolidated Plan and Analysis of Impediments to Fair Housing | Brad Cramer |
| 4:00 PM (10 min) | Coalition By Laws<br>*Updating Mission Statement & Purpose* | Robert Swiston<br>Tyler Perkins |
| 4:10 PM (20 min) | **HOPE** *Homeless Outreach Partnership Event*<br>**November 14, 2026**<br>ACE (Advocate, Collaborate & Educate) | Open Discussion |
| 4:30 PM | Adjourn | |

**Next Meeting:** Thursday, May 14, 2026 3:30 - 5:00 PM MST

**NOTICE OF PUBLIC HEARING AND SHEDULE FOR**
**2026-2030 COMMUNITY DEVELOPMENT BLOCK GRANT CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE**

**From:** Lisa Farris, CDBG Grant Administrator
**To:** Interested Individuals and Organizations
**Subject:** PY2026-2030 Community Development Block Grant (CDBG) Five Year Consolidated Plan with the Analysis of Impediments to Fair Housing Choice

The City of Idaho Falls has been and Entitlement City since 2004. This status allows the City to apply directly to Housing and Urban Development (HUD) for annual Community Development Block Grant (CDBG) funds that may be allocated towards projects that benefit low and moderate income (LMI) individuals, prevent, or eliminate conditions of slum and blight, or that meet an urgent need. LMI is defined as 80% of the community median income. In 2025, a family of four living in Idaho Falls (Bonneville County) with an income less than $76,150 was considered as LMI clientele.
To be eligible for annual CDBG funding, the City must submit a current CDBG Five Year Consolidated Plan, an Analysis to Impediments to Fair Housing Choice, and an accompanying Annual Action Plan.
The City is in the process of developing their fifth CDBG Five Year Consolidated Plan which will help direct the use of annual CDBG funding to address community needs, goals, and HUD priorities. Upon Plan approval from HUD, the City will receive their 2026 annual CDBG allocation of approximately $400,000.00.
Overall, the CDBG/HUD funded Program has allocated $8,820,544.00 to the City of Idaho Falls since the Program was initiated in 2004. In addition, 2020 CDBG funds through the CARES Act, was allocated to the City in (2) separate rounds of funding (CV1 and CV3 CDBG) that totaled $507,657. Funds were allocated to address, prevent, or assist with the COVID 19 Pandemic and Infectious Disease.

The City of Idaho Falls, Community Development Services, Planning Division, has contracted with Perspective Planning & Consulting to develop and complete the 2026-2030 Community Development Block Grant (CDBG) Five-Year Consolidated Plan and Analysis of Impediments to Fair Housing Choice.
Perspective Planning & Consulting has been gathering information through several methods, including, but not limited to: consultation with local agencies, public outreach through interviews and surveys, development of current demographic and economic data sets, and other pertinent data sources.
The Plan is being developed simultaneously with the 2026 CDBG Annual Action Plan.

Perspective Planning & Consulting will present the data and analysis during a regularly scheduled Council Meeting.

**Tentative Schedule:**

| | |
|---|---|
| **May 21, 2026** | 6:30 pm Public Hearing - Perspective Planning & Consulting, and Grant Administrator. |
| **May 21 June 22, 2026** | 30-day Public comment period starts and ends. |
| **July 6, 2026** | 3:00 pm Council Work Session - Consider public comments. |
| **July 9, 2026** | Council Meeting/Resolution do adopt Plans. |
| **On/Before Aug 16, 2026** | Submit Plans to HUD for approval. |

***Note** - The 2026-30 CDBG Five Year Consolidated Plan is from April 1, 2026 until March 31, 2030. Projects selected for the 2026 CDBG Annual Action Plan are not retroactive - Start date begins upon a signed Agreement between the City, and responsible entity.*
For questions, please contact Lisa Farris, City of Idaho Falls, Grant Administrator.
Available by phone 208-612-8323, by email at LFarris@idahofalls.gov, or in person at City Hall Annex - 380 Constitution Way, Idaho Falls, ID 83402.

The *2026-2030 CDBG Five Year Consolidate Plan* schedule is posted on the City website www.idahofalls.gov To access the City's CDBG page, go to Government, Departments, Community Development Services, then select CDBG.
Also provided is the link at https://www.idahofallsidaho.gov/299/Community-Development-Block-Grant

Thank you for your interest and participation in City/Government processes. The City believes strongly in public participation and invites the public to view the meeting from the Council Chambers, or viewed via livestream at https://www.idahofallsidaho.gov/429/Live-Stream.

*Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Idaho Falls, should contact the department sponsoring the event or the City's ADA/Section 504 Coordinator Lisa Farris at 208-612-8323. The request should be made as soon as possible but no later than 48 hours before the scheduled event. Anyone requiring an auxiliary aid or service for a City Council Meeting should contact the City Clerk's Office at (208)612-8415 as soon as possible, but no later than 48 hours before the start of the meeting.*

***To Print Saturday, April 4, 2026***

## Agency Contacts Agency Contacts for Outreach/Interviews

## Housing and Public Service Agencies

**Reg 6 Housing Coalition, Chair**
Robert Swston, Housing Specialist/Access Point Director for
CLUB, Inc. 555 4th St. Idaho Falls, ID 83401
(208) 529-4673

**Idaho Falls Rescue Mission (IFRM)**
Tyler Perkins, ED
2058 Jennie Lee Drive, Idaho Falls ID 83402
208-419-0698 or Main Office: 208-745-3352
www.ifrescuemission.org

**Idaho Housing and Finance Association (IHFA)**
Shane Seeley | Assistant Director Rental Assistance
1235 Jones St. Idaho Falls ID 83401
(208) 331-4780
ShaneS@IHFA.ORG www.idahohousing.com

**Eastern Idaho Community Action Partners (EICAP)**
PO Box 51098 Idaho Falls, ID 83405-1098
John Radford, ED
(208) 522-5391
Seniors@eicap.org

**Promise Ridge Family Shelter**
Marie Tracey
1040 Terry Dr. Idaho Falls, ID 83404
(208) 346-8320

**Salvation Army**
Lieutenant Jon-Marc Lamb
jon.marc.lamb@usw.salvationarmy.org
Corps Officer | Idaho Falls Corps
605 N Blvd, Idaho Falls, ID 83402
Cell (208) 818-2956
Office (208) 522-7200

**Habitat for Humanity - Idaho Falls Area**
Randy Hubbard, ED
Miara McKenzie, Bookkeeper
PO Box 51055 Idaho Falls, ID 83405
(208) 528-0298

**Families in Transitional Housing (F.A.I.T.H.)**
(208) 522-1056
**The Housing Company**
Blake Jumper, Development Mngr.
P.O. Box 6943 Boise, ID 83707

## Economic Agency:

**Idaho Falls Downtown Development Corp. (IFDDC)**
Kerry Hammon, ED
381 Shoup Ave #207, Idaho Falls, ID 83402
(208) 535-0399

## Community and Public Service Agencies

**Community Family Clinic**
**Community Council of Idaho, Inc.**
Mariana Pablo, Outreach and Social Media Specialist
(208) 528-7655 Ext: 3507
mpflores@ccimail.org
**Community Council of Idaho**
**Community Family Clinic**
Arnold Cantu, Clinic Administrator
2100 Alan Street Idaho Falls, ID 83404
(208) 528-7655 Ext. 3519
acantu@ccimail.org
**Greater Idaho Falls Transit (GIFT)**
Kade Marquez, Transportation Coordinator
P.O. Box 50220
Idaho Falls, Idaho 83405
(208) 612-8487
KMarquez@idahofalls.gov
http://www.greaterIFtransit.com
**Behavioral Health Crisis Center of Eastern Idaho**
Devere Hunt, Executive Director
1650 North Holmes Ave Idaho Falls, ID 83401
208-522-0727
**Behavioral Health Crisis Center of E Idaho (BHCC EID)**
April Crandall, Grant Director, Program and Policy Development
Rehabilitative Health Services - Badger Inc. - Center for Hope - BEST
208-604-1018
aprilcrandall@yahoo.com

**Idaho Falls Senior Center**
Sarah Ryner, Executive Director
535 W 21st St. Idaho Falls, ID 83402
(208) 522-4357
ifsccc2@gmail.com
**Community Food Basket of Idaho Falls AND Soup Kitchen**
Ariel Jackson, ED
1895 N. Blvd Idaho Falls
(208) 524-0994

## Community/Public Service/Special Needs Agencies:

**Development Workshop, Inc. (DWI)**
McKayla Matlack, CEO
555 W. 25th St. Idaho Falls, ID 83402
208-524-1550
**IF Soup Kitchen**
301 S Blvd, Idaho Falls, ID 83401
(208) 557-5750
**District Seven Health Dept.**
1250 Hollipark Drive
Idaho Falls, ID 83401-6217
**Trinity United Methodist Church**
237 Water Ave
Idaho Falls, ID 83402
**Idaho Legal Aid Services**
482 Constitution Way, Ste. 101, Idaho Falls, ID 83402
Brokke Roberts, Managing Attorney
(208) 357-4730
brookeroberts@idaholegalaid.org
**Domestic Violence and Sexual Assault Center (DVSAC)**
Tenna McBride, ED
1050 Memorial Dr, Idaho Falls, ID 83402
(208) 529-4352
**YMCA**
Tanner Rohne, CEO
155 N. Corner Ave Idaho Falls, ID 83402
208-523-0600

**United Way**
Arial Howell, Area Impact Manger
1649 Woodruff Park Idaho Falls, ID 83401
(208) 522-2674
www.unitedwayif.org
**College of East Idaho (CEI)**
Center for New Directions
1600 S25th St Idaho Falls
(208)-535-5468
**Department of Health and Welfare/Navigation**
150 Shoup Ave #19, Idaho Falls, ID 83402
(800) 926-2588
**Family Care Center** (208) 535-2273
**Veterans Affairs Supportive Housing (*VASH*)**
(208) 522-2922
**District 7 Health Dept. OR Eastern Idaho Public Health (EIPH)**
1250 Hollipark Dr, Idaho Falls
(208) 522-0310
**Idaho Falls School District 91**
Beth Ann David
850 Cleveland Idaho Falls, ID 83401
**Idaho Falls Area Humanitarian Center**
1415 Northgate Mile, Idaho Falls, ID 83401
(208) 497-2868

**City of Idaho Falls**
**Draft PY2026 CDBG Annual Action Plan**
**<u>Grantee Unique Appendices</u>**

**Grantee Unique Appendices - Geographic Distribution**

Census Tract Map

**Grantee Unique Appendices - Additional Information**

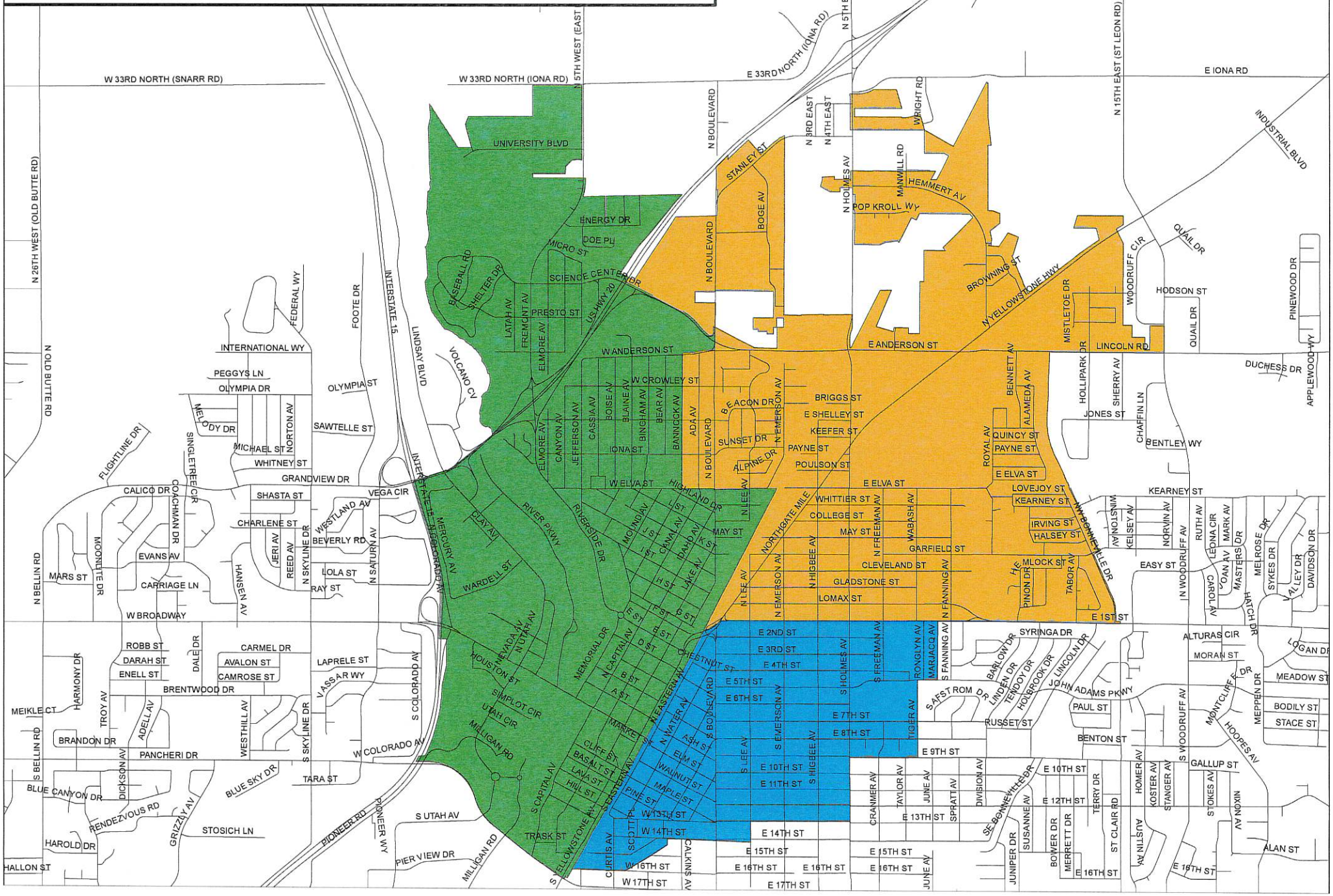
Fair Housing Proclamation - March 30, 2026.
Fair Housing Training/Registration - Agenda April 7, 2026
Mayor's Letter of Support for IHFA Disposition Plan.
Article entitled *First Impressions*, by Leigh Jones, HUD Public Relations Specialist.

# City of Idaho Falls Census Tracts For Community Development Block Grant (CDBG)

9707 9711 9712

N

Not to Scale



# PROCLAMATION

WHEREAS, the year 2026 marks the 58th anniversary of the passage of the Federal Fair Housing Act; Title VIII of the Civil Rights Act of 1968, as amended; and

WHEREAS, this law guarantees that housing throughout the United States should be made available to all citizens without regard to race, color, religion, sex, family status, disability, or national origin; and

WHEREAS, equality of opportunity for all is a fundamental tenet of this nation, state and city, and

WHEREAS, barriers which diminish the rights and limit the options of any citizen will ultimately diminish the rights of all citizens; and

WHEREAS, the cooperation, commitment and support of all the residents of the City of Idaho Falls is necessary for removing barriers to the enjoyment of living where one chooses within one's means.

THEREFORE, I, LISA BURTENSHAW, MAYOR of the City of Idaho Falls, do hereby proclaim the month of April 2026, as

## FAIR HOUSING MONTH

and encourage every citizen and business of our community to support and endorse Fair Housing; to reaffirm their commitment to Fair Housing for all, and wholeheartedly recognize these rights and responsibilities throughout the year.

CITY OF IDAHO FALLS CORPORATE SEAL BONNEVILLE COUNTY, IDAHO

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Idaho Falls to be affixed on this 30th day of March, Two Thousand and Twenty-six.

Lisa Burtenshaw

Lisa Burtenshaw, Mayor
City of Idaho Falls

# Fair Housing Training – City of Pocatello, City Hall (Council Chambers) 911 N. 7th Avenue, Pocatello, Idaho 83201

Housing Justice For All

**April 7, 2026, Agenda**

| | |
|---|---|
| 9:30 am to 10:00 am | Registration and Check-in |
| 10:00 am to 10:05 am | FH Training Welcome/Introductions |
| 10:05 am to 10:30 am | Fair Housing Basics |
| 10:30 am to 10:40 am | Break (10 minutes) |
| 10:40 am to 12:00 pm | Fair Housing Basics |
| 12:00 pm to 1:30 pm | Lunch - on your own |
| 1:30 pm to 2:30 pm | Fair Housing Protected Classes and Case Examples |
| 2:30 pm to 2:40 pm | Break (10 minutes) |
| 2:40 pm to 3:40 pm | Disability Reasonable Accommodations Modifications, Service Animals |
| 3:40 pm to 4:00 pm | Open Question and Answer |

CITY OF POCATELLO

Idaho Housing and Finance Association
www.idahohousing.com

IDAHO FALLS

OFFICE OF THE MAYOR

Rebecca L. Noah Casper | *Mayor*
Office (208) 612-8235
Fax (208) 612-8560

IDAHO FALLS

May 22, 2017

Ms. Lisa Stevens
Senior Manager Rental Assistance
Idaho Housing and Finance Association
P.O. Box 7899
Boise, ID 83707-1899

Letter of Support: Low Rent Public Housing - Idaho Falls Scattered Single Family Homes

Dear Ms. Stevens:

It is with pleasure that I write to express the City of Idaho Falls' continued support of Idaho Housing and Finance Association (IHFA) plans to finalize the disposition of Low Rent Public Housing at scattered home site locations. The cumulating of this plan would permit IHFA to sell the few remaining homes on the open market while continuing to assist the low-income families who are currently working towards homeownership for the other four or five homes located in the City of Idaho Falls.

We are pleased to see affordable housing goals and priorities identified in our 2016-2020 CDBG Five Year Consolidated Plan being carried out in IHFA's disposition plan and will continue to address the need by allocating annual CDBG funds to support homeownership opportunities for low and moderate income families living within our three census tract neighborhoods.

We support IHFA's continued disposition plan and agree that this has been a very successful homeownership program for low and moderate income families in Idaho Falls that may otherwise never have experienced homeownership.

Should you have any questions or need additional documentation, please do not hesitate to contact my office at 208-612-8235.

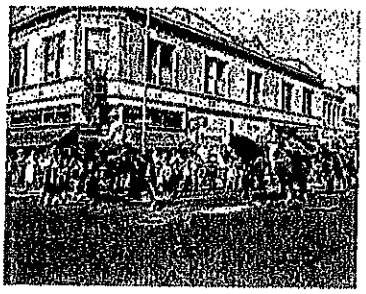
Sincerely,

Rebecca L. Noah Casper
Mayor

Cc: Lisa Farris, Grant Administrator

P.O. Box 50220 | 308 Constitution Way | Idaho Falls, Idaho 83405-0220

# *First Impressions*



IDAHO FALLS - "You can always tell a man by the shoes he wears," my father used to tell me. "If you take pride in how you look, you probably take pride in the work you do. That's who I want to hire."

What's true for people is true for cities. First impressions matter. Drive through a downtown with unswept sidewalks, empty storefronts and poorly-maintained facades and you'll probably keep on driving. Spruce it up and folks will probably start stopping.

It's a lesson not lost on Idaho Falls, a city of almost 60,000 residents on the upper Snake River, home to the Idaho National Laboratory and a gateway to Yellowstone and Grand Teton National Parks. The fourth-largest city Idaho, it is the commercial hub of eastern Idaho and western Wyoming. Its downtown, no surprise, is critical to the future of both the city and the region.

HUD funds are at play in its downtown. The City of Idaho Falls has been entitled to receive allocations of HUD Community Development Block Grant, or CDBG, funds since 2004. Now in its 50th year, the national CDBG program has provided much-needed Federal resources to states, metropolitan counties and cities and towns of all sizes. CDBG's not a blank check. Its authorizing legislation specifies that CDBG can be used for one of three and only three purposes - to principally benefit low- and moderate-income residents, to meet urgent community development needs and to eliminate conditions of slums and blight.

Decisions on the what's, where's and how's a community spends CDBG funds and meets these three objectives are made by that community. CDBG's flexible, from-the-ground-up approach is why it's one of the most popular Federal government's programs. Just ask a local official. Like Julián Castro, now HUD's 16th Secretary but who previously served for three terms as Mayor of San Antonio.

"CDBG is a program that actually matters where we live," he's said. "It enjoys bi-partisan support primarily because it is inherently flexible, allowing states and local communities (and their residents) to decide for themselves how to invest in their local priorities."

Idaho Falls is a case study in CDBG's flexibility. Annually it receives from $340,000 to $450,000 in CDBG funds. It uses the funds to meet a host of priorities, from code enforcement to paving streets, making the homes of income-eligible families ADA accessible and to upgrading senior centers. From providing supportive services to the homeless to offering affordable legal aid to grandparents raising grandkids and victims of domestic violence. From replacing sidewalks to acquiring sites for Habitat for Humanity to build affordable homes.

And, yes, to spruce-up downtown. "Say what you will about downtown Idaho Falls," The Associated Press once observed, "but there's no denying its character." Indeed, almost as soon as you drive up Yellowstone Avenue, down Broadway or along Memorial Drive in downtown, you can't miss the "character".

Idaho Falls, in fact, is a treasure trove of historically-significant buildings with more than a dozen former banks, hotels, government office buildings and even a former five-and-dime on the National Registry of Historic Places. They're the "building blocks" in a strategy developed by the City and the Idaho Falls Downtown Development Corporation to make downtown "a more vibrant place for businesses, shopping, entertainment, and social gatherings." Which is why the City allocates about 30 percent of its CDBG funds - more than $700,000 since 2005 - to addressing blight and slum conditions through a downtown façade improvement program.

Downtown businesses have responded. So far 83 projects - 27 new or refurbished facades, 9 roof and 7 awning replacements and 27 signage projects - have been completed. No, a building does not need to be historically-significant to qualify. But its owner must contribute a match of at least 25 percent and be a little patient since grants are approved on a first-come, first-serve basis.

An "old" downtown is getting a big-time facelift. That's been a boost for the economy, not just during The Great Recession when facade renovation was about the only game in town for out-of-work construction workers, but also as the economy's recovered. New stores, services and restaurants have opened. Idahoan Foods even relocated its headquarters downtown, adding 75 jobs.

Thanks to the support of three Mayors, the City Council, the city's Historic Preservation Commission, and the State Historic Preservation Office and lots of private businesses the vibrancy's back and downtown Idaho Falls is enjoying an economic renaissance. That's good for the city, good for the region it serves.

When Idaho Falls, then Eagle Rock, was first settled in the 1860's there wasn't much more to downtown than a ferry that, transported fortune-seekers across the Snake on their journey north to the goldfields of Idaho and Montana. 150 years later it appears the goldfields now are in downtown Idaho Falls.

# # #

# City of Idaho Falls

# 2026-2030 Analysis of Impediments

## to Fair Housing Choice

## 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 | (208) 334-2873 | Toll Free: (888) 249-7025

**Intermountain Fair Housing Council**

4696 W. Overland Rd., Suite 140, Boise, Idaho 83705 | contact@ifhcidaho.org | (208) 383-0695 | Toll Free: 1-800-717-0695

**Idaho Legal Aid Services**

482 Constitution Way, Suite 101, Idaho Falls, ID 83402

**U.S. Department of Housing and Urban Development**

Form 903 Online Complaint (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


Idaho Human Rights Commission ..... 2
Intermountain Fair Housing Council ..... 2
Idaho Legal Aid Services ..... 2
U.S. Department of Housing and Urban Development ..... 2
Section I. Executive Summary ..... 5
Introduction ..... 5
Assessing Fair Housing ..... 5
Socio-Economic Context Summary ..... 5
Overview of Findings ..... 6
Fair Housing Issues, Goals, and Recommended Actions ..... 7
Section II. Community Participation Process ..... 8
A. Overview ..... 8
B. The 2026 Fair Housing Survey ..... 8
C. The 2026 Housing and Community Development Survey ..... 8
D. Stakeholder Interviews and Focus Groups ..... 8
E. The Final Public Review Process ..... 8
Section III. Assessment of Past Goals and Actions ..... 9
Section IV. Fair Housing Analysis ..... 10
A. Demographics and Socio-Economic Overview ..... 10
B. Employment, Education, and Transportation ..... 13
C. Poverty and Income ..... 20
D. Housing Stock and Tenure ..... 20
E. Disproportionate Housing Needs by Race and Ethnicity ..... 27
F. Mortgage Lending Analysis (HMDA) ..... 28
Higher-Priced and High-Cost Mortgages — Predatory Lending Risk ..... 31
G. Disability and Access Analysis ..... 32
H. Publicly Supported Housing ..... 34
I. Fair Housing Enforcement, Outreach Capacity, and Resources ..... 34
Federal Fair Housing Legal Framework ..... 34
State Fair Housing Law ..... 35
Local Anti-Discrimination Ordinance ..... 35
Local Enforcement Capacity ..... 35
J. Fair Housing Survey Results ..... 36
K. Segregation and Integration ..... 38
L. Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) ..... 39
M. Disparities in Access to Opportunity ..... 40

N. Municipal Code, Zoning Code, and Fiscal Policy Review ..... 41
Section V. Fair Housing Goals and Priorities ..... 43
Section VI. Appendices ..... 45

# Section I. Executive Summary

## Introduction

Idaho Falls is a Community Development Block Grant (CDBG) entitlement community. That means the City receives an annual CDBG allocation directly from the U.S. Department of Housing and Urban Development (HUD). As a condition of receiving CDBG funds, the City must certify that it will affirmatively further fair housing in how it spends the money. The Analysis of Impediments to Fair Housing Choice (AOI) is the document that backs up that certification.

The Federal Fair Housing Act (Title VIII of the 1968 Civil Rights Act) made it illegal to discriminate in housing based on race, color, religion, or national origin. Sex was added in the 1970s. The 1988 Amendments added familial status and disability, bringing the total to seven protected classes under federal law. The purpose of the law is to give every person an equal shot at housing of their choice, free from discrimination.

## Assessing Fair Housing

The obligation to affirmatively further fair housing (AFFH) comes from Section 808(e)(5) of the Fair Housing Act. It tells HUD to administer its programs in a way that actually advances fair housing — not just in a way that avoids discrimination. When HUD created the Consolidated Plan in 1994, it folded the AFFH obligation into the certification that entitlement communities make as a condition of receiving CDBG and other formula funds. The AoI has been the standard tool for documenting that certification since the 1993 Fair Housing Planning Guide.

In 2015, HUD published an updated rule that replaced the AOI with a more structured Assessment of Fair Housing process. HUD suspended that requirement in 2018, and as of the date of this plan it has not been restored. HUD has continued rulemaking activity on the AFFH framework between 2021 and 2024, but there is currently no binding AOI submission requirement. The City is therefore meeting the AFFH certification obligation through the traditional AOI process with this document.

## Socio-Economic Context Summary

Idaho Falls has a population of 67,725 (2020-2024 ACS 5-year). About 77.5% of residents are non-Hispanic White and 16.7% are Hispanic or Latino of any race. The Hispanic population has grown faster than any other group over the past decade and is most concentrated in the central neighborhoods and west of the Snake River. All other racial and ethnic groups combined make up less than 6% of the population. The City has grown from 56,813 in 2010 to 67,725 today, roughly 18% over 14 years.

The most recent federal data shows median household income is $73,110. About 11% of residents (7,639 people) live below the federal poverty level. Child poverty is higher at 15%, with 2,799 kids under 18.

Median gross rent is $1,075 and the median owner-occupied home value is $335,500. Both have climbed faster than local wages over the past decade. Roughly 17% of housing is in multifamily buildings of five units or more, and about 55% of all housing units were built before 1980.

About 9,355 residents (14% of the civilian noninstitutionalized population) report one or more disabilities. Throughout the stakeholder interviews and focus groups, disability accommodation in rental housing came up more often than any other fair housing concern.

## Overview of Findings

Based on the detailed data findings along with the results of the community outreach efforts, Idaho Falls has several issues and impediments to fair housing choice.

Table I.1 summarizes the contributing factors identified in this analysis and prioritizes them according to the following criteria:

1. High: Factors with a direct and substantial impact on fair housing choice.
2. Medium: Factors that have a less direct impact on fair housing choice.
3. Low: Factors that have minimal impact or indirect impact on fair housing choice, or that the City has limited capacity to address.

**Table I.1 — Contributing Factors to Fair Housing Choice in Idaho Falls**

| Contributing Factor | Priority | Justification |
|---|---|---|
| Insufficient affordable housing supply, particularly at the extremely-low-income tier, defined as households earning less than 30% of Area Median Income | High | 11% of City residents live below the federal poverty level. CHAS 2018-2022 documents a sustained shortage of rental units affordable at ≤30% HAMFI relative to demand; severe renter cost burden exceeds 70% at that tier. |
| Disproportionate housing-problem rates among Black/African American and Asian households at certain income tiers | Medium | CHAS 2018-2022 housing-problem rates exceed the citywide rate by 10+ percentage points for Black/AA at >30-50% and >50-80% HAMFI tiers, and for Asian households at the ≤30% and >100% tiers. Sample sizes are small (n<50 per cell); findings should be interpreted with caution. |
| Disparities in mortgage lending denial rates | Medium | 2023 HMDA data for Bonneville County show denial rates of 31.6% for Black/AA, 33.3% for AOI/AN, and 33.8% for NHPI applicants vs. 19.4% for non-Hispanic White applicants; Hispanic 27.2% vs. 19.1% non-Hispanic. Disparity ratios 1.4x to 1.8x. Underwriting variables not in HMDA. |
| Disability accommodation gaps in rental housing | High | 14% of residents have one or more disabilities. Stakeholder testimony identified disability accommodation as the most frequently cited fair housing concern. |
| Limited fair housing enforcement capacity within Idaho Falls | Medium | No local fair housing office. Residents seeking enforcement must navigate to Idaho Human Rights Commission (IHRC), Intermountain Fair Housing Council (IFHC), Idaho Legal Aid, or HUD FHEO Form 903. |
| Low public awareness of fair housing law and complaint mechanisms | Medium | 2026 Fair Housing Survey: 75% of respondents had never participated in fair housing training; weighted-average score on training awareness was 2.13 of 5. 84% of Housing and Community Development survey respondents who believed they had been discriminated against in the past did not report the incident. |
| Concentration of Hispanic households and lower-income households in central census tracts (9707, 9711, 9712) | Low | Concentration observable but does not meet HUD R/ECAP threshold. |
| Absence of any City-administered affordable housing financing or incentive program | High | 2025 amendments to Capital Improvement Plan and Development Impact Fee ordinance removed the prior affordable-housing fee waiver. The City has no zoning incentives, density bonuses, inclusionary requirements, dedicated trust fund, or other direct local mechanisms. |
| Pre-1980 housing stock concentrated in central LMI tracts | Medium | 55.0% of City housing units built before 1980 (lead-paint risk threshold). |

| Contributing Factor | Priority | Justification |
|---|---|---|
| NIMBY resistance to higher-density and affordable housing in established neighborhoods | High | 2026 Idaho Falls Housing and Community Development Survey identified "community resistance to higher-density housing" as the highest-rated programmatic and policy barrier (weighted average 3.27 / 5). |

*Source: 2026-2030 AOI analytical team synthesis. Priority levels follow HUD CPMP convention: High = direct and substantial impact on fair housing choice; Medium = less direct or limited City authority; Low = slight/indirect or limited City capacity to address.*

## Fair Housing Issues, Goals, and Recommended Actions

### Table I.2 — Fair Housing Issues, Goals, Metrics, Milestones, and Recommended Actions

| # | Goal | Lead and Partner Agencies | Recommended Action |
|---|---|---|---|
| FH-1 | Support production and preservation of affordable housing through IHFA LIHTC allocations, and continued H4HIF homeownership partnership. IFRA can be a local partner in certain areas. | Lead: City; Partner: HOME, HOME-ARP, H4HIF, IFRA | Develop tools and policies to support LIHTC applications; continue H4HIF partnership; continue CDBG-funded owner rehab in pre-1980 LMI tracts |
| FH-2 | Continue accessibility improvements at City facilities and right-of-way per the ADA Transition Plan and continue ADA home modifications through EICAP | Lead: City; Partner: EICAP, Disability Action Center | Continue ADA right-of-way improvements; continue EICAP home modification partnership; continue facility ADA improvements per Transition Plan |
| FH-3 | Strengthen fair housing education and outreach through the established annual Fair Housing Training partnership with City of Pocatello, IHFA, and IFHC | Lead: City + Pocatello + IHFA + IFHC | Continue annual co-sponsored Fair Housing Training with City of Pocatello, IHFA, IFHC; maintain bilingual fair housing webpage; partner with Eastern Idaho Realtors and Property Manager Association |
| FH-4 | Address disability-related fair housing concerns through landlord education and partnership with the Behavioral Health Crisis Center | Lead: City + IFHC + IHRC; Partner: Crisis Center | Reasonable-accommodation training; Landlord education materials; refer formal complaints to IHRC + HUD FHEO |
| FH-5 | Reduce regulatory and fiscal barriers to affordable housing production by re-establishing affordable housing impact fee waiver, exploring density bonus or expedited review, and conducting feasibility study of City-administered program | Lead: City Council; Partner: IHFA, EI Home Builders Assn | Re-establish affordable housing impact fee waiver; adopt density bonus / expedited review for income-restricted units; conduct feasibility study of City-administered affordable housing program in PY 2026 |

# Section II. Community Participation Process

## A. Overview

The City used several channels to gather public input on this AOI and tracking closely with the community participation process for the 2026-2030 Consolidated Plan. The components were the 2026 Fair Housing Survey, the broader 2026 Housing and Community Development Survey, 20 stakeholder interviews, three focus groups, public hearings, and a formal public comment period.

## B. The 2026 Fair Housing Survey

The 2026 Fair Housing Survey ran online through SurveyMonkey from April 21 through May 4, 2026 in both English and Spanish. The survey was promoted through the City CDBG webpage, partner agency newsletters, social media, and direct outreach to housing professionals. The 13 questions covered respondent role, familiarity with fair housing law, training participation, awareness of private and public sector impediments, perceived local issues, awareness of fair housing ordinances, and open-ended comments. Nine people responded — four homeowners, four renters, one home insurance professional, one legal services professional, one property manager or landlord, and two housing service providers. Detailed findings are in Section IV.J.

## C. The 2026 Housing and Community Development Survey

The Housing and Community Development Survey ran from April 18 through April 28, 2026 and collected 250 responses across 31 questions on housing, public services, infrastructure, business and economic development, and special population needs. The respondent pool skewed homeowner (84%), higher-income (60% above $75,000 household income), and non-Hispanic (93%). That skew matters when reading any survey-derived finding; the stakeholder interviews and focus groups were designed to fill in the perspectives the survey under-represents.

## D. Stakeholder Interviews and Focus Groups

20 stakeholder interviews and three focus groups were conducted in April 2026. Stakeholders included fair housing and social service-provider agencies.

## E. The Final Public Review Process

Public hearings on the 2026-2030 AOI will be held in conjunction with public hearings on the 2026-2030 Consolidated Plan in accordance with the City's Citizen Participation Plan. Specific dates and the formal public comment period will be inserted prior to plan adoption.

## Section III. Assessment of Past Goals and Actions

The 2021-2025 AOI, prepared by Western Economic Services, set four fair housing goals for the prior plan period. This section reviews past actions and goal accomplishment, drawing primarily on the Idaho Falls Draft 2025 CAPER (City Council public hearing May 7, 2026) for the program outcomes.

**Table III.1 — 2021-2025 AOI Goals: Status as of May 2026**

| 2021-2025 AOI Goal (verbatim from prior plan) | Status (as of May 2026) |
|---|---|
| **Goal 1:** Continue to promote affordable homeownership and rental opportunities. **Recommended Action:** Continue to promote homeownership and affordable rental opportunities with the use of CDBG funds and continued partnership with Habitat for Humanity Idaho Falls (H4HIF). 5-year targets: 5 Homeowner Housing Rehabilitated, 5 Homeowner Housing units added. | Partial. The City continued the H4HIF partnership during the plan period. PY2025 CAPER reports completion of minor exterior rehab assistance for elderly/disabled homeowners. |
| **Goal 2:** Continue to promote Community Development activities in areas with higher rates of poverty. **Recommended Action:** Continue to promote public services, public facilities, and infrastructure improvements with CDBG funds in low-to-moderate income neighborhoods. 5-year target: Benefit 3,000 households with improved access to public services. | Substantially exceeded. Per the Draft 2025 CAPER, Public Facility/Infrastructure activities benefited 35,478 persons against the 4,000-person 5-year strategic plan target. Public Facility/Infrastructure household-level activities benefited 125 households against the 100-household target. PY2025 activities included Idaho Legal Aid for Victims of Domestic Violence, daycare vouchers for United Way LMI clients, Senior Center Meals on Wheels equipment, and minor exterior rehab for elderly/disabled. |
| **Goal 3:** Continue to promote community and service provider knowledge of ADA laws. **Recommended Action:** 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 IFHC. Record activities annually. | Operational. The City continued its partnership with the IFHC during the plan period and recorded fair housing training activity annually. It also continues to work with the Northwest ADA Center (ADANW) for specific information and resources relating to city-owned facilities and programs. The City also continues to promote fair housing through its annual fair housing proclamation from the Mayor. The most recent edition of the proclamation is included in the appendix. |
| **Goal 4:** Increase outreach and education for housing providers in the City and the public. **Recommended Action:** Continue to partner with IFHC to conduct fair housing outreach and education targeting rental tenants and landlords. Include materials in both English and Spanish. | On track. The City co-sponsored an annual Fair Housing Training with the City of Pocatello, IHFA, and IFHC. The 2026 Fair Housing Training was held April 7, 2026 in Pocatello and was attended by 45+ participants including property owners, managers, landlords, and nonprofit housing providers. The agenda for the training is included in the appendix. Bilingual fair housing materials are maintained on the City CDBG webpage. |

# Section IV. Fair Housing Analysis

This section provides an overview of demographic and other relevant data from the most recent Census and American Community Survey (ACS) estimates. The data is intended to provide insight into conditions that affect the housing market and housing choice in Idaho Falls.

The City of Idaho Falls' Community Development Services Department is the lead agency for this Analysis of Impediments to Fair Housing Choice. The scope of this document is limited to the City of Idaho Falls.

## A. Demographics and Socio-Economic Overview

The City of Idaho Falls had a 2020-2024 ACS 5-year estimated total population of 67,725. Population by race and Hispanic origin is reported in Table IV.1.

**Table IV.1 — Population by Race and Hispanic Origin, Idaho Falls, 2020-2024 ACS**

| Race / Ethnicity | Population | Share of Total |
|---|---|---|
| Non-Hispanic White alone | 52,461 | 77.5% |
| Hispanic or Latino (any race) | 11,286 | 16.7% |
| Non-Hispanic Two or More Races | 2,598 | 3.8% |
| Non-Hispanic American Indian or Alaska Native alone | 407 | 0.6% |
| Non-Hispanic Asian alone | 372 | 0.5% |
| Non-Hispanic Black or African American alone | 324 | 0.5% |
| Non-Hispanic Native Hawaiian or Pacific Islander alone | 184 | 0.3% |
| Non-Hispanic Some Other Race alone | 93 | 0.1% |
| **Total** | **67,725** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B03002, City of Idaho Falls.*

Table IV.2 reports population by race and Hispanic origin across three data sets (2010 Census, 2020 Census, and 2020-2024 ACS) to illustrate change over time. Detailed race and ethnicity counts at the place level are not available for 2010 with full comparability to 2020 due to changes in race-question reporting; values shown here are best-effort matches.

**Table IV.2 — Population by Race and Hispanic Origin, Idaho Falls, 2010 / 2020 / 2020-2024**

| Race / Ethnicity | 2010 Census | 2020 Census | 2020-2024 ACS |
|---|---|---|---|
| **Total population** | **56,813** | **64,818** | **67,725** |
| Non-Hispanic White alone | ~48,330 (~85.1%) | ~52,050 (~80.3%) | 52,461 (77.5%) |
| Hispanic or Latino (any race) | ~6,540 (~11.5%) | ~9,980 (~15.4%) | 11,286 (16.7%) |
| Other minority groups (combined) | ~1,940 (~3.4%) | ~2,790 (~4.3%) | 3,978 (5.9%) |

*Source: U.S. Census Bureau, 2010 Decennial Census P2/P5, 2020 Decennial Census P1/P2, 2020-2024 ACS 5-Year Estimates Table B03002, City of Idaho Falls. Values for 2010 and 2020 are approximations due to differences in race-reporting categories between data sets; precise comparability is limited.*

Population growth in Idaho Falls over the past decade is reported in Table IV.3 and visualized in Diagram IV.1. Total population grew from 56,813 in the 2010 Decennial Census to 64,818 in the 2020 Decennial Census (+14.1%) and to 66,981 in the 2020-2024 ACS (+3.3% additional). Total growth from 2010 to the current 2020-2024 ACS vintage is approximately 17.9%. Cohort-level changes between 2010 and 2020-2024 reveal

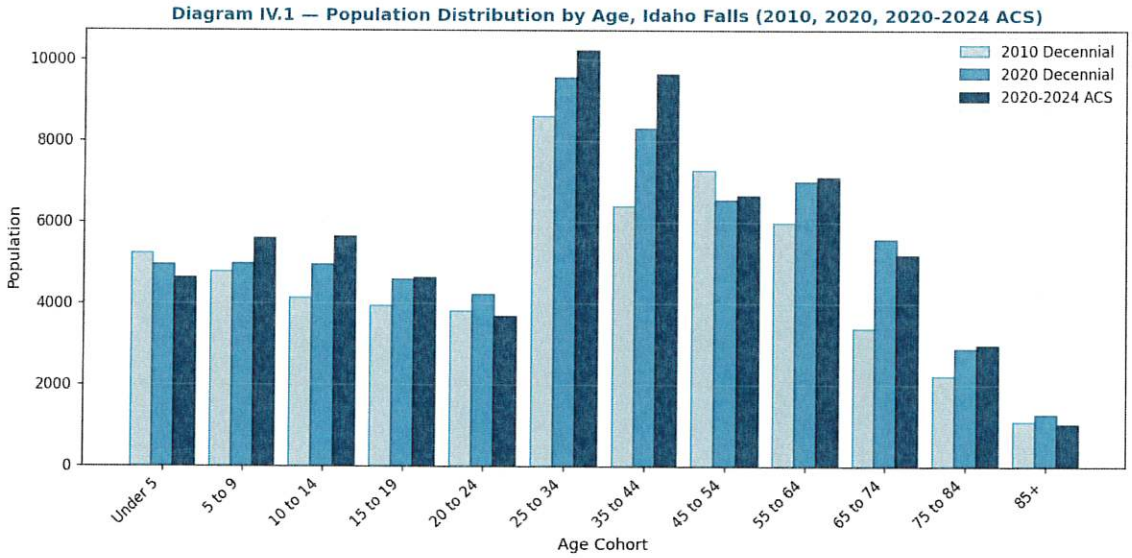
pronounced shifts: the 35-44 cohort grew 50.8%, the 65-74 cohort grew 53.8%, and the 10-14 cohort grew 36.6%. The 45-54 cohort and 85+ cohort declined modestly.

**Table IV.3 — Population by Age Cohort, Idaho Falls, 2010 / 2020 / 2020-2024**

| Age Cohort | 2010 Census | 2020 Census | 2020-2024 ACS | % Change 2010→2024 |
|---|---|---|---|---|
| Under 5 | 5,232 | 4,957 | 4,634 | -11.4% |
| 5 to 9 | 4,783 | 4,963 | 5,591 | 16.9% |
| 10 to 14 | 4,129 | 4,958 | 5,642 | 36.6% |
| 15 to 19 | 3,942 | 4,591 | 4,635 | 17.6% |
| 20 to 24 | 3,809 | 4,226 | 3,687 | -3.2% |
| 25 to 34 | 8,607 | 9,550 | 10,222 | 18.8% |
| 35 to 44 | 6,387 | 8,300 | 9,632 | 50.8% |
| 45 to 54 | 7,261 | 6,547 | 6,638 | -8.6% |
| 55 to 64 | 5,974 | 6,992 | 7,101 | 18.9% |
| 65 to 74 | 3,373 | 5,569 | 5,187 | 53.8% |
| 75 to 84 | 2,221 | 2,889 | 2,981 | 34.2% |
| 85+ | 1,095 | 1,276 | 1,031 | -5.8% |
| **Total** | **56,813** | **64,818** | **66,981** | **+17.9%** |

*Source: U.S. Census Bureau, 2010 Decennial Census Table P012, 2020 Decennial Census Table P12 (DHC), 2020-2024 ACS 5-Year Estimates Table B01001, City of Idaho Falls.*

**Diagram IV.1 — Population Distribution by Age, Idaho Falls (2010, 2020, 2020-2024)**




Population by age and gender is reported in Table IV.4. The City's total male population is 33,572 and total female population is 34,153, yielding a sex ratio of approximately 98 males per 100 females. The sex distribution is roughly balanced through the working-age cohorts; female population predominates at ages 65 and older, consistent with longer female life expectancy.

**Table IV.4 — Population by Age and Sex, Idaho Falls, 2020-2024 ACS**

| Age Cohort | Male | Female | Total |
|---|---|---|---|
| Under 5 | 2,068 | 2,566 | 4,634 |
| 5 to 9 | 3,061 | 2,530 | 5,591 |
| 10 to 14 | 2,454 | 3,188 | 5,642 |
| 15 to 17 | 1,565 | 1,410 | 2,975 |
| 18 to 19 | 858 | 802 | 1,660 |
| 20 to 24 | 2,241 | 2,190 | 4,431 |
| 25 to 29 | 2,870 | 2,437 | 5,307 |
| 30 to 34 | 2,286 | 2,629 | 4,915 |
| 35 to 44 | 4,954 | 4,678 | 9,632 |
| 45 to 54 | 3,258 | 3,380 | 6,638 |
| 55 to 64 | 3,720 | 3,381 | 7,101 |
| 65 to 74 | 2,497 | 2,690 | 5,187 |
| 75 to 84 | 1,226 | 1,755 | 2,981 |
| 85+ | 514 | 517 | 1,031 |
| **Total** | **33,572** | **34,153** | **67,725** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B01001 (Sex by Age), City of Idaho Falls.*

Group quarters residents live in institutional or noninstitutional group living arrangements rather than typical households — including correctional facilities, juvenile facilities, nursing homes, college dormitories, military quarters, and similar facilities. Table IV.5 reports the 2020 Decennial Census group quarters population by major type for Idaho Falls and Bonneville County. The 2020 Decennial Census recorded 1,462 residents living in group quarters in Idaho Falls; the 2020-2024 ACS reports a total of 1,342.

**Table IV.5 — Group Quarters Population by Major Type, Idaho Falls and Bonneville County, 2020 Census**

| Group Quarters Type | Idaho Falls City | IF Share | Bonneville County | County Share |
|---|---|---|---|---|
| Institutionalized population (subtotal) | 1,114 | 76.2% | 1,269 | 76.8% |
| Correctional facilities for adults | 514 | 35.2% | 514 | 31.1% |
| Juvenile facilities | 13 | 0.9% | 24 | 1.5% |
| Nursing facilities / skilled-nursing facilities | 383 | 26.2% | 513 | 31.1% |
| Other institutional facilities | 204 | 14.0% | 218 | 13.2% |
| Noninstitutionalized population (subtotal) | 348 | 23.8% | 383 | 23.2% |
| College / university student housing | 0 | — | 0 | — |
| Military quarters | 0 | — | 0 | — |
| Other noninstitutional facilities | 348 | 23.8% | 383 | 23.2% |
| **Total Group Quarters Population (2020 Census)** | **1,462** | **100.0%** | **1,652** | **100.0%** |
| **Total Group Quarters Population (2020-2024 ACS)** | **1,342** | **—** | **1,568** | **—** |

*Source: U.S. Census Bureau, 2020 Decennial Census P.L. 94-171 Redistricting Data File, Table P5 (Group Quarters Population by Major Group Quarters Type), Idaho Falls city and Bonneville County. ACS total from Table B26001 (2020-2024 5-Year Estimates).*

Approximately 4.2% of Idaho Falls residents are foreign-born per the 2020-2024 ACS, totaling 2,830 residents. Latin America is the predominant region of origin among foreign-born residents (2,154 residents, 76.1% of foreign-born). Other regions of origin are smaller.

**Table IV.6 — Place of Birth for the Foreign-Born Population, Idaho Falls, 2020-2024 ACS**

| Region of Birth | Persons | Share of Foreign-Born | Share of Total Population |
|---|---|---|---|
| Europe | 246 | 8.7% | 0.4% |
| Asia | 178 | 6.3% | 0.3% |
| Africa | 65 | 2.3% | 0.1% |
| Oceania | 43 | 1.5% | 0.1% |
| Latin America | 2,154 | 76.1% | 3.2% |
| Northern America (Canada, etc.) | 144 | 5.1% | 0.2% |
| **Total Foreign-Born** | **2,830** | **100.0%** | **4.2%** |
| Native-born (for reference) | 64,895 | — | 95.8% |
| **Total City Population** | **67,725** | **—** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Tables B05002 and B05006, City of Idaho Falls.*

Limited English Proficiency (LEP) is reported in Table IV.7. LEP is defined as speaking English less than "very well." Spanish is the largest non-English language spoken in Idaho Falls, with 5,726 speakers age 5 and over (9.1% of the population age 5+); 1,555 of those speakers are LEP. All other non-English languages combined account for under 1.5% of the population. Language-accessible fair housing outreach materials in Spanish are part of 2026-2030 AOI Goal FH-3.

**Table IV.7 — Language Spoken at Home and Limited English Proficiency, Idaho Falls, 2020-2024 ACS**

| Language Group | Total Speakers (Age 5+) | Share | Speakers with LEP | LEP Rate |
|---|---|---|---|---|
| English only | 56,599 | 89.7% | n/a | n/a |
| Spanish | 5,726 | 9.1% | 1,555 | 27.2% |
| Other Indo-European languages | 422 | 0.7% | 76 | 18.0% |
| Asian and Pacific Island languages | 272 | 0.4% | 26 | 9.6% |
| Other languages | 72 | 0.1% | 0 | 0.0% |
| **Total Population Age 5+** | **63,091** | **100.0%** | **1,657** | **2.6%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B16004, City of Idaho Falls. Aggregated across all age groups (5-17, 18-64, 65+).*

## B. Employment, Education, and Transportation

The 2020-2024 ACS reports a labor force of 33,149 Idaho Falls residents 16 and over, of whom 31,550 are employed and 1,398 are unemployed (ACS-derived rate of 4.2%).

**Table IV.8 — Employment, Labor Force, and Unemployment, Idaho Falls Population 16+, 2020-2024 ACS**

| Status | Count | Share of Pop 16+ |
|---|---|---|
| In labor force | 33,149 | 65.4% |
| Employed | 31,550 | 62.3% |
| Unemployed | 1,398 | 2.8% |
| Not in labor force | 17,500 | 34.6% |
| **Total Population 16+** | **50,649** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B23025, City of Idaho Falls.*

Educational attainment among Idaho Falls adults 25 and older is reported in Tables IV.9 and IV.10. Approximately 90.6% of adults have at least a high school diploma or equivalency, and 31.7% hold a Bachelor's degree or higher. The educational attainment distribution reflects the substantial Idaho National Laboratory technical and professional workforce alongside a broader community workforce.

**Table IV.9 — High School or Greater Education, Idaho Falls Adults 25+, 2020-2024 ACS**

| Educational Attainment Threshold | Persons | Share of Adults 25+ |
|---|---|---|
| High school graduate or higher | 38,780 | 90.6% |
| Some college or higher | 28,331 | 66.2% |
| Bachelor's degree or higher | 13,560 | 31.7% |
| Graduate or professional degree | 4,124 | 9.6% |
| **Total Adults 25+** | **42,792** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B15003, City of Idaho Falls.*

**Table IV.10 — Educational Attainment, Idaho Falls Adults 25+, 2020-2024 ACS**

| Educational Attainment | Persons | Share |
|---|---|---|
| Less than high school diploma | 4,012 | 9.4% |
| High school graduate / GED / equivalent | 10,449 | 24.4% |
| Some college, no degree | 10,389 | 24.3% |
| Associate's degree | 4,382 | 10.2% |
| Bachelor's degree | 9,436 | 22.1% |
| Master's degree | 2,667 | 6.2% |
| Professional degree | 690 | 1.6% |
| Doctorate degree | 767 | 1.8% |
| **Total** | **42,792** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B15003, City of Idaho Falls.*

Place of work for Idaho Falls workers 16 and over is reported in Table IV.11. The vast majority of City workers are employed within Bonneville County. A smaller share commutes to a different county within the same state, and a small number commute to a different state.

**Table IV.11 — Place of Work for Idaho Falls Workers 16+, 2020-2024 ACS**

| Place of Work | Workers | Share |
|---|---|---|
| Worked in Idaho (state of residence) | 30,796 | 98.8% |
| Worked in Bonneville County (county of residence) | 27,980 | 89.7% |
| Worked outside Bonneville County (different county, same state) | 2,816 | 9.0% |
| Worked outside state of residence | 382 | 1.2% |
| **Total workers 16+** | **31,178** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B08130, City of Idaho Falls.*

Travel time to work is reported in Tables IV.12 and IV.13. The aggregate travel time computation in IV.12 reports total minutes commuted by all Idaho Falls workers (excluding work-from-home) and the resulting average. Table IV.13 reports the distribution of workers across travel-time bands. Travel time in Idaho Falls is meaningfully shorter than national averages, reflecting the City's compact geography and local employment base.

**Table IV.12 — Aggregate Travel Time to Work, Idaho Falls Workers 16+ (Did Not Work From Home), 2020-2024 ACS**

| Measure | Value |
|---|---|
| **Total workers (excluding work from home)** | **28,228** |
| Aggregate travel time (worker-minutes) | 504,841 |
| Average travel time per worker (minutes) | 17.9 |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B08303, City of Idaho Falls. Aggregate is computed by summing worker counts in each travel-time band weighted by the band midpoint (e.g., 60 minutes for the "60 or more" band).*

**Table IV.13 — Travel Time to Work Distribution, Idaho Falls Workers 16+, 2020-2024 ACS**

| Travel Time | Workers | Share |
|---|---|---|
| Less than 10 minutes | 1,249 | 4.4% |
| 10 to 14 minutes | 5,786 | 20.5% |
| 15 to 19 minutes | 6,670 | 23.6% |
| 20 to 24 minutes | 6,823 | 24.2% |
| 25 to 29 minutes | 2,853 | 10.1% |
| 30 to 34 minutes | 507 | 1.8% |
| 35 to 44 minutes | 986 | 3.5% |
| 45 to 59 minutes | 317 | 1.1% |
| 60 minutes or more | 233 | 0.8% |
| Average travel time (computed) | 17.9 minutes | — |
| **Total Workers** | **28,228** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B08303, City of Idaho Falls.*

Means of transportation to work is reported in Table IV.14. Single-occupant vehicle (drive alone) is the dominant mode citywide. Carpooling is a meaningful secondary mode. Public transit accounts for under 1% of commute trips citywide — a function of the limited Greater Idaho Falls Transit (GIFT) service profile. The 2026 stakeholder

record consistently identified GIFT capacity as a binding mobility constraint for LMI residents, persons with disabilities, and seniors.

**Table IV.14 — Means of Transportation to Work, Idaho Falls Workers 16+, 2020-2024 ACS**

| Means | Workers | Share |
|---|---|---|
| Drove alone | 23,123 | 74.2% |
| Carpooled | 3,469 | 11.1% |
| Public transportation | 794 | 2.5% |
| Walked | 184 | 0.6% |
| Bicycle | 2,950 | 9.5% |
| Other (taxi, motorcycle, etc.) | 353 | 1.1% |
| Worked from home | 2,950 | 9.5% |
| **Total Workers 16+** | **31,178** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B08006, City of Idaho Falls.*

Means of transportation by housing tenure is reported in Table IV.15. Owner-occupants drive alone at slightly higher rates than renter-occupants. Owner households represent a slightly higher use rate of the small public-transit commuter share.

**Table IV.15 — Means of Transportation to Work by Tenure, Idaho Falls Workers 16+, 2020-2024 ACS**

| Means | Owner (n / %) | Renter (n / %) | Total (n / %) |
|---|---|---|---|
| Drove alone | 15,391 (73.5%) | 7,732 (75.6%) | 23,123 (74.2%) |
| Carpooled | 2,293 (11.0%) | 1,172 (11.5%) | 3,465 (11.1%) |
| Public transportation | 575 (2.7%) | 219 (2.1%) | 794 (2.5%) |
| Walked | 137 (0.7%) | 168 (1.6%) | 305 (1.0%) |
| Other (taxi, motorcycle, bike, etc.) | 314 (1.5%) | 215 (2.1%) | 529 (1.7%) |
| Worked from home | 2,219 (10.6%) | 725 (7.1%) | 2,944 (9.4%) |
| **Total Workers 16+** | **20,929 (100.0%)** | **10,231 (100.0%)** | **31,160 (100.0%)** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B08137, City of Idaho Falls.*

Idaho Falls labor force statistics 1990-2024 are reported in Table IV.16, drawing on BLS Local Area Unemployment Statistics (LAUS) annual averages. The City's unemployment rate has tracked the national business cycle, peaking at 7.1% in 2010 (Great Recession) and 4.0% in 2020 (COVID-19 pandemic). The 2024 annual average rate of 3.1% (MSA) reflects a tight but not overheated labor market.

**Table IV.16 — Labor Force Statistics, Idaho Falls MSA and Idaho Statewide, 1990-2024 (BLS LAUS Annual Averages)**

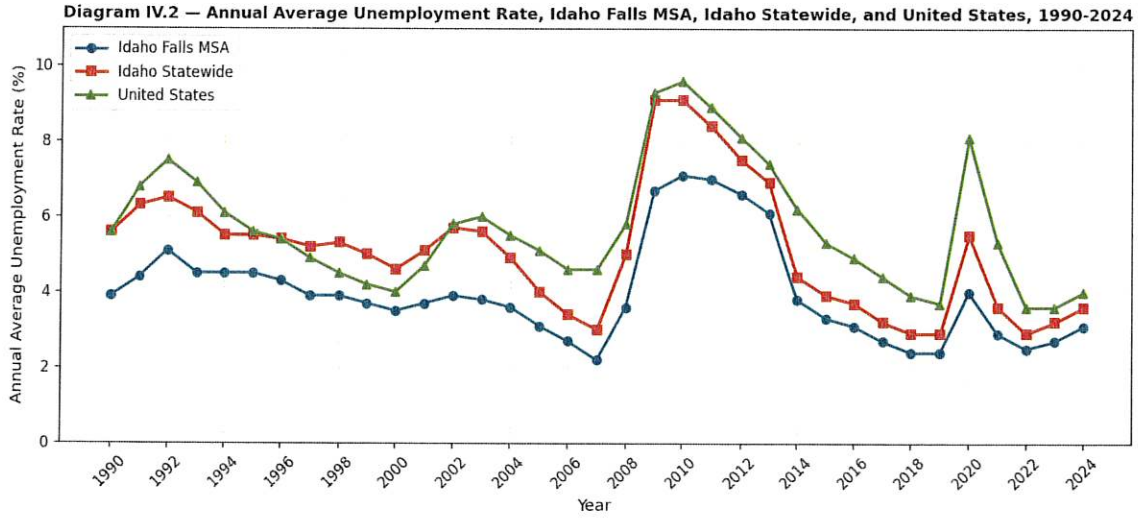
| Year | Idaho Falls MSA Unemployment Rate | Idaho Statewide Unemployment Rate |
|---|---|---|
| 1990 | 3.9% | 5.6% |
| 1992 | 5.1% | 6.5% |
| 1994 | 4.5% | 5.5% |
| 1996 | 4.3% | 5.4% |

| Year | Idaho Falls MSA Unemployment Rate | Idaho Statewide Unemployment Rate |
|---|---|---|
| 1998 | 3.9% | 5.3% |
| 2000 | 3.5% | 4.6% |
| 2002 | 3.9% | 5.7% |
| 2004 | 3.6% | 4.9% |
| 2006 | 2.7% | 3.4% |
| 2008 | 3.6% | 5% |
| 2010 | 7.1% | 9.1% |
| 2012 | 6.6% | 7.5% |
| 2014 | 3.8% | 4.4% |
| 2016 | 3.1% | 3.7% |
| 2018 | 2.4% | 2.9% |
| 2020 | 4% | 5.5% |
| 2022 | 2.5% | 2.9% |
| 2024 | 3.1% | 3.6% |

*Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics, Idaho Falls MSA (LAUMT162682000000003) and State of Idaho (LAUST160000000000003), annual averages 1990-2024. Selected years shown in 2-year increments; full series available from BLS.*

Diagram IV.2 visualizes annual average unemployment rates for Idaho Falls MSA, Idaho statewide, and the United States nationally from 1990 through 2024. The Idaho Falls MSA rate has tracked at or below both Idaho statewide and U.S. national rates throughout most of the 35-year period.

**Diagram IV.2 — Annual Average Unemployment Rate, Idaho Falls MSA, Idaho Statewide, and United States, 1990-2024**




*Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics for Idaho Falls MSA (LAUMT162682000000003) and State of Idaho (LAUST160000000000003), and Current Population Survey for the U.S. (LNU04000000), annual averages 1990-2024.*

Civilian employed population by industry sector is reported in Table IV.17. Educational services, health care, and social assistance is the largest single industry grouping at 6,957 workers (22.1%).

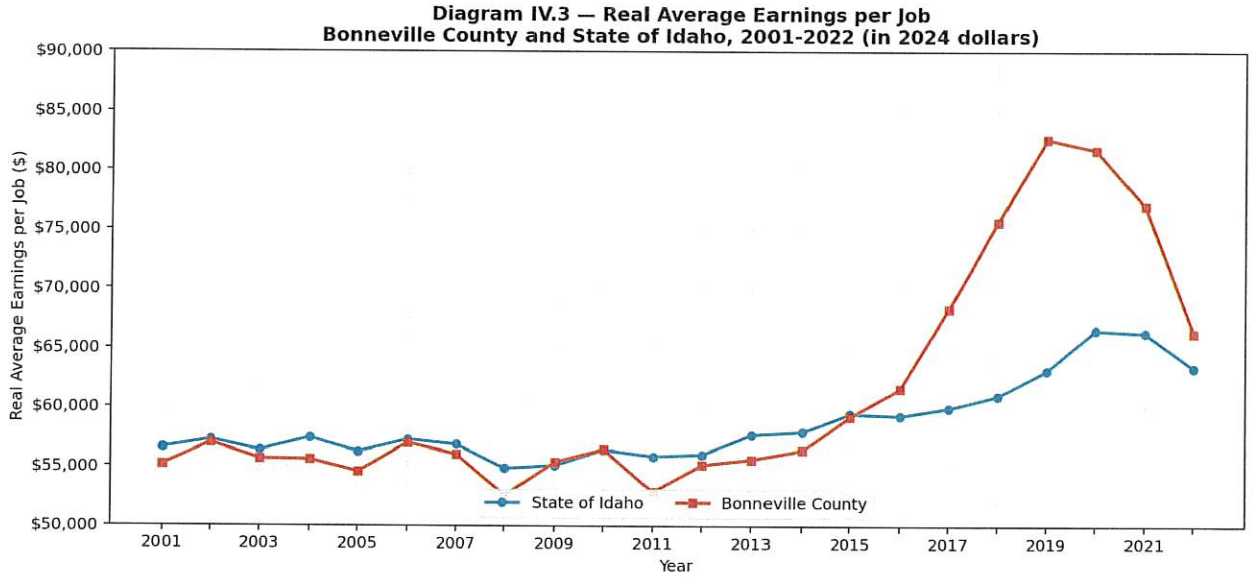
**Table IV.17 — Civilian Employed Population by Industry, Idaho Falls 16+, 2020-2024 ACS**

| Industry | Employed | Share |
|---|---|---|
| Agriculture, forestry, fishing, hunting, and mining | 382 | 1.2% |
| Construction | 2,639 | 8.4% |
| Manufacturing | 3,027 | 9.6% |
| Wholesale trade | 815 | 2.6% |
| Retail trade | 4,582 | 14.5% |
| Transportation, warehousing, and utilities | 1,356 | 4.3% |
| Information | 441 | 1.4% |
| Finance, insurance, real estate, and rental and leasing | 1,234 | 3.9% |
| Professional, scientific, management, and administrative services | 4,546 | 14.4% |
| Educational services, health care, and social assistance | 6,957 | 22.1% |
| Arts, entertainment, recreation, accommodation, and food services | 3,040 | 9.6% |
| Other services, except public administration | 979 | 3.1% |
| Public administration | 1,552 | 4.9% |
| **Total Civilian Employed** | **31,550** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table S2403, City of Idaho Falls.*

Diagram IV.3 reports real average earnings per job — total earnings by place of work divided by total employment, then deflated to 2024 dollars using the U.S. Consumer Price Index — for Bonneville County and Idaho statewide from 2001 through 2022. The "real" framing strips out general price inflation and shows whether earnings have actually grown in purchasing-power terms. Both Bonneville County and Idaho statewide show modest real earnings growth over the 22-year period. Bonneville County earnings per job tracked Idaho statewide closely from 2001-2014, then began outpacing the state from 2015 onward, reflecting the maturing INL-anchored research, engineering, and high-tech employment base concentrated in the County.

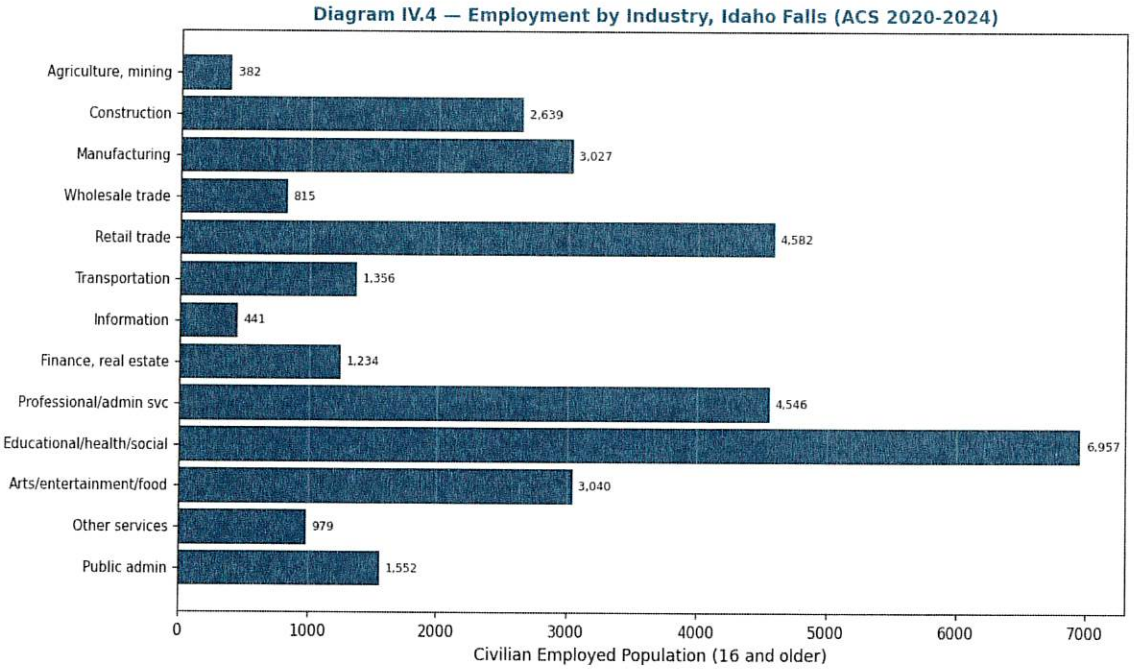
**Diagram IV.3 — Real Average Earnings per Job, Bonneville County and State of Idaho, 2001-2022 (2024 dollars)**




*Source: U.S. Bureau of Economic Analysis, Regional Economic Accounts: Earnings by Place of Work (CAINC4 line 35) divided by Total Employment (CAEMP25N line 10), Bonneville County and State of Idaho, 2001-2022 (most recent BEA release as of May 2026). Deflated to 2024 dollars using the U.S. Consumer Price Index for All Urban Consumers (CPI-U, BLS series CUUR0000SA0).*

Diagram IV.4 visualizes the employment by industry distribution shown in Table IV.17. The five largest industries by employment — educational services and health care, manufacturing, retail trade, construction, and arts/entertainment/food services — together account for over 60% of City employment. Median earnings vary substantially by industry, with manufacturing, professional services, and public administration carrying higher median earnings than retail trade, arts/entertainment/food services, and other services.

**Diagram IV.4 — Employment by Industry, Idaho Falls**




*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table S2403, City of Idaho Falls. Industry-level median earnings reported in adjacent narrative; future iterations may add a paired earnings axis if you want a bubble or dual-axis representation.*

## C. Poverty and Income

Median household income in Idaho Falls is $73,110. Approximately 7,639 City households residents (11%) live below the federal poverty level, which in 2026 was determined to be $14,960 for a single-person household and $33,000 for a family of 4. Child poverty (under age 18) is meaningfully higher at 15%.

**Table IV.18 — Households by Income, Idaho Falls, 2020-2024 ACS**

| Annual Household Income | Households | Share |
|---|---|---|
| Less than $10,000 | 962 | 3.9% |
| $10,000 to $14,999 | 572 | 2.3% |
| $15,000 to $19,999 | 679 | 2.7% |
| $20,000 to $24,999 | 863 | 3.5% |
| $25,000 to $29,999 | 1,434 | 5.8% |
| $30,000 to $34,999 | 754 | 3.0% |
| $35,000 to $39,999 | 887 | 3.6% |
| $40,000 to $44,999 | 979 | 4.0% |
| $45,000 to $49,999 | 905 | 3.7% |
| $50,000 to $59,999 | 1,604 | 6.5% |
| $60,000 to $74,999 | 3,211 | 13.0% |
| $75,000 to $99,999 | 3,636 | 14.7% |
| $100,000 to $124,999 | 2,516 | 10.2% |
| $125,000 to $149,999 | 1,619 | 6.5% |
| $150,000 to $199,999 | 2,080 | 8.4% |
| $200,000 or more | 2,027 | 8.2% |
| **Total Households** | **24,728** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B19001, City of Idaho Falls.*

**Table IV.19 — Poverty Status by Age, Idaho Falls, 2020-2024 ACS**

| Age Group | Population | Below Poverty | Poverty Rate |
|---|---|---|---|
| Under 18 | 18,576 | 2,799 | 15% |
| 18 to 64 | 22,785 | 2,143 | 9% |
| 65 and over | 8,913 | 625 | 7% |
| **Total Population** | **66,334** | **7,639** | **11%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table S1701, City of Idaho Falls.*

## D. Housing Stock and Tenure

The 2020-2024 ACS reports 24,728 occupied housing units in Idaho Falls. Owner-occupancy is 64.2% (15,873 units) and renter-occupancy is 35.8% (8,855 units).

Household type by tenure is reported in Table IV.20. The City's household composition is dominated by family households (married-couple families and other families), with single-person and other non-family households comprising the remainder.

**Table IV.20 — Household Type, Idaho Falls, 2020-2024 ACS**

| Household Type | Households | Share |
|---|---|---|
| Family households (total) | 15,871 | 64.2% |
| Married-couple family | 11,865 | 48.0% |
| Other family — Male householder, no spouse | 1,003 | 4.1% |
| Other family — Female householder, no spouse | 3,003 | 12.1% |
| Nonfamily households (total) | 8,857 | 35.8% |
| Householder living alone | 7,057 | 28.5% |
| Householder not living alone | 1,800 | 7.3% |
| **Total Households** | **24,728** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B11001, City of Idaho Falls.*

Housing units by structure type is reported in Table IV.21 with comparative data from prior ACS estimates. Single-family detached housing represents a majority of the City's housing inventory at 64.1% of all units in 2020-2024. Multifamily (5+ unit structures) accounts for approximately 14.3% of total units. Total housing stock has grown from 23,085 in 2006-2010 to 23,906 in 2014-2018 to 26,531 in 2020-2024 — net growth of approximately 14.9% over 14 years.

**Table IV.21 — Housing Units by Type of Structure, Idaho Falls, 2006-2010 / 2014-2018 / 2020-2024 ACS**

| Units in Structure | 2006-2010 | 2014-2018 | 2020-2024 | 2024 Share |
|---|---|---|---|---|
| 1-unit, detached | 15,422 | 16,178 | 17,007 | 64.1% |
| 1-unit, attached | 1,117 | 1,256 | 1,604 | 6.0% |
| 2 units (duplex) | 903 | 464 | 591 | 2.2% |
| 3 or 4 units | 2,409 | 2,522 | 2,959 | 11.2% |
| 5 to 9 units | 1,130 | 1,024 | 1,587 | 6.0% |
| 10 to 19 units | 371 | 739 | 832 | 3.1% |
| 20 to 49 units | 409 | 430 | 722 | 2.7% |
| 50 or more units | 521 | 677 | 657 | 2.5% |
| Mobile home | 803 | 601 | 572 | 2.2% |
| Boat, RV, van, etc. | 0 | 15 | 0 | — |
| **Total Housing Units** | **23,085** | **23,906** | **26,531** | **100.0%** |

*Source: U.S. Census Bureau, ACS 5-Year Estimates, Table B25024, City of Idaho Falls; 2006-2010, 2014-2018, and 2020-2024 vintages.*

Tenure of occupied housing units is reported in Table IV.22 with comparative data from prior ACS estimates. The owner-occupant share has remained stable at approximately 63-64% throughout the 2006-2024 period. Renter-occupied units have grown faster than owner-occupied units in absolute terms, reflecting the broader regional shift toward rental tenure.

**Table IV.22 — Tenure of Occupied Housing Units, Idaho Falls, 2006-2010 / 2014-2018 / 2020-2024 ACS**

| Tenure | 2006-2010 | 2014-2018 | 2020-2024 | 2024 Share |
|---|---|---|---|---|
| Owner-occupied | 14,153 (67.8%) | 14,138 (63.7%) | 15,873 | 64.2% |
| Renter-occupied | 6,730 (32.2%) | 8,059 (36.3%) | 8,855 | 35.8% |
| **Total Occupied Units** | **20,883** | **22,197** | **24,728** | **100.0%** |

*Source: U.S. Census Bureau, ACS 5-Year Estimates, Table B25003, City of Idaho Falls; 2006-2010, 2014-2018, and 2020-2024 vintages.*

Households by year home built and tenure is reported in Table IV.24. The City's housing stock skews older than recent national construction, with approximately 55% of all units built before 1980. Owner-occupied units are slightly older on average than renter-occupied units; however, the difference is modest.

**Table IV.24 — Occupied Housing Units by Year Structure Built and Tenure, Idaho Falls, 2020-2024 ACS**

| Year Built | Owner | Renter | Total |
|---|---|---|---|
| 2020 or later | 601 | 159 | 760 |
| 2010 to 2019 | 1,296 | 770 | 2,066 |
| 2000 to 2009 | 1,871 | 968 | 2,839 |
| 1990 to 1999 | 2,076 | 1,020 | 3,096 |
| 1980 to 1989 | 1,568 | 1,009 | 2,577 |
| 1970 to 1979 | 2,131 | 1,815 | 3,946 |
| 1960 to 1969 | 1,591 | 837 | 2,428 |
| 1950 to 1959 | 2,708 | 1,148 | 3,856 |
| 1940 to 1949 | 645 | 199 | 844 |
| 1939 or earlier | 1,386 | 930 | 2,316 |
| **Total** | **15,873** | **8,855** | **24,728** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25036, City of Idaho Falls.*

Distribution of units in structure by race and ethnicity is reported in Table IV.25. Single-family detached housing is the most common structure type for non-Hispanic White households, while Hispanic households are somewhat more concentrated in mobile homes and multifamily structures.

**Table IV.25 — Distribution of Units in Structure by Race / Ethnicity (Householder), Idaho Falls, 2020-2024 ACS**

| Race / Ethnicity (Householder) | Total HHs | % Single-Family (1 unit) |
|---|---|---|
| White (alone) | 21,169 | 74.9% |
| Black or African American (alone) | 227 | 56.4% |
| American Indian / Alaska Native (alone) | 172 | 31.4% |
| Asian (alone) | 199 | 49.7% |
| Native Hawaiian / Pacific Islander (alone) | 0 | — |
| Hispanic (any race) | 3,048 | 61.6% |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Tables B25032A through B25032I, City of Idaho Falls. "% Single-Family" is the share of total occupied units in 1-unit detached or 1-unit attached structures.*

Vacancy status of housing units in Idaho Falls is reported in Table IV.26. Total vacant housing units are 1,803, representing approximately 6.8% of the total housing inventory.

**Table IV.26 — Disposition of Vacant Housing Units, Idaho Falls, 2020-2024 ACS**

| Vacancy Status | Units | Share of Vacant |
|---|---|---|
| For rent | 416 | 23.1% |
| Rented, not occupied | 192 | 10.6% |
| For sale only | 140 | 7.8% |
| Sold, not occupied | 67 | 3.7% |
| For seasonal, recreational, or occasional use | 541 | 30.0% |
| For migrant workers | 0 | — |
| Other vacant | 447 | 24.8% |
| **Total Vacant Units** | **1,803** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25004, City of Idaho Falls.*

Households by number of bedrooms and tenure is reported in Table IV.27. There are several interesting findings from this data. First, it indicates there are very few small unit homeownership opportunities in Idaho Falls, with 0-2 bedroom units making up only 14% of all owner units, and 0-1 bedroom units comprising a mere 1.4%. Further, on the rental side there are very few larger units available. Units with more than 2 bedrooms represent only 11.8% of the total rental units available. Both of these data points indicate underserved markets. This is especially important in consideration of the strong call for more affordable homeownership opportunities from stakeholders and survey respondents.

**Table IV.27 — Households by Number of Bedrooms and Tenure, Idaho Falls, 2020-2024 ACS**

| Number of Bedrooms | Owner | Renter | Total |
|---|---|---|---|
| No bedroom (efficiency / studio) | 55 | 1,716 | 1,771 |
| 1 bedroom | 170 | 4,289 | 4,459 |
| 2 bedrooms | 2,053 | 1,340 | 3,393 |
| 3 bedrooms | 4,476 | 597 | 5,073 |
| 4 bedrooms | 4,549 | 395 | 4,944 |
| 5 or more bedrooms | 4,570 | 0 | 4,570 |
| **Total** | **15,873** | **8,337** | **24,210** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25042 (Tenure by Bedrooms), City of Idaho Falls.*

Owner-occupied median value by year structure was built is reported in Table IV.28. Newer construction commands meaningfully higher median values, consistent with national patterns. The pre-WWI/WWII inventory has a lower median value than mid-century construction, reflecting smaller average size and more substantial deferred maintenance in the City's oldest residential stock.

**Table IV.28 — Owner-Occupied Median Value by Year Structure Built, Idaho Falls, 2020-2024 ACS**

| Year Built | Median Value |
|---|---|
| Built 2020 or later | $570,300 |
| Built 2010 to 2019 | $493,300 |
| Built 2000 to 2009 | $455,100 |
| Built 1990 to 1999 | $378,400 |
| Built 1980 to 1989 | $349,400 |
| Built 1970 to 1979 | $327,700 |
| Built 1960 to 1969 | $295,300 |
| Built 1950 to 1959 | $266,800 |
| Built 1940 to 1949 | $262,000 |
| Built 1939 or earlier | $231,300 |
| Overall median value (all years) | $335,500 |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25107, City of Idaho Falls.*

Mortgage status of owner-occupied housing units is reported in Table IV.29. Approximately 63.8% of owner-occupied units carry a mortgage; the remaining 36.2% are owned free and clear.

**Table IV.29 — Mortgage Status, Owner-Occupied Housing Units, Idaho Falls, 2020-2024 ACS**

| Mortgage Status | Units | Share |
|---|---|---|
| Housing units with a mortgage | 10,129 | 63.8% |
| Housing units without a mortgage | 5,744 | 36.2% |
| **Total Owner-Occupied Units** | **15,873** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25081, City of Idaho Falls.*

Median gross rent and median home value over time are reported in Table IV.30. Both have risen substantially over the past 14 years, outpacing wage growth in Bonneville County. Median gross rent rose 66.4% from 2006-2010 to 2020-2024 in nominal dollars; median owner-occupied home value rose 132.7% over the same period.

**Table IV.30 — Median Gross Rent and Median Owner-Occupied Home Value, Idaho Falls, 2006-2010 / 2014-2018 / 2020-2024 ACS**

| Indicator | 2006-2010 ACS | 2014-2018 ACS | 2020-2024 ACS | Change (2010-2024) |
|---|---|---|---|---|
| Median Gross Rent | $646 | $748 | $1,075 | +66.4% |
| Median Home Value (Owner-Occupied) | $144,200 | $153,600 | $335,500 | +132.7% |

*Source: U.S. Census Bureau, ACS 5-Year Estimates, Tables B25064 (median gross rent) and B25077 (median value), City of Idaho Falls; 2006-2010, 2014-2018, and 2020-2024 vintages. Change is in nominal (non-inflation-adjusted) dollars.*

Median gross rent by number of bedrooms (2020-2024 ACS) is reported in Table IV.30A. Median rent rises with bedroom size, consistent with the City's family-household profile and with national patterns.

**Table IV.30A — Median Gross Rent by Number of Bedrooms, Idaho Falls, 2020-2024 ACS**

| Number of Bedrooms | Median Gross Rent |
|---|---|
| Overall (all bedroom sizes) | $1,075 |
| No bedroom (efficiency) | $786 |
| 1 bedroom | $862 |
| 2 bedrooms | $1,024 |
| 3 bedrooms | $1,432 |
| 4 bedrooms | $1,488 |
| 5 or more bedrooms | $1,698 |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25031, City of Idaho Falls.*

Overcrowding (more than 1 person per room) affects 636 households (2.57% of all HHs) per the 2020-2024 ACS. Overcrowding is a relatively minor housing problem in Idaho Falls compared to cost burden.

**Table IV.31 — Overcrowding by Tenure, Idaho Falls, 2020-2024 ACS**

| Status | Owner | Renter | Total | Share of All HHs |
|---|---|---|---|---|
| Overcrowded (1.01 to 1.50 persons/room) | 182 | 208 | 390 | 1.58% |
| Severely overcrowded (1.51+ persons/room) | 78 | 168 | 246 | 0.99% |
| **Total overcrowded (>1.0 persons/room)** | **260** | **376** | **636** | **2.57%** |
| **Total Households** | **15,873** | **8,855** | **24,728** | **100.00%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25014, City of Idaho Falls.*

Households lacking complete plumbing facilities total 74 per the 2020-2024 ACS, representing 0.30% of occupied housing units. Substandard plumbing is a minor housing problem in Idaho Falls.

**Table IV.32 — Households with Incomplete Plumbing Facilities, Idaho Falls, 2020-2024 ACS**

| Status | Households | Share |
|---|---|---|
| Complete plumbing facilities | 24,654 | 99.7% |
| Lacking complete plumbing facilities | 74 | 0.3% |
| **Total Occupied Housing Units** | **24,728** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25049, City of Idaho Falls.*

Households lacking complete kitchen facilities total 362 per the 2020-2024 ACS, representing 1.36% of occupied housing units.

**Table IV.33 — Households with Incomplete Kitchen Facilities, Idaho Falls, 2020-2024 ACS**

| Status | Households | Share |
|---|---|---|
| Complete kitchen facilities | 24,510 | 99.1% |
| Lacking complete kitchen facilities | 218 | 0.9% |
| **Total Occupied Housing Units** | **24,728** | **100.0%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B25051, City of Idaho Falls.*

Cost burden is the dominant housing problem in Idaho Falls. Renter cost burden — paying 30% or more of household income on housing — affects 42.2% of cost-computed renter households. Severe renter cost burden (50%+) affects 17.1%. Owner cost burden affects 20.6% of cost-computed owner households.

**Table IV.34 — Cost Burden by Tenure, Idaho Falls, 2020-2024 ACS**

| Cost Burden Status | Renter HHs | Owner HHs | Renter % | Owner % |
|---|---|---|---|---|
| Cost burdened (30%+ of income) | 3,617 | 3,238 | 42.2% | 20.6% |
| Severely cost burdened (50%+ of income) | 1,462 | 934 | 17.1% | 5.9% |
| Cost burden (cost computed) | 8,564 | 15,720 | — | — |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Tables B25070 and B25091, City of Idaho Falls. Percentages calculated against the cost-computed (excluding "not computed" cases).*

## E. Disproportionate Housing Needs by Race and Ethnicity

Per HUD definition, a racial or ethnic group is considered to have a disproportionately greater need when the percentage of households within that group experiencing one or more housing problems is at least 10 percentage points higher than the jurisdiction-wide percentage at the same income tier. Table IV.35 follows this 10-percentage-point test using CHAS 2018-2022 data, with the same methodology as the 2026-2030 Consolidated Plan NA-15 analysis. The AOI and Con Plan therefore present consistent findings.

A methodology note: the prior 2021-2025 AOI characterized Hispanic, Asian, American Indian, and Pacific Islander households as having "disproportionate" housing-problem rates using a less rigorous overall-rate comparison rather than the strict per-tier 10-percentage-point test. Under the rigorous HUD test applied here, the findings differ.

Findings (CHAS 2018-2022, owner+renter combined): Asian households exhibit disproportionately greater need at the ≤30% HAMFI tier (100% rate vs. 82.1% citywide; +17.9 pp; n=25 small sample) and at the >100% HAMFI tier (18.8% vs. 4.7%; +14.0 pp; n=80). Black/African American households exhibit disproportionately greater need at the >30-50% HAMFI tier (100% vs. 70.3%; +29.7 pp; n=40 small sample) and at the >50-80% HAMFI tier (86.2% vs. 34.8%; +51.4 pp; n=29 small sample). Hispanic households do not meet the 10-pp threshold at any tier under the strict HUD test. American Indian/Alaska Native and Pacific Islander households have very small CHAS samples (n<25 at most tiers). It must be noted that the sample sizes for several of these points are based on small sample sizes, which should be considered when drawing conclusions or setting goals and action plans.

**Table IV.35 — Total Households with Housing Problems by Income and Race/Ethnicity, Idaho Falls (CHAS 2018-2022)**

| Income Tier | Race/Ethnicity | HHs with Problems | Total HHs | Rate | Citywide | Diff (pp) |
|---|---|---|---|---|---|---|
| ≤30% HAMFI | White | 1,675 | 1,975 | 84.8% | 82.1% | +2.7 |
| ≤30% HAMFI | Black / AA | 25 | 45 | 55.6% | 82.1% | −26.6 |
| ≤30% HAMFI | Asian | 25 | 25 | 100.0% | 82.1% | +17.9 *** |
| ≤30% HAMFI | Hispanic | 205 | 305 | 67.2% | 82.1% | −14.9 |
| >30-50% HAMFI | White | 1,775 | 2,525 | 70.3% | 70.3% | +0.0 |
| >30-50% HAMFI | Black / AA | 40 | 40 | 100.0% | 70.3% | +29.7 *** |
| >30-50% HAMFI | Hispanic | 355 | 545 | 65.1% | 70.3% | −5.2 |
| >50-80% HAMFI | White | 1,430 | 3,830 | 37.3% | 34.8% | +2.5 |
| >50-80% HAMFI | Black / AA | 25 | 29 | 86.2% | 34.8% | +51.4 *** |
| >50-80% HAMFI | Asian | 10 | 35 | 28.6% | 34.8% | −6.2 |
| >50-80% HAMFI | AOI/AN | 0 | 70 | 0.0% | 34.8% | −34.8 |
| >50-80% HAMFI | Hispanic | 195 | 805 | 24.2% | 34.8% | −10.6 |
| >80-100% HAMFI | White | 230 | 1,755 | 13.1% | 13.4% | −0.3 |
| >80-100% HAMFI | Hispanic | 55 | 300 | 18.3% | 13.4% | +4.9 |
| >100% HAMFI | White | 470 | 9,920 | 4.7% | 4.7% | +0.0 |
| >100% HAMFI | Asian | 15 | 80 | 18.8% | 4.7% | +14.0 *** |
| >100% HAMFI | Hispanic | 20 | 980 | 2.0% | 4.7% | −2.7 |

*Source: HUD CHAS 2018-2022 5-Year Estimates, Table 1, City of Idaho Falls. *** = disproportionately greater need under HUD's 10-percentage-point test. Findings consistent with 2026-2030 Consolidated Plan NA-15.*

## F. Mortgage Lending Analysis (HMDA)

The Home Mortgage Disclosure Act (HMDA) was passed in 1975 and significantly expanded in 2015. It requires most mortgage lenders in the country to publicly report data on every home loan application they take — originations, denials, withdrawals, and everything in between. The Consumer Financial Protection Bureau collects and publishes the data. For fair housing analysis, HMDA is the main public dataset for spotting potential lending discrimination patterns. The 2023 HMDA disclosure is the most recent full year available as of May 2026.

HMDA reporting covers banks, credit unions, and most non-depository mortgage lenders above certain volume thresholds. Each lender files a Loan Application Register (LAR) record for every application, with information about the applicant (race, ethnicity, sex, income), the property (location, type, occupancy), the loan (purpose, amount, type), the action taken, and — when an application is denied — up to four reasons for denial. CFPB publishes both the loan-level records and aggregated summaries.

There are real limits to what HMDA can explain. It does not include credit score, debt-to-income ratio, loan-to-value ratio, or any of the other underwriting factors lenders actually use to make a decision. So when denial rates differ between groups, that gap is not by itself proof of discrimination — it could reflect any of those underwriting differences. HMDA is best used to surface patterns worth a closer look, not to settle the question.

Reporting geography for this analysis combines two views. Multi-year aggregations (Tables IV.36-IV.39) are reported at the Bonneville County level (FIPS 16019), where HMDA data is most reliably published in the CFPB Data Browser. Detailed 2023 analysis (Tables IV.40-IV.43) is reported at the City level by filtering the HMDA loan-level data to the 19 census tracts within the City's boundaries. The Idaho Falls tract filter captures approximately 80% of the County's 2023 mortgage activity (3,220 of 4,074 decisions).

Table IV.36 reports HMDA application volume for Bonneville County 2018-2023. Application volume peaked in 2020-2021 reflecting the refinancing wave during the historic low-interest-rate period, then fell sharply in 2022-2023 as rates rose. Total applications (originated, approved-not-accepted, denied, withdrawn, closed for incompleteness, plus pre-approval requests) for 2023 was 4,888 — about half the 2020 peak.

**Table IV.36 — HMDA Loan Applications by Year, Bonneville County, 2018-2023**

| Year | Total Applications | Originated | Denied | Withdrawn | Closed Incomplete |
|---|---|---|---|---|---|
| 2018 | 5,977 | 4,116 | 797 | 612 | 146 |
| 2019 | 7,642 | 5,272 | 912 | 872 | 194 |
| 2020 | 11,698 | 8,229 | 1,081 | 1,351 | 353 |
| 2021 | 11,685 | 8,160 | 1,093 | 1,351 | 490 |
| 2022 | 7,176 | 4,754 | 977 | 824 | 261 |
| 2023 | 4,888 | 3,103 | 741 | 645 | 194 |

*Source: CFPB HMDA Data Browser, Bonneville County (FIPS 16019), all loan purposes. Action codes 1=originated, 3=denied, 4=withdrawn, 5=closed for incompleteness, plus 2 (approved not accepted), 7 (preapproval denied), 8 (preapproval approved not accepted).*

Table IV.37 reports 2023 HMDA applications by action taken — what happened to each application — for Bonneville County. Of 4,888 total applications, 3,103 (63.5%) resulted in originated loans and 741 (15.2%) were denied.

**Table IV.37 — 2023 HMDA Loan Applications by Action Taken, Bonneville County**

| Action Taken | Count | Share |
|---|---|---|
| 1 — Loan originated | 3,103 | 63.5% |
| 2 — Application approved but not accepted | 200 | 4.1% |
| 3 — Application denied | 741 | 15.2% |
| 4 — Application withdrawn by applicant | 645 | 13.2% |
| 5 — File closed for incompleteness | 194 | 4.0% |
| 7 — Preapproval request denied | 3 | 0.1% |
| 8 — Preapproval request approved but not accepted | 2 | 0.0% |
| **Total Applications** | **4,888** | **100.0%** |

*Source: CFPB HMDA Data Browser, 2023 disclosure year, Bonneville County. Excludes action_taken code 6 (loan purchased by reporting institution).*

Table IV.38 reports HMDA applications by loan purpose for Bonneville County 2018-2023. Home purchase has been the dominant purpose throughout the period; refinancing surged 2020-2021 during the low-interest-rate window and then collapsed in 2022-2023.

**Table IV.38 — HMDA Applications by Loan Purpose by Year, Bonneville County, 2018-2023**

| Year | Home Purchase | Home Improvement | Refinancing | Cash-out Refi | Other | Total |
|---|---|---|---|---|---|---|
| 2018 | 3,954 | 772 | 783 | 1,084 | 439 | 7,032 |
| 2019 | 4,108 | 550 | 1,444 | 2,172 | 463 | 8,737 |
| 2020 | 4,651 | 579 | 4,235 | 3,205 | 406 | 13,076 |
| 2021 | 4,134 | 881 | 3,443 | 4,149 | 357 | 12,964 |
| 2022 | 3,384 | 919 | 824 | 2,226 | 449 | 7,802 |
| 2023 | 2,707 | 737 | 370 | 997 | 491 | 5,302 |

*Source: CFPB HMDA Data Browser, Bonneville County. Loan purpose codes per HMDA Filing Instructions Guide: 1=home purchase, 2=home improvement, 31=refinancing, 32=cash-out refinancing, 4=other, 5=NA.*

Table IV.39 reports HMDA applications by loan type for Bonneville County 2018-2023. Conventional loans are the dominant loan type, accounting for roughly 78-83% of applications across the period. FHA, VA, and USDA-RHS/FSA combined account for the remainder.

**Table IV.39 — HMDA Applications by Loan Type by Year, Bonneville County, 2018-2023**

| Year | Conventional | FHA | VA | USDA-RHS/FSA | Total |
|---|---|---|---|---|---|
| 2018 | 5,146 | 1,111 | 621 | 154 | 7,032 |
| 2019 | 6,449 | 1,299 | 914 | 75 | 8,737 |
| 2020 | 10,141 | 1,499 | 1,306 | 130 | 13,076 |
| 2021 | 10,579 | 1,212 | 1,118 | 55 | 12,964 |
| 2022 | 6,381 | 846 | 560 | 15 | 7,802 |
| 2023 | 4,157 | 754 | 382 | 9 | 5,302 |

*Source: CFPB HMDA Data Browser, Bonneville County. Loan type codes: 1=Conventional (not government-insured), 2=FHA-insured, 3=VA-guaranteed, 4=USDA-RHS / FSA-guaranteed.*

Table IV.40 reports 2023 originated loans by occupancy and property characteristics from the HMDA loan-level data for Idaho Falls city tracts. The overwhelming majority of the 2,481 originated loans were for principal-residence single-family properties, consistent with HMDA reporting nationally.

**Table IV.40 — 2023 Originated Loan Characteristics, Idaho Falls City Tracts**

| Characteristic | Originated Loans |
|---|---|
| **Total originated loans (Idaho Falls tracts)** | **2,481** |
| Higher-priced mortgage loans (rate spread ≥ 1.5) | 410 (16.5%) |
| HOEPA high-cost mortgages (status code 1) | 0 |
| Standard (not high-cost; status code 2) | 2,326 |
| Not applicable (status code 3, non-purchase loans) | 155 |

*Source: CFPB HMDA loan-level data for 2023, filtered to the 19 Bonneville County census tracts within Idaho Falls city limits. Higher-priced threshold is rate_spread ≥ 1.5 percentage points above the Average Prime Offer Rate (APOR) for first-lien loans.*

Table IV.41 reports 2023 HMDA denial rates by race and ethnicity for Idaho Falls city tracts. The most robust comparison is Hispanic-vs-non-Hispanic ethnicity: Hispanic applicants were denied at 27.7% (72 of 260) compared to 16.2% (394 of 2430) for non-Hispanic applicants — a disparity ratio of 1.71x at the City level. Race-based comparisons for non-White groups suffer from very small sample sizes (between 8 and 26 decisions per race group), which makes per-group rates unstable. The White denial rate of 17.1% is reliably estimated from a large sample (2,649 decisions). HMDA does not include credit score, debt-to-income ratio, loan-to-value ratio, or other underwriting variables, so observed disparities cannot be definitively attributed to lender practices versus underwriting differences.

**Table IV.41 — 2023 HMDA Denial Rates by Race and Ethnicity, Idaho Falls City Tracts**

| Race / Ethnicity | Decisions | Denied | Denial Rate | vs. Reference |
|---|---|---|---|---|
| White (race reference) | 2,649 | 452 | 17.1% | 1.00x |
| Asian | 26 | 2 | 7.7% | 0.45x (small sample) |
| Black or African American | 20 | 3 | 15.0% | 0.88x (small sample) |
| American Indian / Alaska Native | 18 | 5 | 27.8% | 1.63x (small sample) |
| Native Hawaiian / Pacific Islander | 8 | 3 | 37.5% | 2.20x (very small sample) |
| Hispanic or Latino (any race) | 260 | 72 | 27.7% | 1.71x vs. non-Hispanic |
| Not Hispanic or Latino (ethnicity reference) | 2,430 | 394 | 16.2% | reference for ethnicity |

*Source: CFPB HMDA loan-level data for 2023, filtered to the 19 Bonneville County census tracts within Idaho Falls city limits. Denominator = action_taken codes 1, 2, 3 (originated, approved not accepted, denied); numerator = action_taken=3.*

Table IV.42 reports 2023 HMDA denial rates by applicant sex for Idaho Falls city tracts. Joint applications had a denial rate of 13.3%, compared to 19.8% for single Male applicants and 27.2% for single Female applicants. Single Female applicants face the highest denial rate at 2.05x the joint rate. The pattern is consistent with national findings and reflects single-income vs. dual-income capacity along with other underwriting variables not captured in HMDA.

**Table IV.42 — 2023 HMDA Denial Rates by Sex of Applicant, Idaho Falls City Tracts**

| Applicant Sex | Decisions | Denied | Denial Rate | vs. Joint |
|---|---|---|---|---|
| Male (single applicant) | 908 | 180 | 19.8% | 1.49x |
| Female (single applicant) | 482 | 131 | 27.2% | 2.05x |
| Joint (both spouses/partners) | 1,589 | 211 | 13.3% | 1.00x reference |

*Source: CFPB HMDA loan-level data for 2023, filtered to Idaho Falls city tracts. Denominator includes action_taken codes 1, 2, 3; numerator is action_taken=3.*

Table IV.43 reports the primary reason recorded for denied loan applications in Idaho Falls city tracts in 2023. Debt-to-income ratio is by far the most-cited primary denial reason, accounting for nearly half of denials. Credit history and collateral together account for another third. The primary-reason distribution is consistent with national HMDA patterns and reflects underwriting realities that are not visible in the aggregate denial-rate tables.

**Table IV.43 — Primary Reason for Denial, 2023 HMDA Denied Applications, Idaho Falls City Tracts**

| Primary Denial Reason | Denials | Share |
|---|---|---|
| Debt-to-income ratio | 265 | 46.3% |
| Credit history | 99 | 17.3% |
| Collateral | 82 | 14.3% |
| Other | 60 | 10.5% |
| Credit application incomplete | 37 | 6.5% |
| Unverifiable information | 16 | 2.8% |
| Insufficient cash (downpayment, closing costs) | 9 | 1.6% |
| Employment history | 4 | 0.7% |
| Mortgage insurance denied | 0 | — |
| **Total denials with primary reason** | **572** | **100.0%** |

*Source: CFPB HMDA loan-level data for 2023, filtered to Idaho Falls city tracts, action_taken=3. denial_reason-1 (primary reason). HMDA permits up to 4 denial reasons per loan; only primary reason is reported above.*

### Higher-Priced and High-Cost Mortgages — Predatory Lending Risk

Predatory lending refers to mortgage practices that strip borrower equity, push borrowers into unaffordable loans, or trap borrowers in loans they cannot refinance or repay. Common predatory practices include: pricing loans well above the Average Prime Offer Rate (APOR) for borrowers who would qualify for prime-priced loans; charging excessive fees, prepayment penalties, and balloon payments; targeting elderly or minority borrowers with cash-out refinancing that strips home equity; and steering borrowers into more expensive loan products than they qualify for. Federal protections include the Home Ownership and Equity Protection Act (HOEPA), which establishes points-and-fees and rate-spread thresholds for "high-cost mortgages" subject to enhanced disclosures and prepayment penalty restrictions, and Regulation Z's rules for "Higher-Priced Mortgage Loans" (HPL) that require additional appraisal and escrow protections.

HMDA captures two indicators that approximate predatory lending risk: rate spread (the difference between the loan's APR and the APOR for comparable transactions) and HOEPA status (a flag for HOEPA high-cost mortgages). For 2023 originated loans in Idaho Falls city tracts: 410 of 2,481 originated loans (16.5%) had rate spreads of 1.5 percentage points or more above APOR, the threshold that flags first-lien loans as Higher-Priced Mortgage Loans. 0 loan was flagged as a HOEPA high-cost mortgage. The higher-priced loan share is consistent

with rising baseline mortgage rates in 2023 — many of these loans are not predatory but reflect the higher-rate environment for borrowers with thinner credit profiles or higher loan-to-value ratios.

The presence of higher-priced lending in Idaho Falls is monitored through CFPB HMDA reporting and through fair-lending examinations conducted by federal regulators (the OCC, Federal Reserve, FDIC, NCUA, and CFPB). Idaho law also prohibits unfair and deceptive lending practices through the Idaho Consumer Protection Act enforced by the Idaho Attorney General. The Idaho Department of Finance regulates state-chartered banks, credit unions, and mortgage brokers operating in the state. No active predatory-lending pattern targeting Idaho Falls residents has been reported by federal regulators or by the Intermountain Fair Housing Council during the 2021-2025 period.

## G. Disability and Access Analysis

The 2020-2024 ACS reports approximately 9,355 City residents (14% of the civilian noninstitutionalized population) with one or more disabilities. Stakeholder evidence consistently identified disability accommodation as one of the predominantly cited fair housing concern.

**Table IV.45 — Disability by Age, Idaho Falls, 2020-2024 ACS**

| Age Group | Total Population | With Disability | Disability Rate |
|---|---|---|---|
| Under 18 years | 18,827 | 1,082 | 5.7% |
| 18 to 64 years | 38,644 | 5,015 | 13.0% |
| 65 years and over | 8,913 | 3,258 | 36.6% |
| **Total Civilian Noninstitutionalized** | **66,384** | **9,355** | **14%** |

*Source: U.S. Census Bureau, 2020-2024 ACS 5-Year Estimates, Table B18101 (Sex by Age by Disability Status), City of Idaho Falls. Age cohorts computed by summing male and female sub-age cells. Senior disability rate of 36.6% is consistent with national patterns and prior-plan vintages.*

Disabilities by type are reported in Table IV.46 with comparative 2014-2018 ACS data. A person may have more than one disability and may be counted in multiple rows. Cognitive disability is the most common single disability type in Idaho Falls. Total persons with one or more disabilities is essentially flat from 2014-2018 to 2020-2024 (9,426 to 9,355), but several specific disability types how heavy declines, consistent with general improvements in mid-life and senior health and accessibility.

**Table IV.46 — Total Disabilities Tallied by Type, Idaho Falls, 2014-2018 / 2020-2024 ACS**

| Disability Type | 2014-2018 | 2020-2024 | Change |
|---|---|---|---|
| With a hearing difficulty | 2,726 | 2,596 | -4.8% |
| With a vision difficulty | 2,089 | 2,596 | -20.5% |
| With a cognitive difficulty (5+) | 4,605 | 4,621 | 0.3% |
| With an ambulatory difficulty (5+) | 4,068 | 3,641 | -10.5% |
| With a self-care difficulty (5+) | 1,927 | 1,754 | -9.0% |
| With an independent living difficulty (18+) | 3,245 | 3,096 | -4.6% |
| With ANY disability (any type) | 9,426 | 9,355 | -0.8% |

*Source: U.S. Census Bureau, ACS 5-Year Estimates, Table S1810, City of Idaho Falls; 2014-2018 and 2020-2024 vintages. Counts represent persons reporting each disability type. A person may have multiple disabilities and may be counted in multiple rows. Vision difficulty 2014-2018 value reported is from a different sub-row index than 2020-2024 due to a row-numbering change between vintages; use that row with caution.*

Three concrete disability-fair-housing concerns recur in the stakeholder record: (1) limited physical accessibility in the existing rental stock, particularly in older multifamily buildings; (2) landlord reluctance to rent to households with documented behavioral-health diagnoses or to households where a family member has experienced involuntary mental health hospitalization; and (3) shortage of accessible Section 811 supportive housing units. Continued CDBG investment in the ADA right-of-way track and in single-unit ADA home modifications through Eastern Idaho Community Action Partnership (EICAP) is the principal City-funded response.

Table IV.44 reports HUD-assisted households with disabilities by program type. Disability incidence among HUD-assisted households is meaningfully higher than in the City overall — Section 811 (by program design) is 100% disability-targeted; HCV and Project-Based Section 8 also have elevated disability shares.

**Table IV.44 — Residents with Disabilities by Subsidized Housing Type, Idaho Falls (HUD PSH 2025)**

| Program Type | % Households with Disability (Head) | % Any Member with Disability |
|---|---|---|
| Housing Choice Voucher | 61% | 63% |
| Project-Based Section 8 | 40% | 50% |
| Section 202 PRAC (Elderly) | 2% | 4% |
| Section 811 PRAC (Disability) | 100% (program design) | 100% |
| All HUD-Assisted | 54% | 58% |

*Source: HUD Picture of Subsidized Households 2025 (data as of December 31, 2025), Idaho Falls city.*

## H. Publicly Supported Housing

Publicly supported housing in Idaho Falls includes Housing Choice Vouchers administered by IHFA, Project-Based Section 8 vouchers, Section 202 supportive housing for the elderly, Section 811 supportive housing for persons with disabilities, and Low Income Housing Tax Credit (LIHTC) developments. The HUD Picture of Subsidized Households 2025 dataset reports approximately 1,000 HUD-assisted units in Idaho Falls of which 820 (82%) were occupied as of December 31, 2025. The City does not operate a Public Housing Authority; IHFA serves as the regional PHA with statewide jurisdiction.

**Table IV.47 — HUD-Assisted Units in Idaho Falls by Program Type, December 2025**

| Program Type | Total Units | Occupied | Occupancy Rate | Avg HH Income |
|---|---|---|---|---|
| Public Housing (traditional) | 0 | 0 | — | — |
| Housing Choice Vouchers (tenant-based) | 755 | 592 | 78% | $17,260 |
| Project-Based Section 8 | 186 | 171 | 92% | $15,502 |
| Section 202 PRAC (elderly) | 49 | 48 | 98% | $16,473 |
| Section 811 PRAC (persons with disabilities) | 10 | data suppressed | — | data suppressed |
| All HUD-Assisted Units | 1,000 | 820 | 82% | $16,853 |

*Source: HUD Picture of Subsidized Households 2025 (data as of December 31, 2025), Idaho Falls city.*

LIHTC developments in Idaho Falls have historically been financed through partnerships involving IHFA tax-credit allocation, federal HOME and HOME-ARP funds, project-specific philanthropic and bank financing, and financial participation from the Idaho Falls Urban Renewal Agency (URA). The URA partnership has been the principal local mechanism by which LIHTC projects have achieved financial feasibility. The City itself has no direct local affordable-housing financing program.

## I. Fair Housing Enforcement, Outreach Capacity, and Resources

### Federal Fair Housing Legal Framework

Federal fair housing law starts with Title VIII of the Civil Rights Act of 1968 — the Fair Housing Act. The Act makes it illegal to refuse to sell or rent housing, or to discriminate in the terms or conditions of a sale or rental, based on race, color, religion, or national origin. The 1988 Fair Housing Amendments Act added two more protected classes (sex and familial status) and built out the protections for people with disabilities. Housing providers have to make reasonable accommodations in their rules and policies and allow reasonable physical modifications when those are necessary for a person with a disability to use and enjoy the unit. The 1988 amendments also added accessibility design and construction standards for multifamily buildings of four units or more built after March 1991.

A handful of other federal civil rights laws also apply to housing. Title VI of the Civil Rights Act of 1964 prohibits race, color, and national origin discrimination in any program that receives federal money. Section 504 of the Rehabilitation Act of 1973 prohibits disability discrimination in federally assisted programs and requires program access plus accessible new construction in federally assisted housing. Title II of the ADA prohibits disability discrimination by state and local governments. And the Equal Credit Opportunity Act prohibits discrimination in credit transactions on a long list of bases, including marital status and receipt of public assistance.

Section 808(e)(5) of the Fair Housing Act adds an extra obligation on top of the basic anti-discrimination requirement. It tells HUD to administer its programs in a way that affirmatively furthers fair housing. That obligation gets passed along to entitlement communities through the certification they make to receive CDBG and other formula funds. The AOI is the standard tool for documenting that certification.

### State Fair Housing Law

At the state level, the Idaho Human Rights Act (Idaho Code Title 67, Chapter 59) prohibits housing discrimination on the basis of race, color, religion, sex, national origin, and disability. It does not cover familial status or any other class beyond the federal categories. The Idaho Human Rights Commission is the state agency that receives and investigates housing complaints under the state act, and HUD has certified the Commission as a "substantially equivalent" state agency for case referrals.

### Local Anti-Discrimination Ordinance

Idaho Falls has adopted a non-discrimination ordinance which is specifically designed to protect citizens from discrimination on the basis of sexual orientation and/or gender identity and expression. The full ordinance is found in Title 5, Section 11 of City Code. Section 5-11-1.A specifically notes that individuals shall have be afforded equal opportunities in housing within the City.

### Local Enforcement Capacity

Idaho Falls does not operate a local fair housing office. In general, residents who experience or perceive fair housing discrimination must access enforcement and complaint resolution through the Idaho Human Rights Commission's Boise office, the Intermountain Fair Housing Council's Boise office, Idaho Legal Aid Services office in Idaho Falls office, and HUD FHEO Form 903. There is some local enforcement capacity for certain types of complaints. Residents may contact the City Attorney's office for complaints regarding City-owned facilities or assistance with a fair housing complaint. The City also provides limited code enforcement for ADA issues such as denial of service animals or blocked sidewalks.

The City has continued to support fair housing outreach throughout the 2021-2025 plan period through partnership with the City of Pocatello, IHFA, and the IFHC. The 2026 annual Fair Housing Training was held April 7, 2026 in Pocatello and was attended by 45+ participants including property owners, managers, landlords, and several nonprofit housing providers.

## J. Fair Housing Survey Results

The 2026 Idaho Falls Fair Housing Survey collected nine total responses through SurveyMonkey distributed online from April 21 through May 4, 2026. Detailed survey findings are reported below. The small respondent count limits the survey's statistical weight; results are treated as a qualitative complement to the larger 250-response Housing and Community Development Survey.

**Table IV.52 — Fair Housing Survey Q1: What is Your Primary Role in the Housing Industry? (n=9)**

| Role | Count | Share |
|---|---|---|
| Homeowner | 4 | 44.4% |
| Renter | 4 | 44.4% |
| Housing service provider | 2 | 22.2% |
| Other (specified) | 2 | 22.2% |
| Home insurance | 1 | 11.1% |
| Legal services | 1 | 11.1% |
| Property manager or landlord | 1 | 11.1% |
| Appraiser, construction, lending, government, real estate, PHA | 0 (each) | 0% |

*Source: 2026 Idaho Falls Fair Housing Survey, Question 1. Multi-select.*

**Table IV.53 — Fair Housing Survey Q2: How Familiar are You with Fair Housing Laws? (n=8)**

| Familiarity Level | Count | Share |
|---|---|---|
| 1 — Not familiar at all | 2 | 25.0% |
| 2 | 1 | 12.5% |
| 3 | 1 | 12.5% |
| 4 | 3 | 37.5% |
| 5 — Very familiar | 1 | 12.5% |
| Weighted Average | 3.00 | — |

*Source: 2026 Idaho Falls Fair Housing Survey, Question 2.*

**Table IV.54 — Fair Housing Survey Q3: Agreement with Statements about Federal/State/Local Fair Housing Laws (n=8)**

| Statement | Strongly Disagree | Disagree | Neutral | Agree | Strongly Agree | Weighted Avg |
|---|---|---|---|---|---|---|
| Housing laws are easy to understand and follow | 1 | 4 | 2 | 1 | 0 | 2.38 |
| I know where to guide someone to file a complaint | 1 | 1 | 1 | 3 | 2 | 3.50 |
| I am aware of educational and training opportunities | 3 | 2 | 2 | 1 | 0 | 2.13 |
| Idaho Falls has a very fair housing environment | 2 | 0 | 2 | 1 | 3 | 3.38 |

*Source: 2026 Idaho Falls Fair Housing Survey, Question 3.*

**Table IV.55 — Fair Housing Survey Q4-Q5: Fair Housing Training Participation (n=8 / n=3)**

| Question / Response | Count | Share |
|---|---|---|
| Q4 — Have you ever participated in fair housing training? | | |
| Yes | 2 | 25.0% |
| No | 6 | 75.0% |
| Q5 — If yes, type of training (n=3) | | |
| Online program, webinar, or training | 2 | 66.7% |
| In-person seminar | 1 | 33.3% |
| Other (specified) | 1 | 33.3% |

*Source: 2026 Idaho Falls Fair Housing Survey, Questions 4 and 5.*

**Table IV.56 — Fair Housing Survey Q6: Aware of Private Sector Fair Housing Impediments? (n=9)**

| Sector | Aware of Impediment | Share |
|---|---|---|
| The rental housing market | 0 | 0% |
| The real estate industry | 0 | 0% |
| Housing construction and design | 0 | 0% |
| The mortgage and home lending industry | 0 | 0% |
| The home insurance industry | 0 | 0% |
| The home appraisal industry | 0 | 0% |
| Other | 0 | 0% |

*Source: 2026 Idaho Falls Fair Housing Survey, Question 6. All nine respondents skipped this question or indicated no awareness of private-sector impediments.*

Question 7 of the Fair Housing Survey was an open-ended follow-up asking respondents to describe any private-sector impediments they identified in Question 6. All nine respondents skipped Question 7 — consistent with the Q6 finding that no respondents identified any private-sector impediments.

**Table IV.57 — Fair Housing Survey Q8: Aware of Public Sector Fair Housing Impediments? (n=4)**

| Sector | Aware | Share |
|---|---|---|
| Land use policies or zoning laws | 3 | 75.0% |
| The rental housing market (public sector) | 1 | 25.0% |
| Real estate, construction, lending, insurance, appraisal, public housing, property tax, permitting, government barriers | 0 (each) | 0% |

*Source: 2026 Idaho Falls Fair Housing Survey, Question 8.*

Selected open-ended responses from Question 9 (public sector impediments, n=3): "A variety of individuals have expressed to me that they feel discriminated against based on their disabilities or age." "Land use laws in the public sector. It seems we are trying to make all these expensive apartments that are unaffordable." "There is no zone for single family ONLY. Every residential zone allows multi-family via accessory dwelling units." From Question 13 (additional comments, n=1): "When will housing costs come down? I'm an Idaho Falls native and I feel priced out."

**Table IV.58 — Fair Housing Survey Q10: Factors Impacting Idaho Falls — Weighted Averages (n=4)**

| Factor | Weighted Average |
|---|---|
| Access to affordable housing | 4.00 (highest) |
| Access to public transportation and mobility for seniors | 3.33 |
| Access to quality schools | 3.00 |
| Access to quality mental healthcare services | 3.00 |
| Access to housing units that accept housing vouchers | 3.00 |
| Access to information about fair housing laws | 3.00 |
| Access to public transportation and mobility | 2.50 |
| Access to quality healthcare services | 2.50 |
| Access to public parks, libraries, public facilities | 1.75 (lowest) |

*Source: 2026 Idaho Falls Fair Housing Survey, Question 10. Scale: 1 = not impacting, 5 = significantly impacting.*

**Table IV.59 — Fair Housing Survey Q11: Issues Happening in Idaho Falls — Weighted Averages (n=4)**

| Issue | Weighted Average |
|---|---|
| A lack of affordable homeownership options | 4.75 (highest) |
| A lack of affordable rental options | 3.50 |
| Challenges for persons with disabilities | 3.00 |
| Concentrations of poverty in specific areas | 2.75 |
| Gentrification | 2.25 |
| Concentrations of racial or ethnic minorities | 2.00 |
| Housing access differences based on protected characteristics | 2.00 |
| A lack of housing discrimination enforcement | 2.00 |
| Segregation | 1.00 (lowest) |

*Source: 2026 Idaho Falls Fair Housing Survey, Question 11. Scale: 1 = not happening frequently, 5 = happening very frequently.*

## K. Segregation and Integration

Residential segregation in Idaho Falls and Bonneville County is on the low end of the national spectrum. The dissimilarity index measures what share of one group would have to move to a different neighborhood to achieve perfect integration with another group. Indices below 0.30 are typically classified as low segregation, 0.30 to 0.45 as moderate, 0.45 to 0.60 as high, and above 0.60 as very high. Table IV.60 reports the index for each minority race and ethnicity group versus non-Hispanic White, computed at the block-group level across three Decennial Census vintages. The Hispanic-vs-non-Hispanic-White index has dropped from 0.357 in 2000 to 0.260 in 2020 — meaningful integration progress over two decades. Most other groups show declining or stable dissimilarity. The Black-vs-White number fluctuates from one census to the next, but the underlying population is small enough that those swings reflect statistical noise more than real change.

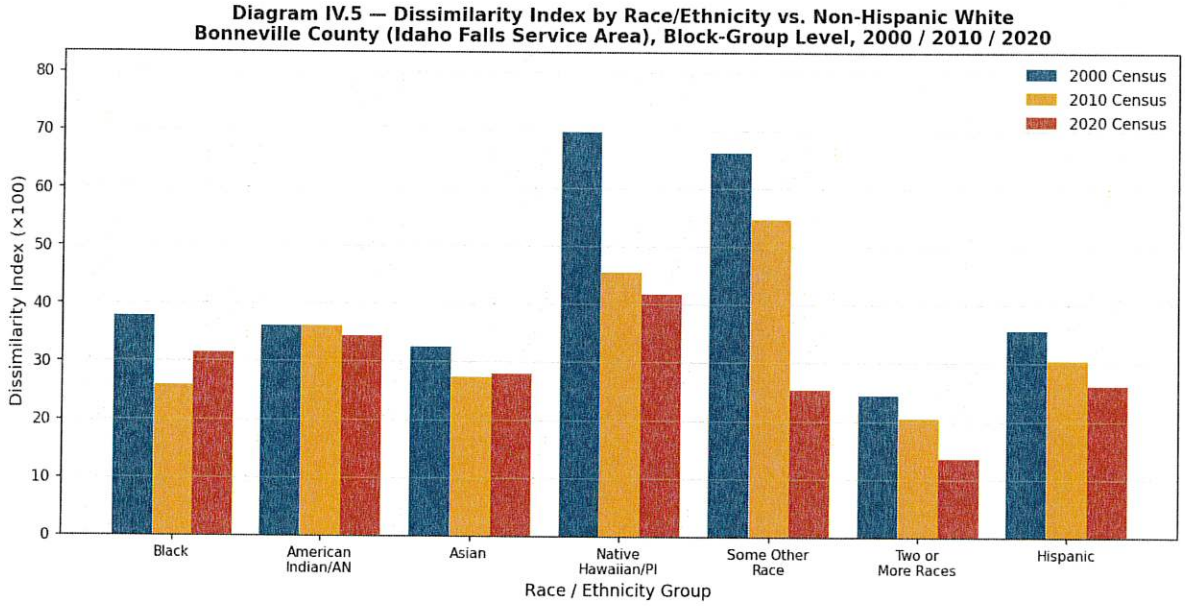
**Table IV.60 — Dissimilarity Index by Race/Ethnicity vs. Non-Hispanic White, Bonneville County, 2000 / 2010 / 2020**

| Race / Ethnicity Group (vs. Non-Hispanic White) | 2000 | 2010 | 2020 |
|---|---|---|---|
| Black or African American | 0.378 | 0.257 | 0.314 |
| American Indian / Alaska Native | 0.361 | 0.361 | 0.344 |
| Asian | 0.325 | 0.274 | 0.279 |
| Native Hawaiian / Pacific Islander | 0.697 | 0.455 | 0.418 |
| Some Other Race | 0.661 | 0.546 | 0.253 |
| Two or More Races | 0.243 | 0.204 | 0.135 |
| Hispanic or Latino (any race) | 0.357 | 0.304 | 0.260 |

*Source: U.S. Census Bureau, Decennial Census P.L. 94-171 redistricting data — 2000 SF1 Table P4, 2010 SF1 Tables P4-P5, 2020 PL94 Table P2 — at the block-group level for all Bonneville County block groups. Dissimilarity index computed against non-Hispanic White population. Methodology per Massey and Denton (1993).*

Diagram IV.5 visualizes the dissimilarity index trends over time across all racial and ethnic groups. Most groups show declining dissimilarity from 2000 to 2020, indicating gradual integration. The largest declines are seen for the Some Other Race and Native Hawaiian / Pacific Islander categories. Hispanic-vs-non-Hispanic-White dissimilarity has declined from 0.357 (moderate) in 2000 to 0.260 (low) in 2020.

**Diagram IV.5 — Dissimilarity Index by Race/Ethnicity vs. Non-Hispanic White, Bonneville County, 2000 / 2010 / 2020**




*Source: U.S. Census Bureau, Decennial Census P.L. 94-171 redistricting data — 2000 SF1, 2010 SF1, 2020 PL94 — block-group level for Bonneville County.*

## L. Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

A Racially or Ethnically Concentrated Area of Poverty (R/ECAP) is defined by HUD as a census tract that has both (a) a non-White population share greater than 50% (or, in non-metro contexts, greater than 20%) and (b) an individual poverty rate of 40% or greater. Idaho Falls has no census tracts that meet the R/ECAP definition.

## M. Disparities in Access to Opportunity

HUD's legacy Affirmatively Furthering Fair Housing (AFFH) Tool published opportunity-index data in 2018 covering: low poverty, school proficiency, jobs proximity, labor market engagement, transit trips, low transportation cost, and environmental health. HUD has not refreshed the AFFH Tool since 2018 due to AFFH rulemaking changes. The 2018 indices remain the most current publicly available HUD AFFH source and are reported in Table IV.61 as a directional reference.

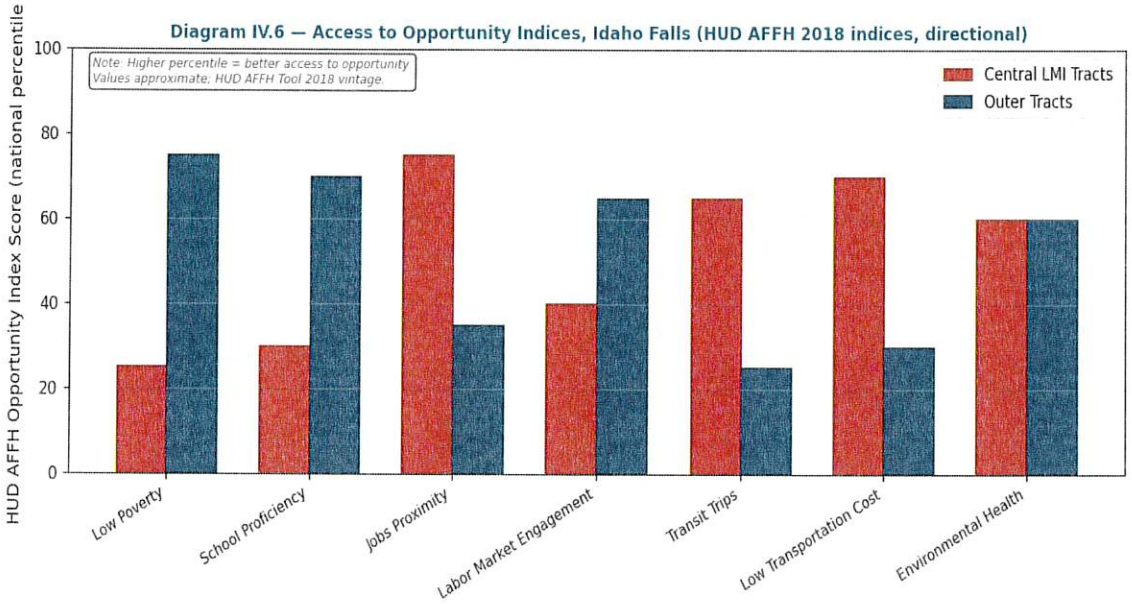
**Table IV.61 — HUD AFFH Opportunity Index Patterns, Idaho Falls (2018 vintage)**

| Opportunity Index | Idaho Falls Pattern | Fair Housing Implication |
|---|---|---|
| Low Poverty Index | Lower in central tracts (9707, 9711, 9712); higher in outer growth tracts | Lower-income and Hispanic households concentrate in lower-opportunity neighborhoods |
| School Proficiency Index | Lower in central tracts; higher in outer growth tracts | Children in lower-income and majority-Hispanic neighborhoods attend schools with lower proficiency rates |
| Jobs Proximity Index | Highest in central and east-central tracts (closer to INL bus routes and downtown employment) | Central neighborhoods offer high physical proximity to jobs |
| Labor Market Engagement Index | Lower for Hispanic, AOI/AN, and Black households than for non-Hispanic White households | Disparities in labor force participation, employment, and education persist across racial/ethnic groups |
| Transit Trips Index | Limited citywide; higher in central tracts where GIFT operates | Limited transit options constrain access for low-income, elderly, and disabled households |
| Low Transportation Cost Index | Higher in central tracts; lower in outer tracts with longer commutes | Households living far from employment centers face higher combined housing-and-transportation cost burdens |
| Environmental Health Index | Generally favorable citywide | Environmental hazard exposure is not a major fair housing differentiator in Idaho Falls |

*Source: HUD legacy AFFH Data and Mapping Tool (2018 vintage). Refresh contingent on HUD AFFH rulemaking.*

Diagram IV.6 visualizes the HUD AFFH 2018 opportunity indices, comparing central LMI tracts (where lower-income and Hispanic households are concentrated) to outer growth tracts. The pattern shows that opportunity exposure is unevenly distributed across the City — central neighborhoods have stronger jobs proximity but weaker school proficiency and low-poverty exposure, while outer growth tracts present the opposite pattern.

**Diagram IV.6 — Access to Opportunity Indices**




*Source: HUD legacy AFFH Data and Mapping Tool (2018 vintage), opportunity indices for census tracts intersecting Idaho Falls.*

## N. Municipal Code, Zoning Code, and Fiscal Policy Review

The Idaho Falls Title 11 zoning code was reviewed for fair housing impediments — looking at where different housing types are allowed, what dimensional standards apply, and whether the code includes any policy tools that support affordable production. The findings are summarized in Table IV.62.

**Table IV.62 — Fair Housing Review of Idaho Falls Title 11 Zoning Code**

| Code Provision / Mechanism | Idaho Falls Title 11 Status | Fair Housing Effect |
|---|---|---|
| Accessory dwelling units (ADUs) | Permitted in all residential districts | Fair-housing-positive — supports housing diversity, multi-generational households, and smaller unit options |
| Multifamily housing in residential districts | Permitted by right or by conditional use in multiple residential districts (R-MH, R-2, R-3, R-3A) | Fair-housing-neutral — multifamily is not restricted to non-residential or fringe districts |
| Minimum lot size | Standard residential lot minimums; no excessive minimums | Not a barrier at current standards |
| Group homes / community residential facilities for protected classes | Permitted in residential districts subject to spacing standards | Fair-housing-neutral when spacing standards are reasonable |
| Affordable housing density bonus | NOT INCLUDED in code | No City-administered density incentive for affordable production |
| Affordable housing impact fee waiver | REMOVED in 2025 amendments (previously available for LIHTC and other qualifying affordable projects) | Regulatory step backward — fee-side cost relief eliminated |
| Expedited review pathway for affordable housing | NOT INCLUDED in code | No City-administered timing incentive |

*Source: Idaho Falls Title 11 Zoning Code review, May 2026; 2025 amendments to Capital Improvement Plan and Development Impact Fee Ordinance, City of Idaho Falls.*

The 2025 amendments to the Capital Improvement Plan and Development Impact Fee ordinance were also reviewed. Those amendments were adopted after public hearings in fall 2025 and a final hearing on December 11, 2025. Two changes matter for fair housing. First, the amended ordinance removed the affordable-housing impact fee waiver that had been on the books before. Under the old version, projects that qualified as affordable housing at the state or national level — including LIHTC projects — could apply for a reduced impact fee. The 2025 ordinance no longer offers that waiver. Second, the fee schedule itself shifted from a per-door basis to a square-footage basis.

Removing the affordable housing fee waiver took away the only City-side mechanism that gave qualifying affordable projects direct cost relief. The City does not have any other affordable housing policy lever — no zoning incentive, no inclusionary requirement, no trust fund, no City-administered loan or grant program. So affordable housing production in Idaho Falls is currently dependent on the IFRA partnership and IHFA tax credit allocations. That is the central regulatory and fiscal finding of this AOI.

## Section V. Fair Housing Goals and Priorities

The Fair Housing Act of 1968 and its 1988 Amendments prohibit discrimination in the sale, rental, and financing of housing on the basis of race, color, religion, national origin, sex, familial status, and disability. Section 808(e)(5) of the Act goes a step further: it directs HUD to administer its programs in a way that affirmatively furthers fair housing. As a CDBG entitlement community, the City of Idaho Falls is required to certify that it is doing the same.

The AOI is the standard tool entitlement communities use to back up that certification. The fair housing planning process traces back to HUD's 1996 Fair Housing Planning Guide and asks each community to identify barriers to fair housing choice in its jurisdiction, take action to address those barriers, and document the work. This Section V lays out the goals, priorities, and action items Idaho Falls will pursue from 2026 through 2030 to address the impediments identified in Sections I through IV.

The goals are organized around priorities expressed by the community and stakeholder and in areas that align with the priority needs in SP-25 of the 2026-2030 Consolidated Plan. Unlike the Consolidated Plan, however, the goals are not required to be as formulaic or restricted only to what CDBG can accomplish. They reflect a more comprehensive response to the priority needs raised during the community engagement process and encourage to find partners and programs to address critical housing issues rather than relying on the limitations of CDBG.

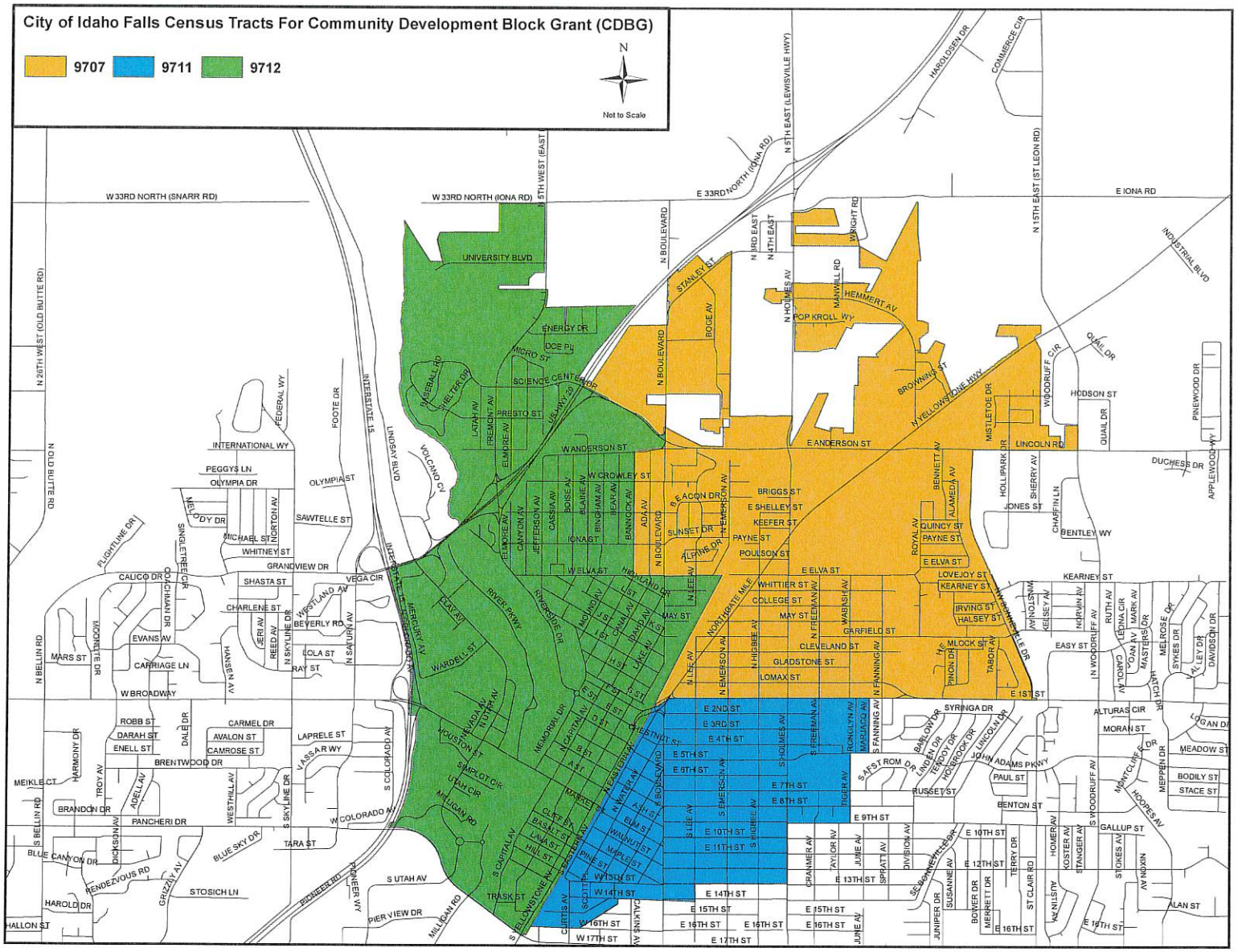
**Table V.1 — 2026-2030 Fair Housing Goals**

| # | Goal | Lead and Partner Agencies | Recommended Action |
|---|---|---|---|
| FH-1 | Support production and preservation of affordable housing through IHFA LIHTC allocations, and continued H4HIF homeownership partnership. IFRA can be a local partner in certain areas. | Lead: City; Partner: HOME, HOME-ARP, H4HIF, IFRA | Develop tools and policies to support LIHTC applications; continue H4HIF partnership; continue CDBG-funded owner rehab in pre-1980 LMI tracts |
| FH-2 | Continue accessibility improvements at City facilities and right-of-way per the ADA Transition Plan and continue ADA home modifications through EICAP | Lead: City; Partner: EICAP, ADANW | Continue ADA right-of-way improvements; continue EICAP home modification partnership; continue facility ADA improvements per Transition Plan |
| FH-3 | Strengthen fair housing education and outreach through the established annual Fair Housing Training partnership with City of Pocatello, IHFA, and IFHC | Lead: City + Pocatello + IHFA + IFHC | Continue annual co-sponsored Fair Housing Training with City of Pocatello, IHFA, IFHC; maintain bilingual fair housing webpage; partner with Eastern Idaho Realtors and Property Manager Association |
| FH-4 | Reduce regulatory and fiscal barriers to affordable housing production by re-establishing affordable housing impact fee waiver, exploring density bonus or expedited review. | Lead: City Council; Partner: IHFA, East Idaho Home Builders Association (EIHBA) | Re-establish affordable housing impact fee waiver; adopt density bonus / expedited review for income-restricted units; conduct feasibility study of City-administered affordable housing program in PY 2026 |

| # | Goal | Lead and Partner Agencies | Recommended Action |
|---|---|---|---|
| FH-5 | Conduct a feasibility study of locally administered housing authority or other affordable/workforce housing program.. | Lead: City; Partner: Bonneville County, Ammon; | Based on feedback from stakeholder interviews, a locally administered program to increase the stock of affordable and/or workforce housing needs to be explored. A housing authority is one option, but not the only potential tool. Regional partners are listed because often housing authorities are operated by county. However, the City could also explore a City-only program. |

## Section VI. Appendices

A. Census Tract Map
B. City of Idaho Falls Non-Discrimination Statement
C. 2026 Fair Housing Training Agenda
D. 2025 Fair Housing Training Agenda
E. ADA Statement Posted at City Facilities
F. Notice of ADA Compliance
G. 2026 Fair Housing Month Proclamation


City of Idaho Falls Census Tracts For Community Development Block Grant (CDBG)
9707
9711
9712
N
Not to Scale
W 33RD NORTH (SNARR RD)
W 33RD NORTH (IONA RD)
E 33RD NORTH (IONA RD)
E IONA RD
N 5TH WEST (EAST)
N 5TH EAST (LEWISVILLE HWY)
N 15TH EAST (ST LEON RD)
N 20TH WEST (OLD BUTTE RD)
N OLD BUTTE RD
INTERSTATE 15
UNIVERSITY BLVD
ENERGY DR
DOE PL
MICRO ST
SCIENCE CENTER DR
N BOULEVARD
STANLEY ST
BOGE AV
N 3RD EAST
N 4TH EAST
N HOLMES AV
WRIGHT RD
MANWILL RD
HEMMERT AV
POP KROLL WY
HAROLDSEN DR
COMMERCE CIR
INDUSTRIAL BLVD
QUAIL DR
WOODRUFF CIR
HODSON ST
PINEWOOD DR
BROWNING ST
YELLOWSTONE HWY
MISTLETOE DR
LINCOLN RD
E ANDERSON ST
W ANDERSON ST
W CROWLEY ST
E ACON DR
SUNSET DR
ALPINE DR
BRIGGS ST
E SHELLEY ST
KEEFER ST
PAYNE ST
POULSON ST
E ELVA ST
W ELVA ST
HIGHLAND DR
MAY ST
NORTHGATE MILE
WHITTIER ST
COLLEGE ST
GARFIELD ST
CLEVELAND ST
GLADSTONE ST
LOMAX ST
BENNETT AV
ALAMEDA AV
ROYAL AV
QUINCY ST
PAYNE ST
LOVEJOY ST
KEARNEY ST
IRVING ST
HALSEY ST
HOLLIPARK DR
SHERRY AV
JONES ST
CHAPIN LN
BENTLEY WY
DUCHESS DR
APPLEWOOD WY
KEARNEY ST
EASY ST
E 1ST ST
E 2ND ST
E 3RD ST
E 4TH ST
E 5TH ST
E 6TH ST
E 7TH ST
E 8TH ST
E 9TH ST
E 10TH ST
E 11TH ST
E 12TH ST
E 13TH ST
E 14TH ST
E 15TH ST
E 16TH ST
E 17TH ST
W 13TH ST
W 14TH ST
W 16TH ST
W 17TH ST
SYRINGA DR
ALTURAS CIR
MORAN ST
MEADOW ST
BODILY ST
STACE ST
JOHN ADAMS PKWY
PAUL ST
RUSSET ST
BENTON ST
GALLUP ST
ALAN ST
S BOUDLEAUD
S LEE AV
S EMERSON AV
S HIGBEE AV
S HOLMES AV
S FREEMAN AV
S FANNING AV
N FANNING AV
TIGER AV
CRANMER AV
TAYLOR AV
JUNE AV
SPRATT AV
DIVISION AV
SCHNEIDER DR
SUSANNE AV
JUNIPER DR
BOWER DR
MERRETT DR
TERRY DR
ST CLAIR RD
HOMER AV
KOSTER AV
STANGER AV
STOKES AV
NIXON AV
AUSTIN AV
S WOODRUFF AV
MONTCLIFF DR
MEPPEN DR
HOOPES AV
MELROSE DR
SYKES DR
VALLEY DR
DAVIDSON DR
HATCH DR
LOGAN DR
CAROLYN
LEONA CIR
MARK AV
MASTERS DR
JOAN AV
NORVIN AV
KELSEY AV
WINSTON AV
RUTH AV
INTERSTATE 15
LINDSAY BLVD
VOLCANO CT
FOOTE DR
FEDERAL WY
INTERNATIONAL WY
PEGGYS LN
OLYMPIA DR
OLYMPIA ST
MELODY DR
MICHAEL ST
WHITNEY ST
SAWTELLE ST
GRANDVIEW DR
FLIGHTLINE DR
CALICO DR
SHASTA ST
VEGA CIR
CHARLENE ST
WESTLAND AV
BEVERLY RD
SINGLETREE CIR
COACHMAN DR
EVANS AV
MOORETTE DR
MARS ST
CARRIAGE LN
W BROADWAY
N BELLIN RD
HANSEN AV
JERI AV
REED AV
N SKYLINE DR
LOLA ST
RAY ST
N SATURN AV
MERCURY AV
RIVER PKWY
RIVERSIDE DR
WARDELL ST
MEMORIAL DR
N CAPITAL AV
N DOUGLAS AV
YOUNG ST
SIMPLOT CIR
UTAH CIR
MICHIGAN RD
ROBB ST
DARAH ST
ENELL ST
DALE DR
CARMEL DR
AVALON ST
CAMROSE ST
LAPRELE ST
VASSAR WY
BRENTWOOD DR
HARMONY DR
TROY AV
ADELL AV
WESTHILL AV
S SKYLINE DR
S COLORADO AV
W COLORADO AV
MEIKLE CT
BRANDON DR
PANCHERI DR
S BELLIN RD
DICKSON AV
BLUE SKY DR
TARA ST
BLUE CANYON DR
RENDEZVOUS RD
GRIZZLY AV
STOSICH LN
HAROLD DR
HALLON ST
PIONEER RD
PIONEER WY
S UTAH AV
PIER VIEW DR
MILLIGAN RD
S CAPITAL AV
BASALT ST
LAVA ST
HILL ST
TRASK ST
BLOWSTONE AV
CURTIS AV
CALKINS AV
N WATER AV
N EASTGATE AV
CHESTNUT ST
ELM ST
WALNUT ST
MAPLE ST
PINE ST
MARKET ST
OLIVE ST
SCOTT ST

IDAHO FALLS

## City of Idaho Falls Non-Discrimination Statement

The City of Idaho Falls, ("the City") assures that no person shall on the grounds of age, race, color, national origin, family status, sex, handicapping condition, sexual orientation, gender identity/expression, religion, as provided by Title V1 of the Civil Rights Act of 1964, the Civil Right Restoration Act of 1987 (Public Law 100.259), and subsequent related acts, Idaho Code or City Code, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity.
The City further assures every effort will be made to ensure non-discrimination in all of its programs and activities whether those programs and activities are federally funded or not.

The Civil Rights Restoration Act of 1987, broadened the scope of Title VI coverage by expanding the definition of terms "programs or activities" to include all programs or activities of Federal Aid recipients, sub-recipients, and contractors/consultants, whether such programs and activities are federally assisted or not (Public Law 100.259 (S. 557) March 22, 1988.)

In the event the City distributes federal aid to a sub-recipient, the City will include Title VI language in all written agreements and will monitor for compliance.

The City's ADA/504 Coordinator or their designee shall be responsible for initiating and monitoring Title VI activities, preparing reports, and other responsibilities as required by 23 Code of Federal Regulations (CFR) 200 and 49 CFR 21.

Rebecca

**Rebecca I. Noah Casper**
**Mayor**

CITY OF IDAHO FALLS
CORPORATE
Seal
BONNEVILLE COUNTY, IDAHO

**City of Idaho Falls**
**Date:** MARCH 1, 2017

# Fair Housing Training – City of Pocatello, City Hall (Council Chambers) 911 N. 7th Avenue, Pocatello, Idaho 83201

Housing Justice For All

**April 7, 2026, Agenda**

| | |
|---|---|
| 9:30 am to 10:00 am | Registration and Check-in |
| 10:00 am to 10:05 am | FH Training Welcome/Introductions |
| 10:05 am to 10:30 am | Fair Housing Basics |
| 10:30 am to 10:40 am | Break (10 minutes) |
| 10:40 am to 12:00 pm | Fair Housing Basics |
| 12:00 pm to 1:30 pm | Lunch - on your own |
| 1:30 pm to 2:30 pm | Fair Housing Protected Classes and Case Examples |
| 2:30 pm to 2:40 pm | Break (10 minutes) |
| 2:40 pm to 3:40 pm | Disability Reasonable Accommodations Modifications, Service Animals |
| 3:40 pm to 4:00 pm | Open Question and Answer |

CITY OF POCATELLO

Idaho Housing and Finance Association
www.idahohousing.com

IDAHO FALLS

**Fair Housing Training - Skyline Activity Center - Multi Purpose Room**
**1575 N Skyline Drive Idaho Falls, ID**

**May 8, 2025 Agenda**

**8:30 am to 12:30 pm**

- Welcome
- Organizational Introductions
- Fair Housing Basics
    - Elements of a Fair Housing Allegation
- Hot topics
    - Current trends in Fair Housing
- Reasonable Accommodations, Modifications, Service Animals

IDAHO FALLS

**City of Idaho Falls**
**Notice of ADA Compliance**
**NOTICE UNDER THE AMERICANS WITH DISABILITIES ACT**

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA) and Section 504 of the Rehabilitation Act, the City of Idaho Falls will not discriminate against qualified individuals with disabilities on the basis of disability related to admission or access to its services, programs, or activities including federally assisted services, programs, or activities.

**Employment**: The City of Idaho Falls does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the ADA.

**Effective Communication:** The City of Idaho Falls will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the City of Idaho Falls' programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

**Modifications to Policies and Procedures**: City of Idaho Falls will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. Individuals with ADA service animals are welcomed in City of Idaho Falls offices. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a City program, service, or activity, should contact the department sponsoring the event or the City's ADA/Section 504 Coordinator. The request should be made as soon as possible but no later than forty-eight (48) hours before the scheduled event.
Anyone requiring an auxiliary aid or service for a City Council Meeting should contact the City Clerk's Office at (208) 612-8414 as soon as possible, but no later than forty-eight (48) hours before the start of the meeting.

The ADA does not require the City of Idaho Falls to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden. Complaints that a program, service, or activity of the City of Idaho Falls is not accessible to persons with disabilities should be directed to the City's ADA Coordinator:

**ADA/Section 504 Coordinator, Lisa Farris,**
**Email: Lfarris@idahofallsidaho.gov**
**680 Park Avenue Idaho Falls, ID 83402**
**(208) 612-8323 or Fax: (208) 612-8520 TTY: (800) 377-3529 or Idaho Relay 711.**

The City of Idaho Falls will not charge an individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy such as retrieving items from locations that are open to the public, but are not accessible to persons who use wheelchairs.

# PROCLAMATION

WHEREAS, the year 2026 marks the 58th anniversary of the passage of the Federal Fair Housing Act; Title VIII of the Civil Rights Act of 1968, as amended; and

WHEREAS, this law guarantees that housing throughout the United States should be made available to all citizens without regard to race, color, religion, sex, family status, disability, or national origin; and

WHEREAS, equality of opportunity for all is a fundamental tenet of this nation, state and city, and

WHEREAS, barriers which diminish the rights and limit the options of any citizen will ultimately diminish the rights of all citizens; and

WHEREAS, the cooperation, commitment and support of all the residents of the City of Idaho Falls is necessary for removing barriers to the enjoyment of living where one chooses within one's means.

THEREFORE, I, LISA BURTENSHAW, MAYOR of the City of Idaho Falls, do hereby proclaim the month of April 2026, as

## FAIR HOUSING MONTH

and encourage every citizen and business of our community to support and endorse Fair Housing; to reaffirm their commitment to Fair Housing for all, and wholeheartedly recognize these rights and responsibilities throughout the year.

CITY OF IDAHO FALLS CORPORATE SEAL BONNEVILLE COUNTY, IDAHO

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of Idaho Falls to be affixed on this 30th day of March, Two Thousand and Twenty-six.

Lisa Burtenshaw

Lisa Burtenshaw, Mayor
City of Idaho Falls

PY2026 CDBG List of Council Approved Projects/Activities

| ***Program Year (PY) 2026 CDBG Applicant*** | ***Activity/Project Description Allocation $414,143*** | ***Recommended Amount*** | ***Reason for Recommendation*** |
|---|---|---|---|
| ***Public Service Activities*** | ***15% max of allocation*** | | |
| **Idaho Legal Aid** | Legal Aid/victims of domestic violence (Idaho Falls office). | **$12,000** | DVSAC<br>PS High priority. |
| **Behavioral Health Crisis Center E ID** | Case management treatment for mental health & substance abuse clients (18/older). | **$20,000** | Case management services - High need. |
| **United Way ALICE Child Care Scholarship Prgm.** | Assistance with affordable daycare expenses for working families that don't meet the threshold for state financial assistance. | **$6,000.00** | Household expense adds to cost burden. Anti-poverty. |
| **Salvation Army** | Rental ($7,500). Utility Assistance ($3,700.00) for LMI individuals/families. | **$10,000** | Rent/Utility - Adds to cost burden. High need. |
| **Promise Ridge Family Emergency Shelter** | (1) PTE for intake/case management services of LMI clients. (17) pay periods (June -Dec). | **$9,000.00** | ER family housing/case mgmt. High priority. |
| **IF Soup Kitchen** | Support for training of volunteers to prepare and serve food at the Soup Kitchen. | **$5,000.00** | Food expense adds to cost burden. Anti-poverty. |
| **Slum/Blight by Area (SBA)** | **30% max allowed for Economic Development (Downtown)** | | |
| **IFDDC/Downtown Idaho Falls** | Façade Improvement Program in CT 9712 (signs, awnings, facades). | **$32,000.00** | Economic Dev.<br>Priority |
| **LMI Direct Benefit** | ***Must allocate 70% or more as direct benefit for LMI persons*** | | |
| **City of Idaho Falls, Public Works** | Highland Park Sidewalk Improvement Project Assist LMI with Curb, Gutter, Sidewalk in Subdivision within CT 9712. | **$195,000** | Infrastructure in LMI neighborhood.<br>High priority. |
| **EICAP** | Parking Lot/Warehouse LED Lighting Upgrade Project. Retrofit light fixtures. | **$6,000.00** | Facility rehab<br>High priority. |
| **Idaho Falls Rescue Mission (IFRM)** | Replace existing security cameras with new internal/external security camera system. | **$12,500** | Emergency and Supportive housing.<br>High priorities. |
| **IF Sr. Center Meals on Wheels** | Reusable/disposable trays to serve/deliver meals to seniors/disabled LMI individuals. | **$23,815** | Equipment to support meals for seniors.<br>High priority. |
| ***Administration*** | ***20% max of allocation ($414,143.00)*** | | |
| **CDS/Administration** | Administer CDBG Program with (1) FT employee within CDS. | **$82,828** | Administer CDBG Program |
| | **Total Amount of Applications** | **$414,143.00** | |

**2026 CDBG Plan Year (PY) runs from 4/1/26 to 3/31/27**
**2026 CDBG allocation $414,143.00 expected Sept 2026**

## CDBG Program Formulas for Allocating PY2026 Funds

**$627,854.04 Total Dollar Amount of Applications received by Categories**

| | |
|---|---|
| **$82,828.60** | **Administration of Program** |
| **$157,385.6** | **Public Service activities** |
| **$50,000** | **Slum/Blight projects** |
| **$337,639.84** | **LMI direct projects** |

**Allowable % of Allocation ($414,143.00) by Categories**

| | |
|---|---|
| **Max allowed for Administration** | **20% or $82,828.60** |
| **Max allowed for Public Service** | **15% or $62,121.45** |
| **Max allowed for Slum/Blight** | ***30% or $124,242.9** |
| ***Minimum* for LMI Direct** | **70% or $231,920.80 (or more) to directly benefit Low Moderate Income (LMI) persons** |

**Formula:**
**$414,143.00 - $82,828.60 (Admin) = $331,314.4**
**$331,314.4 X 70% = $231,920.08. This is the minimum to satisfy the 70% LMI direct benefit.**
**$331,314.4 - $231,920.08 = $99,394.32 left for Public Service and Slum/Blight projects/activities.**

**$99,394.32 for PS/SBA**
**- $62,000 (PS activities) = $37,394.32 for (SBA/Downtown/Facade)**

**Options for meeting 70% LMI:**

- Public Service may count towards LMI direct benefit due to the clients they serve if the agency can provide quantifiable data of their clients served within the grant year.
- Examples of Public Service activities that provide direct assistance to LMI clients include case management for homelessness, and rental assistance to LMI in the (3) census tracts.
- The public service activity benefits special needs populations (LMI, disabled, elderly).
- *SBA/Façade does not have a direct LMI benefit.

**Summary of Public Participation Results:**

- Affordable housing top concern
- Homelessness and mental health are rapidly growing needs
- Shortage of shelter beds
- Infrastructure investment supported
- Public transportation is critical
- Housing discrimination is uncommon, yet when it occurs it is rarely reported

**2026-2030 CDBG Consolidated Plan - Recommendations/Goals:**

**Housing Goal**

Priority Need- Affordable Housing

Actions - add new and rehab homeowner units.

**Public Service Goal**

Priority Need - Homeless and Non-Homeless Special Needs Public Service

Actions - Assist with rental application fees for affordable housing, Assist with overnight shelter, Add overnight emergency, or transitional housing beds, Assist with homelessness prevention.

**Community Development Goal**

Priority Need - Non-Homeless Special Needs, Non-Housing Community Development

Actions - Non-Housing public facilities/infrastructure, Housing public facilities/infrastructure

**Economic Development**

Priority Need - Non-Housing Community development

Actions - Study at least one area for Slum/Blight designation, Assist with façade treatments and building rehab.

**Additional Recommended action**

Conduct a feasibility study for designation of a neighborhood Revitalization Strategy Area (NRSA)

**Analysis of Impediments Recommendations**

- Find partners to leverage funds and programs to increase affordable housing stock
- Continue to implement ADA Transition Plan, EICAP home modification partnership, and support for Legal Aid to address fair housing issues
- Continue to co-sponsor Fair Housing Training
- Conduct a feasibility study to consider incentives for affordable housing including: re-establishing the impact fee waiver for affordable housing, density bonus programs, establishing income-restricted units, and other affordable housing tools

**Needs Assessment for Idaho Falls over the 2026-2030 CDBG Consolidated Plan period**

Housing needs identified through the 2026 stakeholder interviews, Region 6 Housing Coalition meeting, the 2026 community survey, ACS demographic data, CHAS data, the 2018 to 2022 ADA Transition Plan, and District 7 Health Department reporting.

**Supportive housing, Senior housing, Disability accommodation, Mental health, Substance use disorder treatment, Domestic violence and sexual assault survivor, and Veterans.**

## Issues Identified

**Housing - Cost Burden and Substandard housing problems:**

1. Cost burden/paying >30% of monthly income for housing costs
2. Renters most at risk paying >30% of monthly for housing costs
3. Female headed households without a spouse at an even higher risk
4. Elderly non-family renter (single adults age 62 or older living alone in rented units) among highest rates of any household type
5. Deferred maintenance, inadequate insulation, and outdated heating systems in older units
6. Housing problems concentrate steeply at the bottom of the income distribution
7. Hispanic households exhibit disproportionately greater need with severe housing problems at the 30 to 50% AMI and 80 to 100% AMI income levels
8. Disability accommodation refusals, particularly affecting tenants with mental health and developmental disabilities
9. Source of income discrimination against Section 8 voucher holders, which Idaho law does not currently prohibit
10. Blanket denials of applicants with any criminal record or any eviction within a set lookback period
11. Older numbered street area in Census Tracts 9711 and 9712 contains a higher concentration of lower income renter households

**Homelessness - Capacity issues in Idaho Falls:**

- Family-shelter capacity is concentrated at City of Refuge and is meaningfully undersupplied relative to need
- Structural capacity gap exceeds what CDBG can resolve

**Special population - additional supportive services/facilities needed for:**

- Youth aging out of foster care
- Persons with mental illness
- HIV/AIDS and people experiencing homelessness
- Seniors under supported in Idaho Falls

**Strategic Plan in SP-25 - Strategies to address housing problems:**

- Preserve existing affordable housing
- Support affordable housing production
- Partner with EICAP, Habitat for Humanity Idaho Falls on owner occupied housing rehab in LMI census tracts

**RESOLUTION NO.**

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, PROGRAM YEAR 2026 CDBG ANNUAL ACTION PLAN AND PROGRAM YEARS 2026-2030 CDBG FIVE-YEAR CONSOLIDATED PLAN AND ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE.

WHEREAS, the City of Idaho Falls has been designated as an entitlement city by the U.S. Department of Housing and Urban Development;

WHEREAS, the City of Idaho Falls, Idaho, has prepared a One-Year CDBG Annual Action Plan for Program Year 2026 as part of the requirements of entitlement status;

WHEREAS, the City of Idaho Falls, Idaho, has prepared a Five-Year CDBG Consolidated Plan for Program Years 2026-2030 as part of the requirements of entitlement status;

WHEREAS, the City of Idaho Falls, Idaho, has prepared an Analysis of Impediments to Fair Housing Choice to be submitted as part of the Five-Year CDBG Consolidated Plan for Program Years 2026-2030 as part of the requirements of entitlement status;

WHEREAS, the City of Idaho Falls, Idaho, held a public hearing on the Annual Action Plan PY2026 AND the Consolidated Plan PY2026-2030 on May 22, 2026;

WHEREAS, the City of Idaho Falls, Idaho, had a thirty-day comment period until and through June 22, 2026;

WHEREAS, the City of Idaho Falls, Idaho, has considered comments received during the thirty-day comment period;

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Idaho Falls, Idaho, as follows:

1. The Annual Action Plan for Program Year 2026 and the Consolidated Plan for Program Years 2026-2030, and the Analysis of Impediments to Fair Housing Choice as prepared by the Community Development Services Department, Planning Division, a copy of which is attached hereto and by this reference made a part of hereof, is hereby approved.

2. The Mayor is hereby authorized to sign the document(s) for Federal assistance.

_____

Lisa Burtenshaw, Mayor

ATTEST:

_____ Date _____

Linda Lundquist, City Clerk

# Memorandum

**File #:** 26-240 **City Council**

DATE: Tuesday, June 30, 2026 AGENDA: Regular
FROM: Zachary Jones, City Attorney DEPARTMENT: City Attorney

**Title**
Ordinance Amending Title 4, Chapter 2, and Title 8, Chapter 3, Sections 4 and 5, and Repealing Title 4, Chapters 3 and 4, City's Alcohol Ordinances

☒ Ordinance ☐ Resolution
☐ Quasi-Judicial Public Hearing ☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance ☐ Approval/Authorization/Ratification

**Action(s) Requested:**
Adopt the Ordinance amending Title 4, Chapter 2, and Title 8, Chapter 3, Sections 4 and 5, and repealing Title 4, Chapters 3 and 4, City's Alcohol Ordinances, under a suspension of the rules requiring three complete and separate readings, and request that it be read by title and published by summary (or take other action deemed appropriate).

**Description, Background Information, Purpose:**
This is an omnibus ordinance revising the City's ordinances regarding alcohol within the City. This ordinance accomplishes several main objectives by:

1. Combining three separate chapters-one each for liquor, beer, and wine-into one unified chapter to create a more cohesive ordinance structure.
2. Restricting the sale or consumption of alcohol at commercial establishments unless permitted by law.
3. Allowing the City Attorney and Chief of Police to compel certain documents and video from alcohol licensees to enforce the alcohol ordinance, ascertain compliance, or investigate a criminal matter.
4. Diminishing over time the number of alcohol catering permits allowed at certain locations.
5. Establishing an alcohol server training program.
6. Identifying the grounds and the process for suspending and revoking alcohol licenses.
7. Providing a process for appeals regarding alcohol licenses, alcohol catering permits, charitable event permits, and permits issued for permitted events held at City locations.

A version of the ordinance as it will read once adopted has been attached for reference.

**This item has been reviewed by the City's Legal & Municipal Services Departments.**

**ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING TITLE 4, CHAPTER 2, AND TITLE 8, CHAPTER 3, SECTIONS 4 AND 5, AND REPEALING TITLE 4, CHAPTERS 3 AND 4, TO COMBINE THREE CHAPTERS INTO A UNIFIED CHAPTER REGULATING ALCOHOL; TO RESTRICT THE SALE OR CONSUMPTION OF ALCOHOL AT COMMERCIAL ESTABLISHMENTS UNLESS LICENSED OR PERMITTED BY LAW; TO PROVIDE FOR THE COMPELLING OF DOCUMENTS, VIDEO, OR OTHER ITEMS TO INVESTIGATE COMPLIANCE; TO DIMINISH OVER TIME THE NUMBER OF ALCOHOL CATERING PERMITS AT CERTAIN LOCATIONS; TO ESTABLISH AN APPROVED SERVER TRAINING PROGRAM AND REQUIRE COMPLIANCE WITH HOLDING CURRENT CERTIFICATES; TO ADD GROUNDS FOR SUSPENSIONS OR REVOCATIONS OF ALCOHOL LICENSES AND PERMITS; TO PROVIDE A PROCESS AND APPEAL FOR SUSPENSIONS AND REVOCATIONS; TO MAKE OTHER CHANGES; AND PROVIDE PENALTIES FOR VIOLATIONS; CODIFICATION; PUBLICATION BY SUMMARY; AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the City Council desires to promote an environment and culture of enjoyable, safe, and responsible drinking at establishments providing alcoholic beverages; and

WHEREAS, according to the Centers for Disease Control and Prevention, the annual average alcohol-attributable deaths due to excessive alcohol use for Idaho from 2020–2021 was 986 deaths per year; and

WHEREAS, according to the Idaho Transportation Department, in 2024 there were 1,487 alcohol-related vehicle crashes in the State of Idaho, leading to 61 fatalities; and

WHEREAS, the overconsumption of alcohol at establishments serving alcoholic beverages can lead to public intoxication, increase the number of persons driving under the influence, and endanger the health and safety of the residents and guests of the City of Idaho Falls; and

WHEREAS, providing training to servers of alcohol and security personnel can reduce public intoxication and can enhance the overall enjoyment and experience for patrons at establishments where alcohol is served; and

WHEREAS, public safety requires establishments serving alcoholic beverages to operate within structures that comply with the appropriate occupancy classifications and approved design occupancy loads established by the Building Official, establish adequate emergency egress access, and ensure that minimally required fire protection systems are in place; and

WHEREAS, Council desires to provide consistency and accessibility in its alcohol ordinances and articulate the additional grounds and processes for suspension or revocation of alcohol licenses.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, THAT:

**SECTION 1**: Title 4, Chapter 2 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-2-1: DEFINITIONS: Whenever the following words or terms are used in this ~~Code~~Chapter and are capitalized, they shall have the meanings ascribed below:

ALCOHOL: Liquor, Beer, or Wine.

ALCOHOLIC BEVERAGE: Any beverage containing Liquor, Beer, or Wine.

ALCOHOL CATERING PERMIT: A permit issued pursuant to Section 4-2-16 of this Chapter.

ALCOHOL LICENSE: Any City license issued pursuant to this Chapter for Liquor, Beer, or Wine.

APPROVED SERVER TRAINING PROGRAM: All programs approved by the Police Department pursuant to Section 4-2-19(A) that are designed to educate Servers of Alcohol on laws and rules regarding the sale and service of Alcoholic Beverages, the effects of Alcohol on the human body, methods of identifying intoxicated persons and refusing to sell or serve Alcohol to those persons, and methods for checking and identifying legal identification.

BARTENDER: ~~-~~Any person, whether agent, servant, employee, or person acting in any other capacity, who pours, mixes, or prepares any L~~l~~iquor by the drink upon any L~~l~~icensed ~~p~~Premises. ~~This~~ A Bartender does not include~~shall not apply to any~~ a person who ~~solely~~ pours, mixes or prepares solely Beer or W~~w~~ine by the drink at retail or at a location for which there is a Charitable Event Permit ~~as defined by this Code~~.

BEER: Any beverage obtained by the alcoholic fermentation of an infusion or decoction of barley, malt or other ingredients in drinkable water and which contains alcohol, as defined and regulated by the Idaho Code.

CHARITABLE EVENT PERMIT: A permit issued pursuant to Section 4-2-18 of this Chapter.

COMMERCIAL ESTABLISHMENT: Any location upon which any business is conducted that provides, extends, offers, sells, or otherwise makes available goods, services, or facilities to the public, not including a person's place of residence that is not made available to the public and not including the temporary living space of a hotel, motel, or other establishment that provides temporary living space for individuals.

DIRECTOR: The Director of the Idaho ~~Department of Law Enforcement~~State Police.

DISTRIBUTOR: A person who is employed by or is an agent of a retailer to sell, serve or dispense Alcohol.

INTERDICTED PERSON: A person ~~to whom the sale of liquor is prohibited under the laws of the State~~who, as a condition of probation or parole in a criminal case, is prohibited from consuming Alcohol.

LIQUOR: All kinds of liquor sold by and in a S~~s~~tate liquor store of the State of Idaho

LICENSEE: Any person who has obtained an Alcohol License under this Chapter for Liquor, Beer, or Wine.

LICENSED PREMISES: The building, room, or place in which the retail sale of L~~l~~iquor by the drink~~ at retail~~, Beer, or Wine by a ~~l~~Licensee is authorized under the relevant provisions of the Idaho Code and under this Chapter.

QUALIFIED ORGANIZATION: Any person to whom a permit for a benevolent, charitable, or public purpose has been issued by the State pursuant to the provisions of Title 23 of the Idaho Code.

RESTAURANT: An eating establishment which offers prepared food for sale to the public.

RETAIL WINE LICENSE: An Alcohol License issued by the City authorizing a person to sell Wine at retail for consumption off the Licensed Premises only.

SECURITY PERSON: Any person who, as a requirement of his or her employment, provides security services at Licensed Premises or at any location where Alcohol is allowed pursuant to an Alcohol Catering Permit and any person who is the immediate manager of those employees. Providing security services includes verifying the identification of people who enter or are within Licensed Premises or the location where Alcohol is allowed pursuant to an Alcohol Catering Permit. A Security Person does not include a person employed solely at locations where Alcohol is allowed pursuant to a Charitable Event Permit.

SERVER OF ALCOHOL: Any person who, as a requirement of his or her employment, pours, mixes, serves, or sells any Alcoholic Beverages for consumption on Licensed Premises or on any location where Alcohol is allowed pursuant to an Alcohol Catering Permit, and any person who is the immediate manager of those employees. Servers of Alcohol include waiters, waitresses, Bartenders and immediate managers of waiters, waitresses, and Bartenders. A Server of Alcohol does not include a person who pours, mixes, serves, or sells Alcohol solely at locations where Alcohol is allowed pursuant to a Charitable Event Permit.

WINE: Any alcoholic beverage containing not more than sixteen percent (16%) alcohol by volume obtained by the fermentation of the natural sugar content of fruits or other agricultural products containing sugar whether or not other ingredients are added.

WINE BY THE DRINK LICENSE: An Alcohol License to sell wine by the individual glass or open bottle at retail for consumption on the premises.

4-2-2: LICENSE REQUIRED:

(A) No person shall sell or dispense L~~l~~iquor by the drink, sell or dispense Beer at retail for consumption on or off the Licensed Premises, sell canned Beer at retail for consumption off the Licensed Premises, sell Wine at retail for consumption off the premises, sell or dispense Wine by the individual glass or open bottle for consumption on the Licensed Premises ~~at retail on any premises~~ in the City without first obtaining the required Alcohol ~~l~~License(s)~~s~~ as required by this Chapter, applicable Bonneville County ordinances, and Title 23, Chapter 9, Idaho Code, as amended. A person who holds a valid current Wine by the Drink license issued by the City may sell on the Licensed Premises Wine at retail for consumption off the premises without obtaining a Retail Wine License from the City.

(B) Licensees who do not possess a valid City license for the retail sale of Liquor by the drink or Wine by the Drink License shall not permit consumption of Wine on the Licensed Premises.

(C) Licensees who do not possess a valid City license for the retail sale of Beer for consumption on the Licensed Premises shall not permit consumption of Beer on the Licensed Premises.

(D) A Restaurant must also have the appropriate Alcohol License to sell the type of Alcohol the Restaurant offers to the public, including an approved site plan as part of the Restaurant's State alcohol permit. If the Restaurant serves Alcohol in an area adjacent to the Restaurant that includes a public sidewalk, the size of any tables and seating must allow sufficient room for public ingress and egress and the area must be compliant with all ADA laws and regulations for sidewalk use under the City Code.

(E) No person owning or operating a Commercial Establishment shall sell, offer to sell, dispense, or knowingly permit the consumption of any Alcoholic Beverage upon the premises of the Commercial Establishment unless permitted by Idaho Code or an Alcohol License, Alcohol Catering Permit, or Charitable Event Permit. This prohibition shall not apply when Alcohol is dispensed to or consumed by only twenty (20) or fewer employees of the owner or operator of a Commercial Establishment while on the premises of the Commercial Establishment.

(F) No person owning or operating a Commercial Establishment shall lease or rent the premises of the Commercial Establishment, or any part thereof, to any person knowing that such person will sell, offer for sale, dispense, or permit the consumption of any Alcoholic Beverage upon the leased or rented premises of the Commercial Establishment without being permitted by Idaho Code or an Alcohol License, Alcohol Catering Permit, or Charitable Event Permit. This prohibition shall not apply when Alcohol is dispensed to or consumed by only twenty (20) or fewer employees of the person leasing or renting a Commercial Establishment while on the premises of the Commercial Establishment.

(G) No person leasing or renting a Commercial Establishment, or any part thereof, shall sell, offer for sale, dispense, or knowingly permit the consumption of any Alcoholic Beverage on the leased or rented premises of the Commercial Establishment unless permitted by Idaho Code or an Alcohol License, Alcohol Catering Permit, or Charitable Event Permit. This prohibition shall not apply when Alcohol is dispensed to or consumed by only twenty (20) or fewer employees of the person leasing or renting a Commercial Establishment while on the premises of the Commercial Establishment.

(H) Any person violating any provision of this Section shall be guilty of a misdemeanor.

4-2-3: LICENSE FEE: Each ~~licensee~~ applicant shall pay in advance an annual Alcohol L~~l~~icense fee in an amount set from time to time by Resolution of the Council~~.~~ for the following:

(A) A license for the retail sale of Liquor by the drink.

(B) A license for the retail sale of Beer for consumption on or off the Licensed Premises.

(C) A license for the retail sale of canned Beer for consumption only off the Licensed Premises.

(D) A license for the retail sale of wine.

(E) A Wine by the Drink License.

4-2-4: APPLICATION FOR ALCOHOL LICENSE:

(A) Each applicant for an Alcohol ~~l~~License or renewal of an Alcohol License shall file with the Clerk an application in writing, verified under oath, stating the following:

(1) The name and address of the applicant.

(2) The type(s) of Alcohol License(s) the applicant seeks to obtain or renew.

~~(1)~~(3) That the applicant lawfully holds a current, valid alcohol license issued by the County Commissioners of Bonneville County, Idaho, and a current, valid alcohol license issued by the State of Idaho pursuant to the provisions under the Idaho Code, for the corresponding type(s) of Alcohol License(s) for which the applicant is applying, and that the applicant is in compliance with all requirements for those licenses.

~~(2) That the applicant complies with the applicable Bonneville County liquor ordinances.~~

~~(3)~~(4) A description and the location of ~~of~~ the proposed premises for which the Alcohol L~~l~~icense is sought~~, their location~~ and the name of the owner of the proposed premises.

~~(4) A letter from the Community Development Services Department verifying that the~~

~~location of the proposed licensed premises would be permitted by the City's Zoning Code.~~

~~(5) The names and addresses of all persons who will have any ownership or equity interest in any business to be carried on in the licensed premises, including without limitation interests arising from conditional sales contracts, partnerships, trusts or shares of corporate stock and the amount and nature of such interest.~~

~~(6) The names and addresses of the applicant and all members of a partnership or association and all officers, members of the governing board and all stockholders of any corporation or any entity identified pursuant to this section.~~

~~(6)~~(5) That the applicant is in compliance with Section 4-2-19(B)(3).

~~(7)~~(6) Any other information reasonably necessary for the Clerk to determine the applicant's qualifications or disqualifications for an Alcohol ~~l~~License.

(B) Applications shall be processed as follows:

(1) All applications for an Alcohol License or any transfer or renewal of an Alcohol License shall be granted or denied within sixty (60) days from the date the application was delivered to the Clerk, otherwise the application shall automatically be deemed denied and the applicant may appeal to Council as provided in this Section.

(2) Upon receipt of an application for an Alcohol License or for a transfer of an Alcohol License under this Chapter, accompanied by the necessary Alcohol License or transfer fee as set by Resolution of the Council, the Chief of Police, Fire Chief, and Director of the Community Development Services Department shall investigate the information stated in the application, perform any additional investigation, including a physical inspection, deemed necessary to determine whether the proposed licensed premises are suitable for carrying on the intended business; whether the intended business and proposed licensed premises are in compliance with the City's fire, building, and zoning codes; and whether the applicant has met the requirements of this Chapter, and report the results of the investigation to the Clerk and, if applicable, a recommendation to deny the application and the reasons therefor.

(3) If the Clerk receives a recommendation for denial, the Clerk shall deny the application.

(4) If there are no recommendations for denial and, based on the reports and the Clerk's own investigation of the information stated in the application, the Clerk determines that the contents of the application are true, that the applicant is qualified to receive an Alcohol License, that the proposed licensed premises are suitable for carrying on the intended business, that the intended business and proposed licensed premises are in compliance with the City's fire, building, and zoning codes, and that the requirements of this Chapter have been met, the Clerk shall issue or transfer

the Alcohol License. Otherwise, the Clerk shall deny the application.

(5) In the event of a denial, the Alcohol License or transfer fee shall be refunded.

(6) The Clerk shall provide written notice of an approval or denial of the application to the applicant and, in the event of a denial, shall provide written reasons for the denial. Such written notice shall be mailed by certified mail to the applicant at the address listed in the application within seven (7) days of the decision to approve or deny the application.

(7) An applicant may appeal a denial to the Council by submitting a written notice of appeal within forty-two (42) days of the mailing date of the written notice of denial or the date the application is deemed denied and by paying an appeal fee in an amount set by Resolution of the Council. Council shall, within twenty-eight (28) days of submission of the notice of appeal, hold a hearing at which the applicant and the Clerk or other City staff shall be permitted to present evidence and argument. Council shall issue a written decision within twenty-eight (28) days of the hearing that shall either affirm the denial, reverse the Clerk's decision, or remand the matter to the Clerk for further factual inquiry and redetermination. Council's review of the denial shall be limited to whether substantial evidence supports the factual determinations for the Clerk's decision; whether the factual determinations were, as a matter of law, sufficient for denial; and whether the applicant could take any actions to obtain the Alcohol License, transfer, or renewal. If Council holds in favor of the applicant, the City shall refund the appeal fee to the applicant. An applicant may appeal a denial or decision to remand the matter to the Clerk as provided by the Idaho Code.

(8) The Clerk shall keep a transcribable verbatim record of all proceedings concerning any appeal under this Section. If a denial of an Alcohol License, transfer or renewal is affirmed or remanded to the Clerk, the transcribable verbatim record shall be kept for a period of not less than six (6) months after Council issues the written decision. Upon request and within the time provided for retention of the record, any person may have the record transcribed at the person's expense.

~~(B) If during the term of any license issued under this Chapter any change shall take place in any of the information stated in the application, the licensee shall deliver a verified report of the change to the Clerk no later than seven (7) business days following the change.~~

~~(C) The names and addresses of the applicant and all members of a partnership or association and all officers, members of the governing board and all stockholders of any corporation or any entity identified pursuant to subsection (A).~~

~~(D) Any other information reasonably necessary for the Clerk to determine the applicant's qualifications or disqualifications for a license.~~

~~If during the term of any license issued under this Chapter any change shall take place in any of the information stated in the application, the licensee shall deliver a verified report of the change to the Clerk no later than seven (7) business days following the change.~~

(C) ~~The~~An application for a new or lapsed Alcohol ~~l~~License to sell or dispense L~~l~~iquor by the drink, Beer, or Wine ~~at retail~~ may trigger a change in use analysis of the location, building, or property for the purposes of applying the City's fire, building, or zoning codes.

(1) Applicants for a new or lapsed Alcohol ~~l~~License ~~to sell or dispense liquor by the drink at retail~~ shall ~~ensure compliance~~ comply with the City's fire, building, and zoning codes as a condition for receiving an Alcohol ~~l~~License.

(2) ~~Applying~~ An application to renew an~~for a renewed~~ Alcohol ~~l~~License that has not lapsed shall not trigger a change in use analysis.

(3) Nothing in this Section will be deemed to release an applicant from complying with the City's fire, building, or zoning codes for the construction, alteration, expansion, or structural improvement made to the applicant's building.

(D) If during the term of any Alcohol License issued under this Chapter any change shall take place in any of the information stated in the application, the Licensee shall deliver a verified report of the change to the Clerk no later than seven (7) business days following the change. If any change would have disqualified the Licensee from applying for and obtaining an Alcohol License under this Chapter, then the Clerk shall promptly revoke the Alcohol License and provide written notice of the revocation to the Licensee.

(E) If, after issuance of an Alcohol License, the Clerk discovers information indicating that the Licensee can no longer meet the requirements to obtain an Alcohol License under this Section, including but not limited to the loss of the corresponding type of alcohol license issued by the State of Idaho or Bonneville County, the Clerk shall provide written notice by certified mail to the Licensee of the intent to revoke the Alcohol License and the proposed reasons for revocation. The Licensee shall have twenty-eight (28) days from the mailing date of the Clerk's written notice to provide a written response to the Clerk. After receipt of a written response or the lapse of twenty-eight days with no response, the Clerk shall decide whether to revoke the Alcohol License. In the event of revocation, the Clerk shall provide written notice by certified mail of revocation to the Licensee.

(F) Any revocation under Subsections (D) or (E) shall be subject to the appeal procedure contained in Subsection (B)(7)–(8) with the words "revocation" and "Licensee" substituted for the words "denial" and "applicant," respectively.

~~4-2-5: INVESTIGATION: Upon receipt of an application for a license or for a transfer of a license under this Chapter, accompanied by the necessary license or transfer fee, the Clerk and Chief of Police shall investigate all information stated in the application and report the results of the investigation to the Clerk. If the Clerk determines that the contents of the application are true, that the applicant is qualified to receive a license, that the premises are suitable for carrying on the intended business, that the business is in compliance with the City's fire, building, and zoning codes, and that the requirements of this Chapter have been met, a license shall be issued or transferred, upon approval of the Council. Otherwise, the application shall be denied and the license or transfer fee refunded.~~

4-2-5~~6~~: FORM OF ALCOHOL LICENSE; DISPLAY: Every Alcohol ~~l~~License issued under this Chapter shall state the type(s) of Alcohol permitted under the Alcohol License, the name of the person or business entity to whom issued and the location by street and number or other definite designation of the Licensed ~~p~~Premises. If issued to a partnership, the names of the persons constituting the partnership shall be stated. If issued to a corporation or association, the names of the principal officers and the members of the governing board shall be stated. The Alcohol ~~l~~License shall be signed by the L~~l~~icensee and shall be posted on the L~~l~~icensed ~~p~~Premises in a place conspicuous to the public at all times when the premises are open for business. No person except the named L~~l~~icensee shall exercise any of the privileges granted under the Alcohol ~~l~~License. An Alcohol License issued under this Chapter applies only to the Licensed ~~p~~Premises for which it has been issued. The location of the Licensed Premises for the Alcohol License shall not be changed or moved without the approval of the Clerk.

4-2-~~7~~6: EXPIRATION OF LICENSES: Every Alcohol ~~l~~License issued pursuant to this Chapter shall expire at midnight on September 30 of the calendar year for which it is issued.

~~4-2-8: MULTIPLE LICENSES PROHIBITED: No person shall be granted more than one license in any calendar year. No partnership, association or corporation holding a license under this Chapter shall have as a member, officer or stockholder any person who has financial interest of any kind in, or is a member of, another partnership or association or an officer or shareholder of another corporation holding a license under this Chapter.~~

4-2-~~9~~7: TRANSFER OF LICENSES: An Alcohol License may be transferred to another person pursuant to this Section. To apply for a transfer of an Alcohol License, the transferee must complete an application for an initial Alcohol License, which application shall be processed as provided in Section 4-2-4. The Clerk shall not approve a transfer if there are pending proceedings to suspend or revoke the Alcohol License proposed to be transferred. If the transfer is approved, the Clerk shall re-issue the Alcohol License in the name of the transferee. The originally-issued Alcohol License for the transferring Licensee shall be surrendered to the Clerk before such transfer may be made. ~~No license may be transferred to another person, unless the transferee first obtains approval of the Clerk, upon application containing substantially the same information as required for an application for an initial liquor by the drink license. If the proposed transferee is qualified for the license, the Council shall approve the transfer and the Clerk shall reissue the license in the name of the transferee. The fee for each license transfer shall be in an amount set from time to time by Resolution of the Council. The fee shall accompany the application for transfer.~~

4-2-~~10~~8: PERSONS NOT QUALIFIED TO BE LICENSED:

(A) No Alcohol ~~l~~License shall be issued or transferred to:

(1) Any person who is not at least nineteen (19) years old, if the applicant is an individual.

(2) Any person, or any partnership, corporation, trust, association or other legal entity, at least one of whose members, officers or governing board, who:

(a) ~~w~~Within three years prior to the date of making application, has been convicted of any violation of the laws of the United States, the State of Idaho or any other state of the United States relating to the importation, transportation, manufacture or sale of ~~liquor~~alcohol;

(b) ~~or who~~ H~~h~~as been convicted of, paid any fine, been placed on probation, received a deferred sentence, received a withheld judgment, or completed any sentence of confinement for, any felony within five (5) years prior to the date of making application for an Alcohol ~~l~~License; or

(c) Is currently on probation or parole for any felony or for any violation of the laws of the United States, the State of Idaho or any other state of the United States relating to the importation, transportation, manufacture or sale of alcohol.

~~A person who is engaged in the operation, or interested therein, of any house or place for the purpose of prostitution or who has been convicted of any crime or misdemeanor opposed to decency and morality.~~

(3) A person -whose Alcohol ~~l~~License issued under this Chapter has been revoked~~; an individual who was a member of a partnership or association which was a licensee under this Chapter and whose license has been revoked; an individual who was an officer, member of the governing board or one (1) of the ten (10) principal stockholders of a corporation which was a licensee under this Chapter and whose license has been revoked; a partnership or association one (1) of whose members was a licensee under this Chapter and whose license was revoked; a corporation one (1) of whose principal stockholders was a licensee under this Chapter and whose license has been revoked; an association or partnership, one (1) of whose members was a member of a partnership or association licensed under the provisions of this Chapter and whose license has been revoked; a partnership or association, one (1)of whose members was an officer, a member of the governing board or one (1) of the ten (10) principal stockholders of a corporation which was a licensee under this Chapter and whose license has been revoked; a corporation, one (1) of whose officers, members of the governing board, or ten (10) principal stockholders was a member of a partnership or association licensed under this Chapter and whose license has been revoked; a corporation, one (1) of whose officers, members of the governing board or ten (10) principal stockholders was an officer, member of the governing board, or one (1) of the ten (10) principal stockholders of a corporation which was a licensee under this Chapter and whose license has been revoked~~.

(4) Any person who had any ownership interest in an entity prior to the time that the entity's Alcohol License issued under this Chapter was revoked.

(5) Any officer or employee of the State of Idaho or of any of its counties or municipalities.

~~Any officer, agent or employee of any distillery, winery, brewery, or any wholesaler or jobber of liquor or malt beverages, except as provided by Section 23-912, Idaho Code.~~

~~A person who does not hold a retail beer license issued by the State.~~

(B) If, after issuance of an Alcohol License, the Clerk discovers that the Licensee was or later became disqualified under this Section, then the Clerk shall immediately revoke the Alcohol License and provide written notice by certified mail of the revocation to the Licensee. Such revocation shall be subject to the appeal procedure contained in Section 4-2-4(B)(7)–(8) with the words "revocation" and "Licensee" substituted for the words "denial" and "applicant," respectively.

~~Any license, held by any person who later becomes disqualified under the provisions of this Section, shall be promptly revoked by the Clerk.~~

4-2-9~~11~~: SANITARY REQUIREMENTS: All L~~l~~icensed ~~p~~Premises shall be maintained in a sanitary condition according to the applicable laws of the State and ordinances of the City.

4-2-1~~2~~0: LOCATION RESTRICTIONS FOR ALCOHOL LICENSES:

(A) In accordance with Title 23 of the Idaho Code, ~~N~~no Alcohol ~~l~~License for retail sale of Liquor by the drink, Beer for consumption on premises, or Wine for consumption on premises shall be issued for any premises ~~in any residential zone or~~that is within three hundred (300) feet of any public school, church or any other place of worship as measured in a straight line between the nearest property line of such public building or place of worship and the nearest entrance to the proposed licensed premises. The provisions of this Subsection shall not apply to any Licensed Premises that met the qualifications of this Subsection at the time the premises were first licensed but thereafter fail to meet such location restrictions because of the construction or commencement of use of such public facility or place of worship subsequent to such first licensing.

~~(A)~~(B) No Alcohol ~~l~~License shall be issued for a location where the operation of the proposed licensed premises would violate the City's zoning code or building code, including occupancy classification. ~~This limitation shall not apply to any duly licensed premises that at the time of first licensing did not come within the restricted area but subsequent to first licensing came therein.~~

~~(B)~~(C) No Alcohol ~~l~~License shall be issued or transferred to any person ~~for the operation of a licensed business upon~~for any proposed licensed premises ~~which~~ that were used by any occupant whose Alcohol ~~l~~License under this Chapter was revoked within one (1) year prior to the date of the new application for issuance or transfer of an Alcohol ~~l~~License.

~~(C)~~(D) The Council may for good cause shown grant a variance to the provisions of Subsection~~Section~~ (A) or (B). Prior to granting such variance, the Council shall hold a public hearing after giving written notice to the owners or occupants of all properties located within three hundred (300) feet of the exterior boundaries of the proposed licensed

premises, measured in the manner set forth above. Such notice shall be given at least fifteen (15) days prior to the date of the hearing. Notice shall be deemed to have been given upon its personal delivery to such owner or occupant or upon its deposit in the United States mail, addressed to the owner at the address last shown on the Bonneville County property tax rolls.

4-2-1~~3~~1: BARTENDER'S IDENTIFICATION REQUIRED: No person shall act as a B~~b~~artender in any Licensed ~~p~~Premises licensed within the City to sell ~~l~~Liquor by the drink unless that person holds a valid State of Idaho Driver's License or State of Idaho Identification Card. Any person acting as a B~~b~~artender must have their valid State of Idaho Driver's License or State of Idaho Identification Card in their possession at all times when they are tending bar. For purposes of this Section, a Bartender has their State of Idaho Driver's License or State of Idaho Identification Card in their possession if they have actual physical control over it or, if not on their person, they have the power and intention to control it.

4-2-12~~4~~: LAW ENFORCEMENT~~RIGHT OF ENTRY~~:

(A) Any duly authorized police officer shall have the right at any time to enter and examine the Licensed ~~p~~Premises of any L~~l~~icensee to ascertain compliance with the laws of the State and the City, including to ascertain the alcoholic content of any Alcoholic Beverage by physical testing. It shall be unlawful to refuse any police officer admittance to the Licensed ~~p~~Premises for such purpose.

(B) Any police officer who shall find any Alcohol possessed, transported, purchased, sold or disposed of by any person in violation of the provisions of this Chapter may forthwith seize and remove the same and keep the same as evidence, and upon conviction of the person, the said Alcohol and all packages and receptacles containing the same shall be forfeited to the City.

(C) The Chief of Police and City Attorney have power to issue subpoenas, compel the attendance of witnesses, administer oaths, certify to official acts, take depositions, compel the production of pertinent books, payrolls, accounts, papers, records, documents, video or other surveillance recordings, and testimony, but only for the purposes of enforcing the provisions of this Chapter, ascertaining compliance with the provisions of this Chapter or laws of the State regarding Alcohol, or for investigating any criminal matter. No subpoena issued under this Subsection shall require compliance sooner than fourteen (14) days from the date of service of the subpoena.

(1) A person may file a motion to quash within fourteen (14) days of the service of a subpoena issued under this Subsection. Such motion to quash shall be heard and considered pursuant to Idaho Criminal Rule 17(b) by a judge of the district court of the county where such person is in attendance or, if records are sought, the county in which the records are located.

(2) If a person in attendance before the Chief of Police or City Attorney refuses, without reasonable cause, to be examined or to answer a legal and pertinent question, or to produce a book or paper or other evidence when ordered so to do

by the Chief of Police or City Attorney, the Chief of Police or City Attorney may apply to the judge of the district court of the county where such person is in attendance, upon affidavit for an order returnable not less than two (2) or more than five (5) days, directing such person to show cause before such judge, or any other judge of such district, why the person should not be punished for contempt; upon the hearing of such order, if the judge determines that such person has refused, without reasonable cause or legal excuse, to be examined or to answer a legal or pertinent question, or to produce a book or paper which the person was ordered to bring or produce, that person shall be guilty of a misdemeanor punishable by up to thirty (30) days of jail, a fine of up to one-thousand dollars ($1000), or both.

(3) No person shall knowingly destroy or permit the destruction of pertinent books, payrolls, accounts, papers, records, documents, video, other surveillance recordings, or other items sought by a subpoena issued under this Subsection unless:

(a) The person has first provided a copy of the items to the City Attorney or Chief of Police; or

(b) A court of competent jurisdiction has determined that the items sought by the subpoena should not be produced and either the time to appeal the court's decision has expired or, in the event of an appeal, an appellate court affirms the decision that the items should not be produced and the time has expired to file any available petition for rehearing, petition for review, or writ of certiorari.

(c) A person who violates Subsection 4-2-12(C)(3) shall be guilty of a misdemeanor punishable by up to thirty (30) days of jail, a fine of up to one-thousand dollars ($1000), or both.

(4) No person shall be excused from testifying or from producing any books or papers or documents in any investigation or inquiry by or upon any hearing before any officer so authorized upon the ground that the testimony or evidence, books, papers or documents required of the person may tend to incriminate the person or subject the person to penalty or forfeiture; but no person shall be prosecuted, punished or subjected to any penalty or forfeiture for or on account of any act, transaction, matter or thing concerning which the person shall, under oath, have, by order of the said officer, testified to or produced documentary evidence of; provided, however, that no person so testifying shall be exempt from prosecution or punishment for any perjury testified by the person.

(5) Subpoenas shall be served and witness fees and mileage paid as allowed in civil cases in the district courts of the State.

4-2-13~~5~~: HOURS OF SALE:- ~~No liquor shall be sold, offered for sale or given away upon any licensed premises during the following hours:~~

(A) Liquor shall not be sold, offered for sale, dispensed, or given away upon any Licensed

Premises during the following hours:

(1) Between two o'clock (2:00) a.m. and ten o'clock (10:00) a.m. of any day.

(2) Between ~~two~~ twelve o'clock (~~2:00~~12:00) a.m. on ~~Christmas~~ December 25 and ten o'clock (10:00) a.m., of the following day.

~~(1) Between two o'clock (2:00) a.m. and ten o'clock (10:00) a.m. of any day.~~

(B) Beer, Wine, or both shall not be sold, offered for sale, dispensed, or given away upon any Licensed Premises during the following hours:

(1) Between two o'clock (2:00) a.m. and seven o'clock (7:00) a.m. of any day.

(C) Any person violating any provision of this Section shall be guilty of a misdemeanor.

4-2-14~~6~~: RESTRICTION ON SALES BY LICENSEE: No Distributor or L~~l~~icensee or its employed agents, servants or B~~b~~artenders shall sell, deliver or give away, or cause or permit to be sold, delivered, or given away, any ~~liquor~~Alcoholic Beverage to:

(A) Any person under the age of twenty-one (21) years, proof of which, for every resident of this State, shall be a valid driver's license, military identification card or an identification card issued by the Idaho Department of Transportation. This restriction shall not apply to persons at least nineteen (19) years old who sell, dispense, deliver, or possess Alcohol in the course of their employment by a Licensee under this Chapter.

(B) Any person ~~actually~~ visibly or obviously intoxicated.

~~(C) A habitual drunkard.~~

~~(D)~~(C) An ~~i~~Interdicted ~~p~~Person.

Any person violating this Section shall be guilty of a misdemeanor.

4-2-15~~7~~: ~~SALES TO DISQUALIFIED~~RESTRICTIONS REGARDING PERSONS UNDER AGE 21:

(A) Any person under the age of twenty-one (21) years who shall purchase, attempt to purchase, possess, serve, dispense, or consume ~~a~~Alcohol shall be guilty of a misdemeanor.

(1) ~~provided, however, that~~ This restriction shall not apply to any persons who are nineteen (19) years of age or older ~~may~~ who sell, serve, possess and dispense ~~a~~Alcohol in the course of their employment in any place, as defined ~~by the~~ in Idaho Code Section 23-942~~-~~, or other place where ~~a~~Alcohol is lawfully present so long as such place is the place of employment for such person under twenty-one (21) years of age.

(2) This restriction shall not apply to any person under twenty-one (21) years of age who possesses Beer or Wine pursuant to an order of the person's parent, in pursuance of the person's employment, or when such person under the age of twenty-one (21) years is in a private residence accompanied by the person's parent or guardian and with such parent's or guardian's consent.

(3) The limited use immunity protections contained in Idaho Code Section 23-604A shall apply to Subsection (A).

~~. No person under twenty-one (21) years of age may serve alcoholic beverages in an establishment that sells liquor by the drink or beer or wine to be consumed on the premises, unless that establishment is also a bona fide restaurant.~~

~~(A) Any person who knowingly misrepresents their age or qualifications for the purpose of obtaining liquor from a licensee shall be guilty of a misdemeanor.~~

(B) No person shall represent to any L~~l~~icensee, to any agent or employee of a ~~l~~Licensee, or to any B~~b~~artender or Distributor that any other person is twenty-one (21) years or more of age, when in fact the other person is under the age of twenty-one (21) years, for the purpose of inducing such ~~l~~Licensee, or the ~~l~~Licensee's agent or employee, or a ~~b~~Bartender or Distributor to sell, deliver or give away any ~~liquor~~Alcohol to such other person.

(C) No person shall purchase ~~liquor~~ any Alcoholic Beverage for the purpose of delivering the same to any person under the age of twenty-one (21) years~~, nor shall such person sell, give away or deliver liquor to any person under the age of twenty-one (21) years~~.

(D) It is unlawful for an employer to knowingly employ a person in violation of this Chapter. It shall be unlawful for any person to conspire with or abet any person to violate any provision of this Chapter.

4-2-1~~8~~6: ALCOHOL CATERING PERMIT: Any person holding a current, valid alcohol license issued by the State of Idaho pursuant to Idaho Code~~retail liquor, beer, or wine license~~ Title 23, Chapter 9, 10, or 13 and, if required, a current, valid alcohol license issued by the County Commissioners of Bonneville County, Idaho, may serve and sell by the drink the type(s) of Alcohol permitted by the held alcohol license(s)~~liquor, beer, or wine retail by the drink~~ at an event ~~party or convention~~ at a location other than at ~~the~~ L~~l~~icensed ~~p~~Premises for a period not to exceed three (3) consecutive days, upon obtaining an Alcohol Catering Permit ~~liquor catering permit~~. If any part of the event is located at a park or other location listed in City Code 8-3-5(C), then the period for the Alcohol Catering Permit shall not exceed the duration and hours allowed for such permit. ~~Applications for such permit shall be made to the Clerk on such form as prescribed by the Clerk, which form shall contain the following information:~~

(A) Applications for ~~such~~an ~~permit~~Alcohol Catering Permit shall be made to the Clerk on such form as prescribed by the Clerk, which form shall contain the following information:

(1) The name and address of the applicant and the number of ~~their~~ the applicant's S~~s~~tate and, if applicable, Bonneville County liquor, beer, or wine license.

(2) The dates and hours during which the ~~permit~~Alcohol Catering Permit is to be effective~~, not to exceed three (3) consecutive days~~.

(3) The names and addresses of the organizations, groups, or persons sponsoring the event.

(4) The address or other description of the location at which the ~~liquor, beer, or wine~~Alcohol is to be served, and if a ~~public building~~Commercial Establishment, the room(s)~~s~~ in which the ~~liquor~~Alcohol is to be served, if applicable.

(a) If any part of the location is at a park or other location listed in City Code 8-3-5(C), then the applicant shall indicate that the required permit under City Code 8-3-5 either has been obtained or will be obtained prior to the commencement of the event for which an Alcohol Catering Permit is sought.

(5) The type of Alcoholic~~alcohol~~ ~~b~~Beverages ~~(i.e. liquor, beer, and/or wine)~~ to be served.

(6) The estimated number of attendees for the event.

(7) Any other information reasonable necessary for the Clerk, Chief of Police, Fire Chief, or Director of the Community Development Services Department to determine the applicant's qualifications for an Alcohol Catering Permit.

(B) An application for an Alcohol Catering Permit must be filed with the Clerk at least two (2) business days before the event.

(C) On and after October 1, 2028, the number of Alcohol Catering Permits issued for any single given location shall be limited as indicated below during the following periods of time:

(1) From October 1, 2028, to September 30, 2029: No more than fifty-two (52) Alcohol Catering Permits per location shall be issued during this period.

(2) From October 1, 2029, to September 30, 2030: No more than twenty-six (26) Alcohol Catering Permits per location shall be issued during this period.

(3) From October 1, 2030, to September 30, 2031, and for each one-year period occurring after September 30, 2031: No more than twelve (12) Alcohol Catering Permits per location shall be issued during this period.

(4) An Alcohol Catering permit shall be deemed issued as of the date the Alcohol Catering Permit is approved by the Clerk.

(5) If an applicant cancels an Alcohol Catering Permit by providing written notice to

the Clerk at least twenty-four (24) hours prior to the start of the time when the Alcohol Catering Permit was to have taken effect, then the Alcohol Catering Permit shall be void and the issuance of the cancelled Alcohol Catering Permit shall not be counted towards the limit on the number of Alcohol Catering Permits issued per period.

(6) The restrictions in this Subsection regarding the number of Alcohol Catering Permits issued per period shall not apply to:

(a) Any location owned or leased by a nonprofit corporation incorporated under the laws of the State of Idaho or under the laws of another state and which is duly registered with the Idaho Secretary of State; or

(b) Any building or fire area that has an occupancy classification of an Assembly Group A-2 under the International Building Code as adopted by this Code.

(D) The application shall be verified by the applicant and filed with the Clerk. A filing fee in an amount set from time to time by Resolution of the Council for each day the permit is to be effective shall be paid to the Clerk. Such fee shall be nonrefundable irrespective of whether the ~~party or convention~~event is held.

~~The application or issuance of an alcohol catering permit shall not be construed by any City official as constituting a change in use of the location or property for the purposes of applying the City's fire, building, or zoning codes.~~

(E) No Alcohol Catering Permit shall be issued for any location containing a building, structure, or portion thereof for which a certificate of occupancy is required but has not been issued or for which a stop work notice or "Do Not Occupy" order has been issued.

(F) The Clerk, Chief of Police, Fire Chief, and Director of the Community Development Services Department shall review the application for an Alcohol Catering Permit and investigate the information contained thereon and whether the application should be granted, which investigation may include a physical inspection of the location for which an Alcohol Catering Permit is sought. If the Chief of Police, Fire Chief, and Director of the Community Development Services Department recommend approval of the application, and the Clerk determines that the application satisfies the requirements of this Chapter, then the Clerk shall approve the application; if not, the Clerk shall deny the application and provide written notice by certified mail to the applicant of the denial. A denial shall be subject to the appeal procedure contained in Section 4-2-4(B)(7)–(8) with the phrase "Alcohol Catering Permit" substituted for "Alcohol License."

~~4-2-19: APPROVAL OF ALCOHOL CATERING PERMIT: Upon the filing of an application for an alcohol catering permit, the Council shall upon the advice and recommendation of the Chief of Police approve or disapprove the application and indicate the determination on the face of the application by endorsement signed by the Clerk.~~

(G) If the application is approved, ~~Copies~~copies of the ~~application~~ Alcohol Catering Permit signed by the Clerk and the application ~~with signed endorsements thereon~~ shall be ~~mailed or~~ delivered immediately to the Chief of Police, Fire Chief, Director of the Community Development Services Department, the Director, ~~of the Idaho Department of Law Enforcement~~ and the applicant~~, and a signed copy shall be retained by the Clerk~~. An application approved in this manner shall constitute an ~~permit~~Alcohol Catering Permit, unless disapproved by the Director by notice served upon the applicant~~ for the retail sale of liquor, beer, or wine by the drink for the period authorized by the permit~~.

(H) The application for or issuance of an ~~alcohol catering permit~~Alcohol Catering Permit shall not be construed ~~by any City official~~ as constituting a change in use of the location or property for the purposes of applying the City's fire, building, or zoning codes.

(I) The number of individuals at a location for which an Alcohol Catering Permit is in effect shall not exceed the maximum occupancy load shown on the issued Alcohol Catering Permit while Alcohol is being served, sold, offered for sale, dispensed, or consumed. The maximum occupancy load shall be determined in accordance with the International Building Code as adopted by this Code and policies adopted by the Fire Department.

(J) Should the Chief of Police, Fire Chief, Director of the Community Development Services Department, or Clerk determine that a permittee or its employee or representative is violating any provision of this Chapter or has failed to submit accurate information to obtain an Alcohol Catering Permit as may have been requested by the Clerk, the Alcohol Catering Permit may be summarily suspended or revoked by the Clerk. Any such suspension or revocation may be appealed to the Council by written notice of appeal submitted within fourteen (14) days from the beginning of the suspension or revocation and by paying an appeal fee in an amount set by Resolution of the Council.

(1) Council shall, within twenty-eight (28) days of submission of the notice of appeal, hold a hearing at which the permittee and the Clerk or other City staff shall be permitted to present evidence and argument. Council shall issue a written decision within twenty-eight (28) days of the hearing that shall either affirm the suspension or revocation, reverse the Clerk's decision, or remand the matter to the Clerk for further factual inquiry and redetermination. Council's review of the suspension or revocation shall be limited to whether substantial evidence supports the factual determinations for the Clerk's decision and whether the factual determinations were, as a matter of law, sufficient for suspension or revocation. If Council holds in favor of the permittee, the City shall refund the appeal fee to the permittee.

(2) The Clerk shall keep a transcribable verbatim record of all proceedings concerning any appeal under this Section. If a suspension or revocation of an Alcohol Catering Permit is affirmed or remanded to the Clerk, the transcribable verbatim record shall be kept for a period of not less than six (6) months after Council issues the written decision. Upon request and within the time provided for retention of the record, any person may have the record transcribed at the person's expense.

~~4-2-20: PERSONS UNDER SPECIFIED AGES PROHIBITED TO BE AT LICENSED PLACES: No person under the age of twenty-one (21) years shall enter, remain in or loiter in or about any premises licensed for the sale of liquor by the drink at retail, or sale of beer for consumption on the premises, nor shall any licensee of either such place, or any person in charge of a licensed premises or on duty while employed by the licensee therein, permit or allow any person under such age to remain in or loiter in or about such place. Provided, however, it is lawful for persons who are musicians and singers eighteen (18) years of age or older, to enter and to remain in any place, as defined by the Idaho Code, but only during and in the course of their employment as musicians and singers. Provided further, that it is lawful for persons who are nineteen (19) years of age or older to sell, serve, possess or dispense liquor, beer or wine in the course of their employment in any place as defined by the Idaho Code, or in any other place where liquor, beer or wine are lawfully present, so long as such place is the place of employment for such person. However, the foregoing shall not permit the sale or distribution of any alcoholic beverages to any person under the ages specified for sale of alcoholic beverages.~~

~~4-2-21: EXCEPTIONS: Notwithstanding the preceding section, any person under the age of twenty-one (21) years may enter or be upon or within:~~

~~(A) Any railroad observation or club car or any airplane of a commercial airline, notwithstanding that such premises may also be licensed for the sale of liquor by the drink or for the sale of beer for consumption on the premises or that alcoholic beverages, or beer, or both, are prepared, mixed or dispensed and served and consumed therein.~~

~~(B) Any building, a part or portions of which are used as a licensed premises, provided such premises are separate or partitioned from the remainder of said building and access to such place through a doorway or doorways or other means of ingress can be controlled to prevent persons under twenty-one (21) years of age from entering therein.~~

~~Any baseball park, sports arena or fairgrounds, notwithstanding that such premises or any portion thereof may be licensed for the sale of beer for consumption on the premises or that beer is dispensed and served and consumed therein.~~

~~(C) The premises of any licensed winery notwithstanding that such premise or any portion thereof may also be licensed for the sale of beer or wine for consumption on the premises or that wine is dispensed and served and consumed therein.~~

~~(C) The licensed premises of a wine retailer, wholly owned and operated by a licensed winery which retails exclusively the products of that winery.~~

4-2-~~2~~17~~2~~: POSSESSION OF OPEN CONTAINERS PROHIBITED:

(A) Any person who is in possession of an open container of ~~liquor~~ Alcohol within the geographic limits of the City shall be guilty of a misdemeanor.

(B) Notwithstanding the foregoing, nothing herein shall prohibit the possession of an open container of ~~liquor~~Alcohol:

(1) Within a fully enclosed, privately-owned building or upon a private parking lot adjacent or appurtenant to such building provided such parking lot is located more than two hundred (200) feet away from any State liquor store as defined in Idaho Code Section 23-902~~the premises of any licensed liquor vendor~~. Such distance shall be measured at the shortest distance between the exterior boundaries of such parking lot and State liquor store~~licensed premises~~.

(2) Within any private residence or upon the yard thereabout, or within any apartment, duplex, condominium, boarding house or other structure lawfully used as a permanent residence, or within any common area or area designated exclusively for and appurtenant to such residential occupancy.

(3) Within any area for which an ~~alcohol catering permit~~Alcohol Catering Permit or Charitable Event Permit authorizing the ~~retail~~ sale ~~or~~, dispensing, or consumption of ~~liquor~~ Alcohol~~by the drink~~ has been ~~lawfully~~ issued ~~under the provisions of this Chapter~~.

~~(3)~~(4) Within any area for which a permit under City Code 8-3-5 has been issued for the sale, dispensing, or consumption of Alcohol.

~~(4)~~(5) Within any area included within or being a part of any Licensed Premises ~~the premises~~ at which a L~~l~~icensee is authorized to sell or dispense L~~l~~iquor by the drink, Beer, or Wine for consumption on the Licensed Premises ~~under the provisions of this Chapter~~.

~~(5)~~(6) Within an area directly adjacent to a R~~r~~estaurant, at tables provided for dining, between the hours of 10:00 a.m. and 11:00 p.m. local time. ~~"Restaurant" is defined as an eating establishment which offers for sale food to the public. A restaurant must also have the appropriate license to sell the type of alcohol they offer to the public, including an approved site plan as part of its State alcohol permit. If the adjacent area includes a public sidewalk, the size of the tables and seating must allow sufficient room for public ingress and egress, including being compliant with all ADA laws and regulations for sidewalk use under the City Code.~~ All consumption of A~~a~~lcohol in this adjacent area must be done at the table, and the customer cannot carry the A~~a~~lcohol away from the table.

4-2-~~23~~18: ~~(Repealed):~~ BEER OR WINE SOLD OR DONATED FOR BENEVOLENT, CHARITABLE OR PUBLIC PURPOSES - PERMIT REQUIRED:

(A) Upon delivery to the Clerk of a Qualified Organization's properly completed application in accordance with the provisions of this Section and, following receipt of recommendations from the Chief of the Police Department, Fire Chief and Director of the Community Development Services Department, the Clerk shall approve and issue a Charitable Event Permit authorizing the sale or dispensing of Wine, Beer, or both at an event sponsored by a Qualified Organization if the Clerk is satisfied that all applicable requirements for a Charitable Event Permit have been met and that the proceeds, after deducting reasonable expenses incurred, will be donated for a benevolent, charitable or

public purpose. The Chief of the Police Department, Fire Chief and Director of the Community Development Services Department may conduct a physical inspection of the location for which a Charitable Event Permit is sought to ascertain whether the application should be granted. If the Clerk denies the application, the Clerk shall provide written notice by certified mail to the applicant of the denial. A denial shall be subject to the appeal procedure contained in Section 4-2-4(B)(7)–(8) with the phrase "Charitable Event Permit" substituted for "Alcohol License."

(B) The form of the application shall require the following information:

(1) The names, mailing addresses and telephone numbers of the sponsors of the event, the tax identification number of the sponsor or sponsors and satisfactory evidence that the sponsor is a Qualified Organization;

(2) Quantities and types of Beer and/or Wine products to be used at the event;

(3) Names of the dealer or wholesaler from whom the Beer and/or Wine is to be received;

(4) The retailer, if any, designated by such person or nonprofit entity to receive, store or dispense Beer and/or Wine on behalf of the permittee;

(5) Dates and hours of operation for which the Charitable Event Permit is desired, including the hours of serving Beer, Wine, or both for each day of the event.

(6) The location of the event and a description of the proposed premises where Beer, Wine, or both will be sold, dispensed or conveyed;

(a) If any part of the location is at a park or other location listed in City Code 8-3-5(C), then the applicant shall indicate that the required permit under City Code 8-3-5 either has been obtained or will be obtained prior to the commencement of the event for which an Alcohol Catering Permit is sought

(7) For events where Beer, Wine, or both will be served for more than two (2) hours in a single day, the name of each person who will be present at the event during the entire time the permitted Alcohol is served and who has a current certificate from an Approved Server Training Program; and

(8) Such other information directly related to the event and the applicant that the Clerk or Chief of Police may require.

(C) The Clerk shall collect a fee in an amount set from time to time by Resolution of the Council for each Charitable Event Permit issued, provided however Charitable Event Permits may be issued for multiple events conducted within a calendar year. The fee for multiple events shall be in an amount as set from time to time by Resolution of the Council. In the event an applicant seeks a permit to sell Beer and Wine at the same location, the combined Charitable Event Permit fee shall be in an amount set from time to time by

Resolution of the Council.

(D) Charitable Event Permits issued under this Section shall not exceed a period of greater than three (3) consecutive days. If any part of the event is located at a park or other location listed in City Code 8-3-5(C), then the period for the Charitable Event Permit shall not exceed the duration and hours allowed for such permit. Nothing herein shall authorize or allow the issuance of any Charitable Event Permit to sell or dispense Beer or Wine in any park in violation of this Code.

(E) A Qualified Organization who obtains a Charitable Event Permit shall observe the following conditions:

(1) Except as otherwise provided in this Section, all events shall be conducted within a confined area constructed and operated in accordance with the terms and provisions of this Subsection. The applicant shall designate in their application the area in which all Beer, Wine, or both will be sold, dispensed, possessed and consumed. The sale, dispensing, and consumption area shall be approved by the Chiefs of the Police and Fire departments, or their designee. Such sale, dispensing, and consumption area shall be visually designated by either a physical barrier with signage or by signage alone. The signs shall state, with large letters no less than two (2) inches high: "No Open Container of [Beer/Wine/Beer or Wine] May Be Possessed or Transported Beyond this Area," or such other statement which adequately apprises customers of the prohibitions set forth in this Chapter.

(2) Where a physical barrier to pedestrian traffic is erected, a sign shall be placed at every entrance to the sale, dispensing, and consumption area. Where no physical barricade is erected, individual signs shall visually warn that Alcohol must be consumed within the sale, dispensing, and consumption area and must be placed within fifty (50) feet of each other, in order to create a visual boundary.

(3) The defined sale, dispensing, and consumption area shall be considered to be the "licensed premises" for the purposes of this Section and the applicant shall not sell or dispense Beer or Wine outside such area.

(4) Failure to construct or maintain such fence, barrier or sign, or failure to comply with such hours of operation as required by this Section shall be grounds for summary revocation of the Charitable Event Permit. The Chiefs of the Police and Fire departments or the Clerk may establish additional conditions or restrictions as reasonably necessary to protect the public health and safety, or alternatively may waive or modify the conditions and restrictions herein provided such waiver or modification does not jeopardize the public health and safety.

(5) If any part of the event for which a Charitable Event Permit is obtained is located is at a park, public street, or other location listed in City Code 8-3-5(C), then the Qualified Organization shall obtain a permit under City Code 8-3-5 and comply with all conditions of that permit.

(6) For any event held after October 1, 2026, where Beer, Wine, or both is served for more than two (2) hours in a single day, the applicant shall ensure that at least one (1) person is present who has a current certificate from an Approved Server Training Program for the first one hundred people present at the event and an additional person who has a current certificate from an Approved Server Training Program for each additional hundred people present at the event. A person keeps his or her certification current for purposes of this Subsection by completing an Approved Server Training Program within three (3) years of the date the Server of Alcohol or Security Person last obtained a certificate from an Approved Server Training Program. Failure to comply with this Subsection shall be grounds for summary revocation of the Charitable Event Permit.

(a) Penalties:

(i) Any applicant violating the provision of Subsection (E)(6) shall be guilty of an infraction and:

a. Upon a first conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

b. Upon a second conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

c. Upon a third or subsequent conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(ii) Any applicant who is found guilty of three (3) violations of Subsection (E)(6) within a period of eighteen (18) months shall not be eligible to apply for a Charitable Event Permit for a period of one (1) year.

(F) The number of individuals at a location for which a Charitable Event Permit is in effect shall not exceed the maximum occupancy load shown on the issued Charitable Event Permit while Alcohol is being served, sold, offered for sale, dispensed, or consumed. The maximum occupancy load shall be determined in accordance with the International Building Code as adopted by this Code and policies adopted by the Fire Department.

(G) The application for or the issuance of a Charitable Event Permit shall not be construed as constituting a change in use of the location or property for the purposes of applying the City's fire, building, or zoning codes.

(H) Notwithstanding the provisions of Section 4-2-2 of this Chapter, nothing shall prevent any licensed dealer, wholesaler or retailer from selling or donating unbroken packages of Wine or Beer or kegs of Beer to a person which has not been issued any alcohol license for the

sale of alcoholic beverages in this state, for benevolent, charitable or public purposes if a Charitable Event Permit has been issued to the person or nonprofit entity as provided in this Section.

(I) A licensed retailer may, on behalf of the permittee, receive or store the permitted Alcohol to be used at the event and may dispense such permitted Alcohol to attendees of the event for which the Charitable Event Permit was issued.

(J) Within ninety (90) days after the conclusion of the event, the permittee shall submit an accurate and complete report to the Clerk showing the disposition of funds from the event in accordance with the provisions of this Chapter.

(K) Should the Chief of Police, Fire Chief, Director of the Community Development Services Department, or Clerk determine that an applicant, Qualified Organization, permittee or its representative is violating any provision of this Chapter, or has in the past violated any law pertaining to the dispensing or sale of Beer or Wine by a licensed retailer relating to hours of sale, relating to restrictions concerning age provided in the Idaho Code or under this Chapter, or has failed to submit accurate information to obtain an Charitable Event Permit as may have been requested by the Clerk, the Charitable Event Permit may be summarily suspended or revoked by the Clerk. Any such suspension or revocation may be appealed to the Council by written notice of appeal submitted within fourteen (14) days from the beginning of the suspension or revocation and by paying an appeal fee in an amount set by Resolution of the Council. Such revocation or suspension shall be subject to the appeal procedure contained in Section 4-2-16(J)(1)–(2) with the phrases "Charitable Event Permit" and "Qualified Organization" substituted for the words "Alcohol Catering Permit" and "permittee," respectively.

4-2-19: SERVER TRAINING:

(A) Approved Server Training:

(1) All Approved Server Training Programs must include an examination component that shall include, but not be limited to, the following topics:

(a) Monitoring a patron's behavior;

(b) Recognizing intoxicated patrons;

(c) Checking patrons' photo identifications for relevant information;

(d) Recognizing false and altered photo identifications;

(e) Providing alternatives to Alcoholic Beverages;

(f) Problem solving when interacting with intoxicated and belligerent patrons; and

(g) Understanding and applying Idaho laws and rules pertaining to Alcoholic Beverages.

(2) The Approved Server Training Programs shall be set forth on a list maintained by the Police Department and available through either the Police Department or the office of the City Clerk. The Police Department may change the list of Approved Server Training Programs from time to time as deemed appropriate.

(B) Server Training Requirements:

(1) Unless already certified under an Approved Server Training Program, a Server of Alcohol must complete an Approved Server Training Program by October 1, 2026, or within sixty (60) days of the date the Server of Alcohol begins employment as a Server of Alcohol, whichever is later, and must keep that certification current throughout his or her employment as a Server of Alcohol.

(2) Unless already certified under an Approved Server Training Program, a Security Person must complete an Approved Server Training Program by October 1, 2026, or within sixty (60) days of the date the Security Person begins employment as a Security Person, whichever is later, and must keep that certification current throughout his or her employment as a Security Person.

(3) Any Licensee under this Chapter serving or providing Alcoholic Beverages must ensure that each Server of Alcohol and Security Person employed on the Licensed Premises or at any location where Alcohol is allowed pursuant to an Alcohol Catering Permit is either already certified or completes an Approved Server Training Program by October 1, 2026, or within sixty (60) days of the date the Server of Alcohol or Security Person begins employment as a Server of Alcohol or Security Person for the Licensee, whichever is later, and that each Server of Alcohol and Security Person keeps his or her certification current throughout his or her employment as a Server of Alcohol or Security Person.

(4) A Server of Alcohol or Security Person keeps his or her certification current for purposes of this Subsection by completing an Approved Server Training Program within three (3) years of the date the Server of Alcohol or Security Person last obtained a certificate from an Approved Server Training Program.

(5) Records Maintained:

(a) Every Server of Alcohol shall maintain records of any certificates received from an Approved Server Training Program and show proof of current certification from an Approved Server Training Program within four business days of a request from any law enforcement officer.

(b) Every Security Person shall maintain records of any certificates received from an Approved Server Training Program and show proof of current certification from an Approved Server Training Program within four

business days of a request from any law enforcement officer.

(c) Every Licensee under this Chapter shall maintain certificates or other training verification records from an Approved Server Training Program for each Server of Alcohol and Security Person employed and shall present such certificates or records within four business days of a request from any law enforcement officer.

(C) Penalties:

(1) Any Server of Alcohol or Security Personnel who violates any provision of Subsection (B) shall be guilty of an infraction and:

(a) Upon a first conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(b) Upon a second conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(c) Upon a third or subsequent conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(2) Any Server of Alcohol who is found guilty of four (4) violations of Subsection (B) within a period of eighteen (18) months shall be prohibited for a period of (1) year from serving Alcohol at any Licensed Premises or at any location where Alcohol is allowed pursuant to an Alcohol Catering Permit within the City. Any person violating the prohibition in this Subsection shall be guilty of a misdemeanor.

(3) Any Licensee violating any provision of Subsection (B) of shall be guilty of an infraction and:

(a) Upon a first conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(b) Upon a second conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(c) Upon a third or subsequent conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(4) Any Licensee who is found guilty of twelve (12) violations of Subsection (B)

within a period of eighteen (18) months shall be subject to the process for suspending or revoking an Alcohol License in accordance with Section 4-2-20.

4-2-20: SUSPENSION AND REVOCATION OF ALCOHOL LICENSE:

(A) A Licensee shall be subject to the process and penalties of this Section if the Clerk determines that the Licensee has failed to comply with any of the following:

(1) Any of the following Sections of this Chapter: 4-2-2, 4-2-3, 4-2-5, 4-2-9, 4-2-12, 4-2-13, 4-2-14, 4-2-15, 4-2-16, 4-2-18, or 4-2-19(C)(4);

(2) Any applicable statute under Title 23 of the Idaho Code;

(3) Any rule or regulation promulgated by the Director or the State Tax Commission pursuant to the terms and conditions of Title 23 of the Idaho Code; or

(4) Any other law of the state of Idaho or of the United States regulating, governing or prohibiting the sale, manufacture, transportation or possession of alcoholic beverages or intoxicating liquor.

(B) Should the Clerk find a Licensee in violation under Subsection (A), then the following penalties shall apply:

(1) If the Clerk has not found the Licensee to be in violation under Subsection (A) within the last five years, then the Clerk shall issue a fine of one-thousand dollars ($1000) to the Licensee.

(2) If the Clerk has found the Licensee to be in violation under Subsection (A) on one (1) prior occasion within the last five years, then the Clerk shall suspend the Licensee's Alcohol License for seven (7) consecutive days.

(3) If the Clerk has found the Licensee to be in violation under Subsection (A) on two (2) prior occasions within the last five years, then the Clerk shall suspend the Licensee's Alcohol License for fourteen (14) consecutive days and issue a fine of one-thousand dollars ($1000) to the Licensee.

(4) If the Clerk has found the Licensee to be in violation under Subsection (A) on three (3) prior occasions within the last five years, then the Clerk shall revoke the Licensee's Alcohol License.

(C) A Licensee's failure to pay any fine issued under this Section within thirty (30) days of the effective date of the fine shall be grounds for suspension of the Licensee's Alcohol License by the Clerk for a period of seven (7) consecutive days.

(D) If a Licensee sells, offers for sale, or dispenses any Alcohol from the Licensed Premises during a period of suspension pursuant to this Section, then the Clerk shall revoke the Licensee's Alcohol License.

(E) Any suspension under this Section of a Licensee's Alcohol License shall result in the automatic suspension of any other Alcohol License held by the same Licensee for the same Licensed Premises.

(F) Any revocation under this Section of a Licensee's Alcohol License shall result in the automatic revocation of any other Alcohol License held by the same Licensee for the same Licensed Premises.

(G) The Clerk shall provide written notice via certified mail to the Licensee of any fine, suspension, or revocation issued under this Section. Any fine, suspension, or revocation issued by the Clerk under this Section shall take effect fourteen days (14) after the date the Clerk mails the written notice or, if the Licensee appeals the Clerk's decision, then any penalty affirmed by Council shall take effect twenty-eight (28) days after the date that Council's written decision is mailed to the Licensee.

(H) A Licensee may appeal any fine, suspension, or revocation issued by the Clerk under this Section by submitting a written notice of appeal with the Clerk within fourteen (14) days of the mailing date of the Clerk's written notice to the Licensee and paying an appeal fee in an amount set by Resolution of the Council. Such written notice of appeal shall set forth the Licensee's reasons for why the Clerk's decision was in error.

(1) Council shall, within twenty-eight (28) days of submission of the notice of appeal, hold a hearing at which the Licensee and the Clerk or other City staff shall be permitted to present evidence and argument. Council shall issue a written decision within twenty-eight (28) days of the hearing that shall either affirm the fine, suspension, or revocation; reverse the Clerk's decision; or remand the matter to the Clerk for further factual inquiry and redetermination. Council's review of the Clerk's decision shall be limited to whether substantial evidence supports the factual determinations for the Clerk's decision and whether the factual determinations were, as a matter of law, sufficient for the Clerk's decision. If Council holds in favor of the Licensee, the City shall refund the appeal fee to the Licensee

(2) The Clerk shall keep a transcribable verbatim record of all proceedings concerning any appeal under this Section. If a fine, suspension, or revocation is affirmed or Council remands the matter to the Clerk, the transcribable verbatim record shall be kept for a period of not less than six (6) months after Council issues the written decision. Upon request and within the time provided for retention of the record, any person may have the record transcribed at the person's expense.

(I) The Clerk shall provide written notice to the Director and Bonneville County of any suspensions or revocations of an Alcohol License under this Chapter.

(J) A pending proceeding to revoke or suspend an Alcohol License under this Section shall not be grounds for the Clerk to deny an application to renew the Alcohol License, but any such renewed Alcohol License may be revoked or suspended without a hearing if and when

the prior Alcohol License is revoked or suspended under this Section.

**SECTION 2**: Title 4, Chapter 3 of the City Code of the City of Idaho Falls, Idaho, is hereby REPEALED.

**SECTION 3**: Title 4, Chapter 4 of the City Code of the City of Idaho Falls, Idaho, is hereby REPEALED.

**SECTION 4**: Title 8, Chapter 3, Sections 4 and 5 of the City Code of the City of Idaho Falls, Idaho, are hereby amended as follows:

8-3-4: ALCOHOLIC BEVERAGES ON CITY PROPERTY:

(A) Whenever the following words or terms are used in Sections 8-3-4 and 8-3-5~~this Code~~, they shall have the meanings ascribed below:

ALCOHOLIC BEVERAGE: Beer, W~~w~~ine or L~~l~~iquor.

ALCOHOL CATERING PERMIT: A permit issued pursuant to City Code 4-2-16.

BEER: Any beverage obtained by the alcoholic fermentation of an infusion or decoction of barley, malt or other ingredients in drinkable water and which contains alcohol, as defined and regulated by the Idaho State Code.

CHARITABLE EVENT PERMIT: A permit issued pursuant to City Code 4-2-18.

CROWD MANAGER: A person who has been approved by the ~~Idaho Falls~~City Fire Marshal as a person with training or experience in fire prevention, evacuation methods, and other duties.

EVENT SPONSOR: An individual, partnership, association, corporation, limited liability company, or private organization of any kind who is an applicant for a Permitted Event.

LIQUOR: All kinds of liquor sold by and in a state liquor store of the State of Idaho.

LICENSED VENDOR: A person or business in possession of a current Idaho State and~~,~~ Bonneville County~~, and City License~~ license permitting the person or business to sell, distribute, and serve or supply B~~b~~eer, ~~or~~ W~~w~~ine, or Liquor.

PERMITTED EVENT: An occurrence, festival, concert, sporting event, gathering, performance, or the like in or at a City owned property, or any public parking lot adjacent thereto, where alcoholic and non-alcoholic beverages, food, candy, and other goods are permitted to be served pursuant to this Chapter.

PROFESSIONAL SECURITY GUARD: A law enforcement officer or a guard employed by recognized private security firm.

SPECIAL EVENT: An occurrence, festival, concert, sporting event, gathering, performance, or

the like in or at a public park, outdoor recreation area or facility, or any public parking lot adjacent thereto, where non-alcoholic beverages, food, candy, or other goods may be served and which is specifically approved of, for a limited duration, by the Director of Parks and Recreation.

STATE LIQUOR STORE: Any liquor store or distributor established under and pursuant to the laws of the State of Idaho for the package sale of liquor at retail.

WINE: Any alcoholic beverage containing not more than sixteen percent (16%) alcohol by volume obtained by the fermentation of the natural sugar content of fruits or other agricultural products containing sugar whether or not other ingredients are added.

(B) Any person who possesses any A~~a~~lcoholic ~~b~~Beverage while in any public park, outdoor recreation area or facility or any public parking lot adjacent thereto, unless otherwise authorized by this Code or the Idaho Code, is guilty of a misdemeanor.

(C) Notwithstanding Section (B) hereof, A~~a~~lcoholic ~~b~~Beverages may be possessed and consumed in or on any City owned property, or any public parking lot adjacent thereto pursuant to the following:

(1) within the premises designated for any person holding a retail A~~a~~lcoholic ~~b~~Beverage license to sell or dispense ~~a~~Alcoholic ~~b~~Beverages within such public park, outdoor recreation area or facility, or any other public parking lot adjacent thereto. The boundaries of such premises shall be conspicuously posted by such licensee or by the City upon or near such premises. Nothing in this Section shall prohibit such retail licensee or their agents, employees or suppliers from transporting A~~a~~lcoholic ~~b~~Beverages to the premises for sale or disposition, or

(2) during a Permitted Event authorized by this Chapter.

8-3-5: PERMITTED EVENTS:

(A) INTENT: This Permitted Event process is intended to allow the sale and consumption of A~~a~~lcoholic ~~b~~Beverages~~,~~ in certain designated locations within the City~~,~~ pursuant to these Permitted Event regulations and is not intended to amend or expand this Code or any other applicable law or regulation beyond the scope of the particulars of this Section or beyond the hours of the Permitted Event. Sanitary, health, litter, police, fire, alcohol vending, and other laws and regulations shall be unaffected by this Section. This Section shall not act as a waiver of any State, County, or local requirement of a permit or licensure related to sales and/or distribution of alcohol, including a requirement for an Alcohol Catering Permit~~a catering permit~~; a ~~beer and wine~~ Charitable Event Permit~~permit for benevolent, charitable, and public purpose events~~; ~~or~~ a winery sponsored event permit; or the applicable requirements under City Code 4-2-18 and 4-2-19 regarding alcohol server training and certificates.

(B) APPLICATION FOR PERMIT: The applicant shall obtain an application for a permit from the Clerk. Once an application for a permit has been submitted and the fee has been paid in an amount set from time to time by Resolution of the Council, the Clerk shall

review the application and determine whether or not the application is complete. If the Clerk deems that the application is complete, and the applicant has met all conditions of this Section, the Clerk shall issue a permit for the Event. If the application, in any respect, is incomplete, the City Clerk shall promptly notify the applicant and shall specify the items which the Clerk has determined are not complete or which have not been provided pursuant to this Section. An application shall be made to this Clerk in the form and manner prescribed by the Clerk.

(C) LOCATION AND DURATION OF PERMITTED EVENTS:

(1) A Permitted Event, for B~~b~~eer and/or W~~w~~ine consumption only, shall be allowed exclusively within the following locations and maximum consumption hours, within the designated service times indicated below, within the City:

~~a.~~b. The Pier at Snake River Landing – 12:00 p.m. to 2:00 a.m. local time.

~~b.~~c. Civitan Plaza – 12:00 p.m. to 10:00 p.m. local time.

~~c.~~d. Sportsman's Park at the shelters and bandshell at Freeman Park, provided that the consumption areas do not extend beyond two hundred feet (200') from the park structures – 12:00 p.m. to 10:00 p.m. local time.

~~d.~~e. Idaho Falls Park Zoo at Tautphaus Park – 12:00 p.m. to 10:00 p.m. local time.

~~e.~~f. Tautphaus Park Multi-Use Shelter, including grassy area to the east of the shelter, which shall not include the fenced baseball fields or Rodgers Street, extending four hundred fifty (450) feet east from the shelter – 12:00 p.m. to 10:00 p.m. local time.

~~f.~~g. Funland Amusement Park at Tautphaus Park – 12:00 p.m. to 10:00 p.m. local time.

~~g.~~h. Skyline Activity Center – 12:00 p.m. to 2:00 a.m. local time.

~~g. The public plaza located at 330 Memorial Drive – 12:00 p.m. to 10:00 p.m. local time.~~

~~h.~~i. Melaleuca Field – 12:00 p.m. to 10:00 p.m. local time.

~~i.~~j. Idaho Falls Public Library and adjacent property – 12:00 p.m. to 10:00 p.m local time.

~~j.~~k. Gem Lake Bike Park – 12:00 p.m. to 10:00 p.m. local time.

~~k.~~l. The River Walk Stage – 12:00 p.m. to 10:00 p.m. local time, provided that the consumption area does not extend:

1. into the Riverwalk path;

2. onto Riverside Drive, Memorial Drive, the roundabout at the intersection of Riverside Drive and Memorial Drive, the intersection of Memorial Drive and D Street, or sidewalks adjacent to those streets and intersections,

3. or beyond three hundred feet (300') from the River Walk Stage.

~~A closed public street, provided that the City Police Chief has approved the street closure for an event – 12:00 p.m. to 10:00 p.m. local time.~~

(2) A permitted event, for any A~~a~~lcoholic ~~b~~Beverage, shall be allowed only in the following locations and for the maximum consumption hours, within the designated service times indicated below, within the City:

a. Sandy Downs – 12:00 p.m. to 12:00 a.m. local time.

b. Noise Park – 12:00 p.m. to 2:00 a.m. local time.

c. The public plaza located at 330 Memorial Drive – 12:00 p.m. to 10:00 p.m. local time.

d. A closed public street, provided that the Chief of Police and the City Fire Marshall have approved the street closure for an event –12:00 p.m. to 10:00 p.m. local time.

(3) No Permitted Event shall be allowed:

a. Where the outdoor alcohol sales and consumption area of the Permitted Event is within three hundred feet (300') of an outdoor location reserved with the Parks and Recreation Department prior to an application for a Permitted Event where children are likely to be present, unless the alcohol sales and consumption area of the Permitted Event is either entirely screened from view or the person reserving the relevant location has no objection to the location of the alcohol sales and consumption area.

b. Within two (2) hours of the termination of another Permitted Event held at the same location.

c. Where, in the reasonable judgment of the Chief of Police or the City Fire Marshall, a Permitted Event is likely to become a public nuisance.

(D) TERM OF EVENT PERMIT: A permit is valid only for the time period approved, which period shall not exceed one (1) day, and shall expire immediately upon the completion of the Permitted Event. A permit, if issued, shall be for one (1) Permitted Event only. ~~Appeal,~~

~~denial, or revocation of a permit shall be made to the Council.~~

(E) EVENT PERMIT REQUIREMENTS: Each of the following shall be required for every Permitted Event:

(1) LIABILITY AND INSURANCE:

a. Not less than ten (10) days prior to the Permitted Event at which a ~~l~~Licensed ~~v~~Vendor will sell or dispense alcohol the following shall be done:

1. The Event Sponsor(s) shall deliver to the Clerk one (1) copy of written proof that the ~~l~~Licensed ~~v~~Vendor has current, paid up, off-premise liquor liability insurance in an amount not less than one million dollars ($1,000,000) combined single limits, or the amount of the monetary limits set forth in Idaho Tort Claims Act under Idaho Code § 6-926, whichever is greater. Every off-premises liquor liability insurance policy provided shall include assault and battery coverage and defense costs coverage. The City shall be named as an additional insured on the insurance policy of every L~~l~~icensed ~~v~~Vendor.

2. The Event Sponsor(s) shall deliver to the Clerk one (1) copy of written proof that the Event Sponsor(s) has obtained current, paid up, general liability insurance or special event insurance in an amount not less than one million dollars ($1,000,000) combined single limits, or the amount of the monetary limits set forth in Idaho Tort Claims Act under Idaho Code § 6-926, whichever is greater. Such general liability insurance or special event insurance policy shall be primary to any other insurance related to the Permitted Event and to that of any potential party subject to a claim related to the Permitted Event.

3. The Event Sponsor(s) shall deliver to the Clerk the signed original of an agreement, with City to defend, hold harmless and indemnify the City, its agents, servants, employees, officers, and contractors from any and all claims, causes of action, or damages which may arise from the Permitted Event.

(2) LICENSED ALCOHOL VENDORS:

a. Unless otherwise specifically authorized in writing by the ~~City~~ Director of Parks and Recreation ~~Director~~ at least ten (10) days prior to a Permitted Event, there shall be only one (1) L~~l~~icensed ~~v~~Vendor or Event Sponsor that shall sell or dispense alcohol at a Permitted Event. The City shall play no role in determining which vendor(s) shall be selected to sell or dispense ~~a~~Alcoholic ~~b~~Beverages during the Permitted Event.

b. All ~~a~~Alcoholic ~~b~~Beverages sold or dispensed at a Permitted Event shall only be sold or dispensed by a ~~licensed alcohol vendor~~Licensed Vendor.

When the Event Sponsor has a Charitable Event Permit~~benevolent, charitable, or public purposes alcohol permit~~, the Event Sponsor, its employees, volunteers, or agents may directly sell or dispense at a Permitted Event.

c. Every ~~licensed alcohol vendor~~Licensed Vendor or Event Sponsor at a Permitted Event shall obtain and comply with all alcohol-related laws and regulations~~, including, but not limited to, the City requirement of a City catering permit; a State beer and wine permit for benevolent, charitable, or public purpose events; or a winery sponsored event permit~~.

d. The Event Sponsor shall:

1. For events under 100 persons

Provide at least one (1) person~~s~~ at the Permitted Event to check proper identification for those who shall purchase, receive, or consume alcohol during the Permitted Event. ~~These persons~~Any such person shall be clearly identified and shall be stationed not less than ten feet (10') from the vendor's sales or dispensing location.

2. For events over 100 but less than 500 persons

i. Provide at least two (2) persons at the Permitted Event to check proper identification for those who shall purchase, receive, or consume alcohol during the Permitted Event. These persons shall be clearly identified and shall be stationed not less than ten feet (10') from the vendor's sales or dispensing location, and

ii. Provide at least two (2) Professional Security Guards. The Professional Security Guards shall be clearly identified as such and shall be on duty at all times alcohol is being sold, served, or consumed during a Permitted Event. The Event Sponsor(s) shall have sole discretion on who will provide security at the Permitted Event and shall be responsible for all payment and costs associated with such security services.

3. For events over 500 persons

i. Provide at least two (2) persons at the Permitted Event to check proper identification for those who shall purchase, receive, or consume alcohol during the Permitted Event. These persons shall be clearly identified and shall be stationed not less than ten feet (10') from the vendor's sales or dispensing location, and

ii. Provide at least two (2) Professional Security Guards and an additional Professional Security Guard for every additional 500 persons the event host anticipates. After reviewing the event's security plan, the Director of Parks and Recreation ~~Director~~ and the Police Chief may require additional security if the event poses a reasonable concern for public safety that can be addressed with additional security. In evaluating risk, the Director of Parks and Recreation ~~Director~~ and the Police Chief may consider past event history, similar events, and external factors that may affect the event

4. For events over 1000 persons

i. The E~~e~~vent ~~s~~Sponsor must meet the same identification checking and security requirements as events over 500 persons, and

ii. The E~~e~~vent ~~s~~Sponsor must also comply with the International Fire Code's requirement to provide one (1) Crowd Manager per every 250 persons. If approved by the Idaho Falls Fire Marshal, a Professional Security Guard may be used to satisfy the International Fire Code's Crowd Manager Requirements.

5. The Professional Security Guards required under this Subsection shall be clearly identified as such and shall be on duty at all times alcohol is being sold, served, or consumed during a Permitted Event. The Event Sponsor(s) shall have sole discretion on who will provide security at the Permitted Event and shall be responsible for all payment and costs associated with such security services.

(3) SALES AND CONSUMPTION OF ALCOHOL:

a. Not less than ten (10) days prior to the Permitted Event at which the L~~l~~icensed ~~v~~Vendor will sell or dispense alcohol, the Event Sponsor(s) shall deliver to the Clerk three (3) copies of a site map which shall be drawn to show the locations of:

~~3. the licensed vendor within the Permitted Event;~~

1. the Permitted Event boundary barricade, sales and alcohol dispensing area, entry and exit points;

2. identification checking station(s); and

3. food and products sales and service areas.

Said site design and any subsequent alterations shall be approved in writing by the ~~City~~ Director of Parks and Recreation ~~Director~~ and by the Chief of Police prior to the Permitted Event.

b. All alcohol sales, dispensing, and consumption shall only take place inside the approved alcohol sales, dispensing, and consumption area(s) designated by the Event Sponsor(s) and as shown on the approved site map required. Alcohol shall only be sold or dispensed for not more than a total of six (6) hours during a Permitted Event during the park's service times, as designated by this Chapter.

An Event Sponsor may apply for extended hours to sell and dispense A~~a~~lcoholic ~~b~~Beverages for longer than a total of six (6) hours by submitting an extended alcohol service application. The Director of Parks and Recreation ~~Director~~ and Police Chief shall review and approve the extended alcohol service application. The application must include:

1. a satisfactory and specified plan to mitigate public nuisances, such as noise and traffic, associated with the extended service,

2. provide for additional security in an amount satisfactory to Chief of Police, and

3. an administrative fee in an amount set from time to time by Resolution by the Council.

c. The Event Sponsor shall issue a tamper and fraud-resistant wristband to persons who shall purchase, receive, or consume alcohol during the Permitted Event after verifying that person's proper identification. The ~~City~~ Director of Parks and Recreation ~~Director~~ shall issue guidelines and approve an Event Sponsor's wristbands as tamper and fraud-resistant.

d. No person shall carry or consume an A~~a~~lcoholic ~~b~~Beverage within the location of the Permitted Event which is not purchased or dispensed from a L~~l~~icensed ~~v~~Vendor at the Permitted Event. Consumption of alcohol outside of the approved sales and consumption area(s) shall be considered a violation of the City's open container ordinance.

e. The designated alcohol sale, dispensing, and consumption area(s) shall be designated physically from the rest of the Permitted Event location by signage which shall visually indicate the sale, dispensing, and consumption area. Individual signs shall visually warn that alcohol must be consumed within the consumption area and must be approved by the Special Event Coordinator. Signs must be placed within fifty (50) feet of each other where there is no physical barricade separating the consumption area from the rest of the Permitted Event, in order to create a visual boundary.

f. Food and non-alcoholic sales and service may be located inside and/or outside of the approved barricade within the Permitted Event location.

g. All alcohol shall be dispensed in and consumed from its original container. Such a container shall be a readily identifiable container not more than sixteen ounces (16 oz.) in size and shall not bear a logo for a non-alcoholic beverage.

h. The City Police Chief, City Fire Marshall, and ~~City~~ Director of Parks and Recreation ~~Director~~ are hereby empowered to order the immediate cessation of all or part of the activities associated with a Permitted Event at any time it is determined that there is a violation of this Code or the Idaho Code. There shall be no appeal from a determination by the Police Chief, City Fire Marshall, or ~~City~~ Director of Parks and Recreation's ~~Director's~~ decision to terminate all or part of the activities associated with a Permitted Event.

(F) FAILURE TO COMPLY: Any person, firm, or corporation, whether as principal, agent, or employee or otherwise that shall fail to comply with this Section shall be guilty of a misdemeanor and upon conviction thereof shall be punished as set forth in this Code. Failure to comply with this Section may also result in denial of subsequent Permitted Events for a period of not less than five (5) years.

(G) APPEALS:

(1) Unless indicated otherwise, the denial or revocation of a permit under this Section may be appealed by submitting a written notice of appeal within forty-two (42) days of receiving the notice of denial or revocation and by paying an appeal fee in an amount set by Resolution of the Council. Council shall, within twenty-eight (28) days of submission of the notice of appeal, hold a hearing at which the appellant and City staff shall be permitted to present evidence and argument. Council shall issue a written decision within twenty-eight (28) days of the hearing that shall either affirm the denial or revocation, reverse the decision, or remand the matter to the City staff for further factual inquiry and redetermination. Council's review of the denial or revocation shall be limited to whether substantial evidence supports the factual determinations for the decision; whether the factual determinations were, as a matter of law, sufficient for denial or revocation; and, in the case of a denial, whether the appellant could take any actions to obtain the permit. If Council holds in favor of the appellant, the City shall refund the appeal fee to the appellant.

(2) The Clerk shall keep a transcribable verbatim record of all proceedings concerning any appeal under this Section. If a denial or revocation of a permit under this Section is affirmed or remanded to City staff, the transcribable verbatim record shall be kept for a period of not less than six (6) months after Council issues the written decision. Upon request and within the time provided for retention of the record, any person may have the record transcribed at the person's expense

**SECTION 5.** 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 6.** 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 7.** 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 upon its passage, approval, and publication in accordance with law.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this _____ day of _____, _____.

ATTEST: CITY OF IDAHO FALLS, IDAHO

_____ _____

LINDA LUNDQUIST, CITY CLERK LISA M. BURTENSHAW, MAYOR

(SEAL)

STATE OF IDAHO )

) ss:

COUNTY OF BONNEVILLE )

I, LINDA LUNDQUIST, 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 4, CHAPTER 2, AND TITLE 8, CHAPTER 3, SECTIONS 4 AND 5, AND REPEALING TITLE 4, CHAPTERS 3 AND 4, TO COMBINE THREE CHAPTERS INTO A UNIFIED CHAPTER REGULATING ALCOHOL; TO RESTRICT THE SALE OR CONSUMPTION OF ALCOHOL AT COMMERCIAL ESTABLISHMENTS UNLESS LICENSED OR PERMITTED BY LAW; TO PROVIDE FOR THE COMPELLING OF DOCUMENTS, VIDEO, OR OTHER ITEMS TO INVESTIGATE COMPLIANCE; TO DIMINISH OVER TIME THE NUMBER OF ALCOHOL CATERING PERMITS AT CERTAIN LOCATIONS; TO ESTABLISH AN APPROVED SERVER TRAINING PROGRAM AND REQUIRE COMPLIANCE WITH HOLDING CURRENT CERTIFICATES; TO ADD GROUNDS FOR SUSPENSIONS OR REVOCATIONS OF ALCOHOL LICENSES AND PERMITS; TO PROVIDE A PROCESS AND APPEAL FOR SUSPENSIONS AND REVOCATIONS; TO MAKE OTHER CHANGES; AND PROVIDE PENALTIES FOR VIOLATIONS; CODIFICATION; PUBLICATION BY SUMMARY; AND ESTABLISHING EFFECTIVE DATE."

A copy of the full text of the ordinance is available at City Hall.

_____

LINDA LUNDQUIST, CITY CLERK

(SEAL)

**ORDINANCE NO. _____**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING TITLE 4, CHAPTER 2, AND TITLE 8, CHAPTER 3, SECTIONS 4 AND 5, AND REPEALING TITLE 4, CHAPTERS 3 AND 4, TO COMBINE THREE CHAPTERS INTO A UNIFIED CHAPTER REGULATING ALCOHOL; TO RESTRICT THE SALE OR CONSUMPTION OF ALCOHOL AT COMMERCIAL ESTABLISHMENTS UNLESS LICENSED OR PERMITTED BY LAW; TO PROVIDE FOR THE COMPELLING OF DOCUMENTS, VIDEO, OR OTHER ITEMS TO INVESTIGATE COMPLIANCE; TO DIMINISH OVER TIME THE NUMBER OF ALCOHOL CATERING PERMITS AT CERTAIN LOCATIONS; TO ESTABLISH AN APPROVED SERVER TRAINING PROGRAM AND REQUIRE COMPLIANCE WITH HOLDING CURRENT CERTIFICATES; TO ADD GROUNDS FOR SUSPENSIONS OR REVOCATIONS OF ALCOHOL LICENSES AND PERMITS; TO PROVIDE A PROCESS AND APPEAL FOR SUSPENSIONS AND REVOCATIONS; TO MAKE OTHER CHANGES; AND PROVIDE PENALTIES FOR VIOLATIONS; CODIFICATION; PUBLICATION BY SUMMARY; AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the City Council desires to promote an environment and culture of enjoyable, safe, and responsible drinking at establishments providing alcoholic beverages; and

WHEREAS, according to the Centers for Disease Control and Prevention, the annual average alcohol-attributable deaths due to excessive alcohol use for Idaho from 2020–2021 was 986 deaths per year; and

WHEREAS, according to the Idaho Transportation Department, in 2024 there were 1,487 alcohol-related vehicle crashes in the State of Idaho, leading to 61 fatalities; and

WHEREAS, the overconsumption of alcohol at establishments serving alcoholic beverages can lead to public intoxication, increase the number of persons driving under the influence, and endanger the health and safety of the residents and guests of the City of Idaho Falls; and

WHEREAS, providing training to servers of alcohol and security personnel can reduce public intoxication and can enhance the overall enjoyment and experience for patrons at establishments where alcohol is served; and

WHEREAS, public safety requires establishments serving alcoholic beverages to operate within structures that comply with the appropriate occupancy classifications and approved design occupancy loads established by the Building Official, establish adequate emergency egress access, and ensure that minimally required fire protection systems are in place; and

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WHEREAS, Council desires to provide consistency and accessibility in its alcohol ordinances and articulate the additional grounds and processes for suspension or revocation of alcohol licenses.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, THAT:

**SECTION 1**: Title 4, Chapter 2 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-2-1: DEFINITIONS: Whenever the following words or terms are used in this Chapter and are capitalized, they shall have the meanings ascribed below:

ALCOHOL: Liquor, Beer, or Wine.

ALCOHOLIC BEVERAGE: Any beverage containing Liquor, Beer, or Wine.

ALCOHOL CATERING PERMIT: A permit issued pursuant to Section 4-2-16 of this Chapter.

ALCOHOL LICENSE: Any City license issued pursuant to this Chapter for Liquor, Beer, or Wine.

APPROVED SERVER TRAINING PROGRAM: All programs approved by the Police Department pursuant to Section 4-2-19(A) that are designed to educate Servers of Alcohol on laws and rules regarding the sale and service of Alcoholic Beverages, the effects of Alcohol on the human body, methods of identifying intoxicated persons and refusing to sell or serve Alcohol to those persons, and methods for checking and identifying legal identification.

BARTENDER: Any person, whether agent, servant, employee, or person acting in any other capacity, who pours, mixes, or prepares any Liquor by the drink upon any Licensed Premises. A Bartender does not include a person who pours, mixes or prepares solely Beer or Wine by the drink at retail or at a location for which there is a Charitable Event Permit.

BEER: Any beverage obtained by the alcoholic fermentation of an infusion or decoction of barley, malt or other ingredients in drinkable water and which contains alcohol, as defined and regulated by the Idaho Code.

CHARITABLE EVENT PERMIT: A permit issued pursuant to Section 4-2-18 of this Chapter.

COMMERCIAL ESTABLISHMENT: Any location upon which any business is conducted that provides, extends, offers, sells, or otherwise makes available goods, services, or facilities to the public, not including a person's place of residence that is not made available to the public and not including the temporary living space of a hotel, motel, or other establishment that provides temporary living space for individuals.

DIRECTOR: The Director of the Idaho State Police.

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DISTRIBUTOR: A person who is employed by or is an agent of a retailer to sell, serve or dispense Alcohol.

INTERDICTED PERSON: A person who, as a condition of probation or parole in a criminal case, is prohibited from consuming Alcohol.

LIQUOR: All kinds of liquor sold by and in a State liquor store of the State of Idaho

LICENSEE: Any person who has obtained an Alcohol License under this Chapter for Liquor, Beer, or Wine.

LICENSED PREMISES: The building, room, or place in which the retail sale of Liquor by the drink, Beer, or Wine by a Licensee is authorized under the relevant provisions of the Idaho Code and under this Chapter.

QUALIFIED ORGANIZATION: Any person to whom a permit for a benevolent, charitable, or public purpose has been issued by the State pursuant to the provisions of Title 23 of the Idaho Code.

RESTAURANT: An eating establishment which offers prepared food for sale to the public.

RETAIL WINE LICENSE: An Alcohol License issued by the City authorizing a person to sell Wine at retail for consumption off the Licensed Premises only.

SECURITY PERSON: Any person who, as a requirement of his or her employment, provides security services at Licensed Premises or at any location where Alcohol is allowed pursuant to an Alcohol Catering Permit and any person who is the immediate manager of those employees. Providing security services includes verifying the identification of people who enter or are within Licensed Premises or the location where Alcohol is allowed pursuant to an Alcohol Catering Permit. A Security Person does not include a person employed solely at locations where Alcohol is allowed pursuant to a Charitable Event Permit.

SERVER OF ALCOHOL: Any person who, as a requirement of his or her employment, pours, mixes, serves, or sells any Alcoholic Beverages for consumption on Licensed Premises or on any location where Alcohol is allowed pursuant to an Alcohol Catering Permit, and any person who is the immediate manager of those employees. Servers of Alcohol include waiters, waitresses, Bartenders and immediate managers of waiters, waitresses, and Bartenders. A Server of Alcohol does not include a person who pours, mixes, serves, or sells Alcohol solely at locations where Alcohol is allowed pursuant to a Charitable Event Permit.

WINE: Any alcoholic beverage containing not more than sixteen percent (16%) alcohol by volume obtained by the fermentation of the natural sugar content of fruits or other agricultural products containing sugar whether or not other ingredients are added.

WINE BY THE DRINK LICENSE: An Alcohol License to sell wine by the individual glass or open bottle at retail for consumption on the premises.

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4-2-2: LICENSE REQUIRED:

(A) No person shall sell or dispense Liquor by the drink, sell or dispense Beer at retail for consumption on or off the Licensed Premises, sell canned Beer at retail for consumption off the Licensed Premises, sell Wine at retail for consumption off the premises, sell or dispense Wine by the individual glass or open bottle for consumption on the Licensed Premises in the City without first obtaining the required Alcohol License(s) as required by this Chapter, applicable Bonneville County ordinances, and Title 23, Chapter 9, Idaho Code, as amended. A person who holds a valid current Wine by the Drink license issued by the City may sell on the Licensed Premises Wine at retail for consumption off the premises without obtaining a Retail Wine License from the City.

(B) Licensees who do not possess a valid City license for the retail sale of Liquor by the drink or Wine by the Drink License shall not permit consumption of Wine on the Licensed Premises.

(C) Licensees who do not possess a valid City license for the retail sale of Beer for consumption on the Licensed Premises shall not permit consumption of Beer on the Licensed Premises.

(D) A Restaurant must also have the appropriate Alcohol License to sell the type of Alcohol the Restaurant offers to the public, including an approved site plan as part of the Restaurant's State alcohol permit. If the Restaurant serves Alcohol in an area adjacent to the Restaurant that includes a public sidewalk, the size of any tables and seating must allow sufficient room for public ingress and egress and the area must be compliant with all ADA laws and regulations for sidewalk use under the City Code.

(E) No person owning or operating a Commercial Establishment shall sell, offer to sell, dispense, or knowingly permit the consumption of any Alcoholic Beverage upon the premises of the Commercial Establishment unless permitted by Idaho Code or an Alcohol License, Alcohol Catering Permit, or Charitable Event Permit. This prohibition shall not apply when Alcohol is dispensed to or consumed by only twenty (20) or fewer employees of the owner or operator of a Commercial Establishment while on the premises of the Commercial Establishment.

(F) No person owning or operating a Commercial Establishment shall lease or rent the premises of the Commercial Establishment, or any part thereof, to any person knowing that such person will sell, offer for sale, dispense, or permit the consumption of any Alcoholic Beverage upon the leased or rented premises of the Commercial Establishment without being permitted by Idaho Code or an Alcohol License, Alcohol Catering Permit, or Charitable Event Permit. This prohibition shall not apply when Alcohol is dispensed to or consumed by only twenty (20) or fewer employees of the person leasing or renting a Commercial Establishment while on the premises of the Commercial Establishment.

(G) No person leasing or renting a Commercial Establishment, or any part thereof, shall sell, offer for sale, dispense, or knowingly permit the consumption of any Alcoholic Beverage on the leased or rented premises of the Commercial Establishment unless permitted by

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Idaho Code or an Alcohol License, Alcohol Catering Permit, or Charitable Event Permit. This prohibition shall not apply when Alcohol is dispensed to or consumed by only twenty (20) or fewer employees of the person leasing or renting a Commercial Establishment while on the premises of the Commercial Establishment.

(H) Any person violating any provision of this Section shall be guilty of a misdemeanor.

4-2-3: LICENSE FEE: Each applicant shall pay in advance an annual Alcohol License fee in an amount set from time to time by Resolution of the Council for the following:

(A) A license for the retail sale of Liquor by the drink.

(B) A license for the retail sale of Beer for consumption on or off the Licensed Premises.

(C) A license for the retail sale of canned Beer for consumption only off the Licensed Premises.

(D) A license for the retail sale of wine.

(E) A Wine by the Drink License.

4-2-4: APPLICATION FOR ALCOHOL LICENSE:

(A) Each applicant for an Alcohol License or renewal of an Alcohol License shall file with the Clerk an application in writing, verified under oath, stating the following:

(1) The name and address of the applicant.

(2) The type(s) of Alcohol License(s) the applicant seeks to obtain or renew.

(3) That the applicant lawfully holds a current, valid alcohol license issued by the County Commissioners of Bonneville County, Idaho, and a current, valid alcohol license issued by the State of Idaho pursuant to the provisions under the Idaho Code, for the corresponding type(s) of Alcohol License(s) for which the applicant is applying, and that the applicant is in compliance with all requirements for those licenses.

(4) A description and the location of the proposed premises for which the Alcohol License is sought and the name of the owner of the proposed premises.

(5) That the applicant is in compliance with Section 4-2-19(B)(3).

(6) Any other information reasonably necessary for the Clerk to determine the applicant's qualifications or disqualifications for an Alcohol License.

(B) Applications shall be processed as follows:

(1) All applications for an Alcohol License or any transfer or renewal of an Alcohol License shall be granted or denied within sixty (60) days from the date the application was delivered to the Clerk, otherwise the application shall automatically be deemed denied and the applicant may appeal to Council as provided in this Section.

(2) Upon receipt of an application for an Alcohol License or for a transfer of an Alcohol License under this Chapter, accompanied by the necessary Alcohol License or transfer fee as set by Resolution of the Council, the Chief of Police, Fire Chief, and Director of the Community Development Services Department shall investigate the information stated in the application, perform any additional investigation, including a physical inspection, deemed necessary to determine whether the proposed licensed premises are suitable for carrying on the intended business; whether the intended business and proposed licensed premises are in compliance with the City's fire, building, and zoning codes; and whether the applicant has met the requirements of this Chapter, and report the results of the investigation to the Clerk and, if applicable, a recommendation to deny the application and the reasons therefor.

(3) If the Clerk receives a recommendation for denial, the Clerk shall deny the application.

(4) If there are no recommendations for denial and, based on the reports and the Clerk's own investigation of the information stated in the application, the Clerk determines that the contents of the application are true, that the applicant is qualified to receive an Alcohol License, that the proposed licensed premises are suitable for carrying on the intended business, that the intended business and proposed licensed premises are in compliance with the City's fire, building, and zoning codes, and that the requirements of this Chapter have been met, the Clerk shall issue or transfer the Alcohol License. Otherwise, the Clerk shall deny the application.

(5) In the event of a denial, the Alcohol License or transfer fee shall be refunded.

(6) The Clerk shall provide written notice of an approval or denial of the application to the applicant and, in the event of a denial, shall provide written reasons for the denial. Such written notice shall be mailed by certified mail to the applicant at the address listed in the application within seven (7) days of the decision to approve or deny the application.

(7) An applicant may appeal a denial to the Council by submitting a written notice of appeal within forty-two (42) days of the mailing date of the written notice of denial or the date the application is deemed denied and by paying an appeal fee in an amount set by Resolution of the Council. Council shall, within twenty-eight (28) days of submission of the notice of appeal, hold a hearing at which the applicant and the Clerk or other City staff shall be permitted to present evidence and argument. Council shall issue a written decision within twenty-eight (28) days of the hearing that shall either affirm the denial, reverse the Clerk's decision, or

remand the matter to the Clerk for further factual inquiry and redetermination. Council's review of the denial shall be limited to whether substantial evidence supports the factual determinations for the Clerk's decision; whether the factual determinations were, as a matter of law, sufficient for denial; and whether the applicant could take any actions to obtain the Alcohol License, transfer, or renewal. If Council holds in favor of the applicant, the City shall refund the appeal fee to the applicant. An applicant may appeal a denial or decision to remand the matter to the Clerk as provided by the Idaho Code.

(8) The Clerk shall keep a transcribable verbatim record of all proceedings concerning any appeal under this Section. If a denial of an Alcohol License, transfer or renewal is affirmed or remanded to the Clerk, the transcribable verbatim record shall be kept for a period of not less than six (6) months after Council issues the written decision. Upon request and within the time provided for retention of the record, any person may have the record transcribed at the person's expense.

(C) An application for a new or lapsed Alcohol License to sell or dispense Liquor by the drink, Beer, or Wine may trigger a change in use analysis of the location, building, or property for the purposes of applying the City's fire, building, or zoning codes.

(1) Applicants for a new or lapsed Alcohol License shall comply with the City's fire, building, and zoning codes as a condition for receiving an Alcohol License.

(2) An application to renew an Alcohol License that has not lapsed shall not trigger a change in use analysis.

(3) Nothing in this Section will be deemed to release an applicant from complying with the City's fire, building, or zoning codes for the construction, alteration, expansion, or structural improvement made to the applicant's building.

(D) If during the term of any Alcohol License issued under this Chapter any change shall take place in any of the information stated in the application, the Licensee shall deliver a verified report of the change to the Clerk no later than seven (7) business days following the change. If any change would have disqualified the Licensee from applying for and obtaining an Alcohol License under this Chapter, then the Clerk shall promptly revoke the Alcohol License and provide written notice of the revocation to the Licensee.

(E) If, after issuance of an Alcohol License, the Clerk discovers information indicating that the Licensee can no longer meet the requirements to obtain an Alcohol License under this Section, including but not limited to the loss of the corresponding type of alcohol license issued by the State of Idaho or Bonneville County, the Clerk shall provide written notice by certified mail to the Licensee of the intent to revoke the Alcohol License and the proposed reasons for revocation. The Licensee shall have twenty-eight (28) days from the mailing date of the Clerk's written notice to provide a written response to the Clerk. After receipt of a written response or the lapse of twenty-eight days with no response, the Clerk shall decide whether to revoke the Alcohol License. In the event of revocation, the Clerk shall provide written notice by certified mail of revocation to the Licensee.

(F) Any revocation under Subsections (D) or (E) shall be subject to the appeal procedure contained in Subsection (B)(7)–(8) with the words "revocation" and "Licensee" substituted for the words "denial" and "applicant," respectively.

4-2-5: FORM OF ALCOHOL LICENSE; DISPLAY: Every Alcohol License issued under this Chapter shall state the type(s) of Alcohol permitted under the Alcohol License, the name of the person or business entity to whom issued and the location by street and number or other definite designation of the Licensed Premises. If issued to a partnership, the names of the persons constituting the partnership shall be stated. If issued to a corporation or association, the names of the principal officers and the members of the governing board shall be stated. The Alcohol License shall be signed by the Licensee and shall be posted on the Licensed Premises in a place conspicuous to the public at all times when the premises are open for business. No person except the named Licensee shall exercise any of the privileges granted under the Alcohol License. An Alcohol License issued under this Chapter applies only to the Licensed Premises for which it has been issued. The location of the Licensed Premises for the Alcohol License shall not be changed or moved without the approval of the Clerk.

4-2-6: EXPIRATION OF LICENSES: Every Alcohol License issued pursuant to this Chapter shall expire at midnight on September 30 of the calendar year for which it is issued.

4-2-7: TRANSFER OF LICENSES: An Alcohol License may be transferred to another person pursuant to this Section. To apply for a transfer of an Alcohol License, the transferee must complete an application for an initial Alcohol License, which application shall be processed as provided in Section 4-2-4. The Clerk shall not approve a transfer if there are pending proceedings to suspend or revoke the Alcohol License proposed to be transferred. If the transfer is approved, the Clerk shall re-issue the Alcohol License in the name of the transferee. The originally-issued Alcohol License for the transferring Licensee shall be surrendered to the Clerk before such transfer may be made.

4-2-8: PERSONS NOT QUALIFIED TO BE LICENSED:

(A) No Alcohol License shall be issued or transferred to:

(1) Any person who is not at least nineteen (19) years old, if the applicant is an individual.

(2) Any person, or any partnership, corporation, trust, association or other legal entity, at least one of whose members, officers or governing board, who:

(a) Within three years prior to the date of making application, has been convicted of any violation of the laws of the United States, the State of Idaho or any other state of the United States relating to the importation, transportation, manufacture or sale of alcohol;

(b) Has been convicted of, paid any fine, been placed on probation, received a deferred sentence, received a withheld judgment, or completed any

sentence of confinement for, any felony within five (5) years prior to the date of making application for an Alcohol License; or

(c) Is currently on probation or parole for any felony or for any violation of the laws of the United States, the State of Idaho or any other state of the United States relating to the importation, transportation, manufacture or sale of alcohol.

(3) A person whose Alcohol License issued under this Chapter has been revoked.

(4) Any person who had any ownership interest in an entity prior to the time that the entity's Alcohol License issued under this Chapter was revoked.

(5) Any officer or employee of the State of Idaho or of any of its counties or municipalities.

(B) If, after issuance of an Alcohol License, the Clerk discovers that the Licensee was or later became disqualified under this Section, then the Clerk shall immediately revoke the Alcohol License and provide written notice by certified mail of the revocation to the Licensee. Such revocation shall be subject to the appeal procedure contained in Section 4-2-4(B)(7)–(8) with the words "revocation" and "Licensee" substituted for the words "denial" and "applicant," respectively.

4-2-9: SANITARY REQUIREMENTS: All Licensed Premises shall be maintained in a sanitary condition according to the applicable laws of the State and ordinances of the City.

4-2-10: LOCATION RESTRICTIONS FOR ALCOHOL LICENSES:

(A) In accordance with Title 23 of the Idaho Code, no Alcohol License for retail sale of Liquor by the drink, Beer for consumption on premises, or Wine for consumption on premises shall be issued for any premises that is within three hundred (300) feet of any public school, church or any other place of worship as measured in a straight line between the nearest property line of such public building or place of worship and the nearest entrance to the proposed licensed premises. The provisions of this Subsection shall not apply to any Licensed Premises that met the qualifications of this Subsection at the time the premises were first licensed but thereafter fail to meet such location restrictions because of the construction or commencement of use of such public facility or place of worship subsequent to such first licensing.

(B) No Alcohol License shall be issued for a location where the operation of the proposed licensed premises would violate the City's zoning code or building code, including occupancy classification.

(C) No Alcohol License shall be issued or transferred to any person for any proposed licensed premises that were used by any occupant whose Alcohol License under this Chapter was revoked within one (1) year prior to the date of the new application for issuance or transfer of an Alcohol License.

(D) The Council may for good cause shown grant a variance to the provisions of Subsection (A) or (B). Prior to granting such variance, the Council shall hold a public hearing after giving written notice to the owners or occupants of all properties located within three hundred (300) feet of the exterior boundaries of the proposed licensed premises, measured in the manner set forth above. Such notice shall be given at least fifteen (15) days prior to the date of the hearing. Notice shall be deemed to have been given upon its personal delivery to such owner or occupant or upon its deposit in the United States mail, addressed to the owner at the address last shown on the Bonneville County property tax rolls.

4-2-11: BARTENDER'S IDENTIFICATION REQUIRED: No person shall act as a Bartender in any Licensed Premises licensed within the City to sell Liquor by the drink unless that person holds a valid State of Idaho Driver's License or State of Idaho Identification Card. Any person acting as a Bartender must have their valid State of Idaho Driver's License or State of Idaho Identification Card in their possession at all times when they are tending bar. For purposes of this Section, a Bartender has their State of Idaho Driver's License or State of Idaho Identification Card in their possession if they have actual physical control over it or, if not on their person, they have the power and intention to control it.

4-2-12: LAW ENFORCEMENT:

(A) Any duly authorized police officer shall have the right at any time to enter and examine the Licensed Premises of any Licensee to ascertain compliance with the laws of the State and the City, including to ascertain the alcoholic content of any Alcoholic Beverage by physical testing. It shall be unlawful to refuse any police officer admittance to the Licensed Premises for such purpose.

(B) Any police officer who shall find any Alcohol possessed, transported, purchased, sold or disposed of by any person in violation of the provisions of this Chapter may forthwith seize and remove the same and keep the same as evidence, and upon conviction of the person, the said Alcohol and all packages and receptacles containing the same shall be forfeited to the City.

(C) The Chief of Police and City Attorney have power to issue subpoenas, compel the attendance of witnesses, administer oaths, certify to official acts, take depositions, compel the production of pertinent books, payrolls, accounts, papers, records, documents, video or other surveillance recordings, and testimony, but only for the purposes of enforcing the provisions of this Chapter, ascertaining compliance with the provisions of this Chapter or laws of the State regarding Alcohol, or for investigating any criminal matter. No subpoena issued under this Subsection shall require compliance sooner than fourteen (14) days from the date of service of the subpoena.

(1) A person may file a motion to quash within fourteen (14) days of the service of a subpoena issued under this Subsection. Such motion to quash shall be heard and considered pursuant to Idaho Criminal Rule 17(b) by a judge of the district court of the county where such person is in attendance or, if records are sought, the county in which the records are located.

(2) If a person in attendance before the Chief of Police or City Attorney refuses, without reasonable cause, to be examined or to answer a legal and pertinent question, or to produce a book or paper or other evidence when ordered so to do by the Chief of Police or City Attorney, the Chief of Police or City Attorney may apply to the judge of the district court of the county where such person is in attendance, upon affidavit for an order returnable not less than two (2) or more than five (5) days, directing such person to show cause before such judge, or any other judge of such district, why the person should not be punished for contempt; upon the hearing of such order, if the judge determines that such person has refused, without reasonable cause or legal excuse, to be examined or to answer a legal or pertinent question, or to produce a book or paper which the person was ordered to bring or produce, that person shall be guilty of a misdemeanor punishable by up to thirty (30) days of jail, a fine of up to one-thousand dollars ($1000), or both.

(3) No person shall knowingly destroy or permit the destruction of pertinent books, payrolls, accounts, papers, records, documents, video, other surveillance recordings, or other items sought by a subpoena issued under this Subsection unless:

(a) The person has first provided a copy of the items to the City Attorney or Chief of Police; or

(b) A court of competent jurisdiction has determined that the items sought by the subpoena should not be produced and either the time to appeal the court's decision has expired or, in the event of an appeal, an appellate court affirms the decision that the items should not be produced and the time has expired to file any available petition for rehearing, petition for review, or writ of certiorari.

(c) A person who violates Subsection 4-2-12(C)(3) shall be guilty of a misdemeanor punishable by up to thirty (30) days of jail, a fine of up to one-thousand dollars ($1000), or both.

(4) No person shall be excused from testifying or from producing any books or papers or documents in any investigation or inquiry by or upon any hearing before any officer so authorized upon the ground that the testimony or evidence, books, papers or documents required of the person may tend to incriminate the person or subject the person to penalty or forfeiture; but no person shall be prosecuted, punished or subjected to any penalty or forfeiture for or on account of any act, transaction, matter or thing concerning which the person shall, under oath, have, by order of the said officer, testified to or produced documentary evidence of; provided, however, that no person so testifying shall be exempt from prosecution or punishment for any perjury testified by the person.

(5) Subpoenas shall be served and witness fees and mileage paid as allowed in civil cases in the district courts of the State.

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4-2-13: HOURS OF SALE:

(A) Liquor shall not be sold, offered for sale, dispensed, or given away upon any Licensed Premises during the following hours:

(1) Between two o'clock (2:00) a.m. and ten o'clock (10:00) a.m. of any day.

(2) Between twelve o'clock (12:00) a.m. on December 25 and ten o'clock (10:00) a.m., of the following day.

(B) Beer, Wine, or both shall not be sold, offered for sale, dispensed, or given away upon any Licensed Premises during the following hours:

(1) Between two o'clock (2:00) a.m. and seven o'clock (7:00) a.m. of any day.

(C) Any person violating any provision of this Section shall be guilty of a misdemeanor.

4-2-14: RESTRICTION ON SALES BY LICENSEE: No Distributor or Licensee or its employed agents, servants or Bartenders shall sell, deliver or give away, or cause or permit to be sold, delivered, or given away, any Alcoholic Beverage to:

(A) Any person under the age of twenty-one (21) years, proof of which, for every resident of this State, shall be a valid driver's license, military identification card or an identification card issued by the Idaho Department of Transportation. This restriction shall not apply to persons at least nineteen (19) years old who sell, dispense, deliver, or possess Alcohol in the course of their employment by a Licensee under this Chapter.

(B) Any person visibly or obviously intoxicated.

(C) An Interdicted Person.

Any person violating this Section shall be guilty of a misdemeanor.

4-2-15: RESTRICTIONS REGARDING PERSONS UNDER AGE 21:

(A) Any person under the age of twenty-one (21) years who shall purchase, attempt to purchase, possess, serve, dispense, or consume Alcohol shall be guilty of a misdemeanor.

(1) This restriction shall not apply to any persons who are nineteen (19) years of age or older who sell, serve, possess and dispense Alcohol in the course of their employment in any place, as defined in Idaho Code Section 23-942, or other place where Alcohol is lawfully present so long as such place is the place of employment for such person under twenty-one (21) years of age.

(2) This restriction shall not apply to any person under twenty-one (21) years of age who possesses Beer or Wine pursuant to an order of the person's parent, in pursuance of the person's employment, or when such person under the age of

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twenty-one (21) years is in a private residence accompanied by the person's parent or guardian and with such parent's or guardian's consent.

(3) The limited use immunity protections contained in Idaho Code Section 23-604A shall apply to Subsection (A).

(B) No person shall represent to any Licensee, to any agent or employee of a Licensee, or to any Bartender or Distributor that any other person is twenty-one (21) years or more of age, when in fact the other person is under the age of twenty-one (21) years, for the purpose of inducing such Licensee, or the Licensee's agent or employee, or a Bartender or Distributor to sell, deliver or give away any Alcohol to such other person.

(C) No person shall purchase any Alcoholic Beverage for the purpose of delivering the same to any person under the age of twenty-one (21) years.

(D) It is unlawful for an employer to knowingly employ a person in violation of this Chapter. It shall be unlawful for any person to conspire with or abet any person to violate any provision of this Chapter.

4-2-16: ALCOHOL CATERING PERMIT: Any person holding a current, valid alcohol license issued by the State of Idaho pursuant to Idaho Code Title 23, Chapter 9, 10, or 13 and, if required, a current, valid alcohol license issued by the County Commissioners of Bonneville County, Idaho, may serve and sell by the drink the type(s) of Alcohol permitted by the held alcohol license(s) at an event at a location other than at Licensed Premises for a period not to exceed three (3) consecutive days, upon obtaining an Alcohol Catering Permit. If any part of the event is located at a park or other location listed in City Code 8-3-5(C), then the period for the Alcohol Catering Permit shall not exceed the duration and hours allowed for such permit.

(A) Applications for an Alcohol Catering Permit shall be made to the Clerk on such form as prescribed by the Clerk, which form shall contain the following information:

(1) The name and address of the applicant and the number of the applicant's State and, if applicable, Bonneville County liquor, beer, or wine license.

(2) The dates and hours during which the Alcohol Catering Permit is to be effective.

(3) The names and addresses of the organizations, groups, or persons sponsoring the event.

(4) The address or other description of the location at which the Alcohol is to be served, and if a Commercial Establishment, the room(s) in which the Alcohol is to be served, if applicable.

(a) If any part of the location is at a park or other location listed in City Code 8-3-5(C), then the applicant shall indicate that the required permit under City Code 8-3-5 either has been obtained or will be obtained prior to the commencement of the event for which an Alcohol Catering Permit is

sought.

(5) The type of Alcoholic Beverages to be served.

(6) The estimated number of attendees for the event.

(7) Any other information reasonable necessary for the Clerk, Chief of Police, Fire Chief, or Director of the Community Development Services Department to determine the applicant's qualifications for an Alcohol Catering Permit.

(B) An application for an Alcohol Catering Permit must be filed with the Clerk at least two (2) business days before the event.

(C) On and after October 1, 2028, the number of Alcohol Catering Permits issued for any single given location shall be limited as indicated below during the following periods of time:

(1) From October 1, 2028, to September 30, 2029: No more than fifty-two (52) Alcohol Catering Permits per location shall be issued during this period.

(2) From October 1, 2029, to September 30, 2030: No more than twenty-six (26) Alcohol Catering Permits per location shall be issued during this period.

(3) From October 1, 2030, to September 30, 2031, and for each one-year period occurring after September 30, 2031: No more than twelve (12) Alcohol Catering Permits per location shall be issued during this period.

(4) An Alcohol Catering permit shall be deemed issued as of the date the Alcohol Catering Permit is approved by the Clerk.

(5) If an applicant cancels an Alcohol Catering Permit by providing written notice to the Clerk at least twenty-four (24) hours prior to the start of the time when the Alcohol Catering Permit was to have taken effect, then the Alcohol Catering Permit shall be void and the issuance of the cancelled Alcohol Catering Permit shall not be counted towards the limit on the number of Alcohol Catering Permits issued per period.

(6) The restrictions in this Subsection regarding the number of Alcohol Catering Permits issued per period shall not apply to:

(a) Any location owned or leased by a nonprofit corporation incorporated under the laws of the State of Idaho or under the laws of another state and which is duly registered with the Idaho Secretary of State; or

(b) Any building or fire area that has an occupancy classification of an Assembly Group A-2 under the International Building Code as adopted by this Code.

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(D) The application shall be verified by the applicant and filed with the Clerk. A filing fee in an amount set from time to time by Resolution of the Council for each day the permit is to be effective shall be paid to the Clerk. Such fee shall be nonrefundable irrespective of whether the event is held.

(E) No Alcohol Catering Permit shall be issued for any location containing a building, structure, or portion thereof for which a certificate of occupancy is required but has not been issued or for which a stop work notice or "Do Not Occupy" order has been issued.

(F) The Clerk, Chief of Police, Fire Chief, and Director of the Community Development Services Department shall review the application for an Alcohol Catering Permit and investigate the information contained thereon and whether the application should be granted, which investigation may include a physical inspection of the location for which an Alcohol Catering Permit is sought. If the Chief of Police, Fire Chief, and Director of the Community Development Services Department recommend approval of the application, and the Clerk determines that the application satisfies the requirements of this Chapter, then the Clerk shall approve the application; if not, the Clerk shall deny the application and provide written notice by certified mail to the applicant of the denial. A denial shall be subject to the appeal procedure contained in Section 4-2-4(B)(7)–(8) with the phrase "Alcohol Catering Permit" substituted for "Alcohol License."

(G) If the application is approved, copies of the Alcohol Catering Permit signed by the Clerk and the application shall be delivered immediately to the Chief of Police, Fire Chief, Director of the Community Development Services Department, the Director, and the applicant. An application approved in this manner shall constitute an Alcohol Catering Permit, unless disapproved by the Director by notice served upon the applicant.

(H) The application for or issuance of an Alcohol Catering Permit shall not be construed as constituting a change in use of the location or property for the purposes of applying the City's fire, building, or zoning codes.

(I) The number of individuals at a location for which an Alcohol Catering Permit is in effect shall not exceed the maximum occupancy load shown on the issued Alcohol Catering Permit while Alcohol is being served, sold, offered for sale, dispensed, or consumed. The maximum occupancy load shall be determined in accordance with the International Building Code as adopted by this Code and policies adopted by the Fire Department.

(J) Should the Chief of Police, Fire Chief, Director of the Community Development Services Department, or Clerk determine that a permittee or its employee or representative is violating any provision of this Chapter or has failed to submit accurate information to obtain an Alcohol Catering Permit as may have been requested by the Clerk, the Alcohol Catering Permit may be summarily suspended or revoked by the Clerk. Any such suspension or revocation may be appealed to the Council by written notice of appeal submitted within fourteen (14) days from the beginning of the suspension or revocation and by paying an appeal fee in an amount set by Resolution of the Council.

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(1) Council shall, within twenty-eight (28) days of submission of the notice of appeal, hold a hearing at which the permittee and the Clerk or other City staff shall be permitted to present evidence and argument. Council shall issue a written decision within twenty-eight (28) days of the hearing that shall either affirm the suspension or revocation, reverse the Clerk's decision, or remand the matter to the Clerk for further factual inquiry and redetermination. Council's review of the suspension or revocation shall be limited to whether substantial evidence supports the factual determinations for the Clerk's decision and whether the factual determinations were, as a matter of law, sufficient for suspension or revocation. If Council holds in favor of the permittee, the City shall refund the appeal fee to the permittee.

(2) The Clerk shall keep a transcribable verbatim record of all proceedings concerning any appeal under this Section. If a suspension or revocation of an Alcohol Catering Permit is affirmed or remanded to the Clerk, the transcribable verbatim record shall be kept for a period of not less than six (6) months after Council issues the written decision. Upon request and within the time provided for retention of the record, any person may have the record transcribed at the person's expense.

4-2-17: POSSESSION OF OPEN CONTAINERS PROHIBITED:

(A) Any person who is in possession of an open container of Alcohol within the geographic limits of the City shall be guilty of a misdemeanor.

(B) Notwithstanding the foregoing, nothing herein shall prohibit the possession of an open container of Alcohol:

(1) Within a fully enclosed, privately-owned building or upon a private parking lot adjacent or appurtenant to such building provided such parking lot is located more than two hundred (200) feet away from any State liquor store as defined in Idaho Code Section 23-902. Such distance shall be measured at the shortest distance between the exterior boundaries of such parking lot and State liquor store.

(2) Within any private residence or upon the yard thereabout, or within any apartment, duplex, condominium, boarding house or other structure lawfully used as a permanent residence, or within any common area or area designated exclusively for and appurtenant to such residential occupancy.

(3) Within any area for which an Alcohol Catering Permit or Charitable Event Permit authorizing the sale, dispensing, or consumption of Alcohol has been issued.

(4) Within any area for which a permit under City Code 8-3-5 has been issued for the sale, dispensing, or consumption of Alcohol.

(5) Within any area included within or being a part of any Licensed Premises at which a Licensee is authorized to sell or dispense Liquor by the drink, Beer, or Wine for consumption on the Licensed Premises.

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(6) Within an area directly adjacent to a Restaurant, at tables provided for dining, between the hours of 10:00 a.m. and 11:00 p.m. local time. All consumption of Alcohol in this adjacent area must be done at the table, and the customer cannot carry the Alcohol away from the table.

4-2-18: BEER OR WINE SOLD OR DONATED FOR BENEVOLENT, CHARITABLE OR PUBLIC PURPOSES - PERMIT REQUIRED:

(A) Upon delivery to the Clerk of a Qualified Organization's properly completed application in accordance with the provisions of this Section and, following receipt of recommendations from the Chief of the Police Department, Fire Chief and Director of the Community Development Services Department, the Clerk shall approve and issue a Charitable Event Permit authorizing the sale or dispensing of Wine, Beer, or both at an event sponsored by a Qualified Organization if the Clerk is satisfied that all applicable requirements for a Charitable Event Permit have been met and that the proceeds, after deducting reasonable expenses incurred, will be donated for a benevolent, charitable or public purpose. The Chief of the Police Department, Fire Chief and Director of the Community Development Services Department may conduct a physical inspection of the location for which a Charitable Event Permit is sought to ascertain whether the application should be granted. If the Clerk denies the application, the Clerk shall provide written notice by certified mail to the applicant of the denial. A denial shall be subject to the appeal procedure contained in Section 4-2-4(B)(7)–(8) with the phrase "Charitable Event Permit" substituted for "Alcohol License."

(B) The form of the application shall require the following information:

(1) The names, mailing addresses and telephone numbers of the sponsors of the event, the tax identification number of the sponsor or sponsors and satisfactory evidence that the sponsor is a Qualified Organization;

(2) Quantities and types of Beer and/or Wine products to be used at the event;

(3) Names of the dealer or wholesaler from whom the Beer and/or Wine is to be received;

(4) The retailer, if any, designated by such person or nonprofit entity to receive, store or dispense Beer and/or Wine on behalf of the permittee;

(5) Dates and hours of operation for which the Charitable Event Permit is desired, including the hours of serving Beer, Wine, or both for each day of the event.

(6) The location of the event and a description of the proposed premises where Beer, Wine, or both will be sold, dispensed or conveyed;

(a) If any part of the location is at a park or other location listed in City Code 8-3-5(C), then the applicant shall indicate that the required permit under City Code 8-3-5 either has been obtained or will be obtained prior to the

commencement of the event for which an Alcohol Catering Permit is sought

(7) For events where Beer, Wine, or both will be served for more than two (2) hours in a single day, the name of each person who will be present at the event during the entire time the permitted Alcohol is served and who has a current certificate from an Approved Server Training Program; and

(8) Such other information directly related to the event and the applicant that the Clerk or Chief of Police may require.

(C) The Clerk shall collect a fee in an amount set from time to time by Resolution of the Council for each Charitable Event Permit issued, provided however Charitable Event Permits may be issued for multiple events conducted within a calendar year. The fee for multiple events shall be in an amount as set from time to time by Resolution of the Council. In the event an applicant seeks a permit to sell Beer and Wine at the same location, the combined Charitable Event Permit fee shall be in an amount set from time to time by Resolution of the Council.

(D) Charitable Event Permits issued under this Section shall not exceed a period of greater than three (3) consecutive days. If any part of the event is located at a park or other location listed in City Code 8-3-5(C), then the period for the Charitable Event Permit shall not exceed the duration and hours allowed for such permit. Nothing herein shall authorize or allow the issuance of any Charitable Event Permit to sell or dispense Beer or Wine in any park in violation of this Code.

(E) A Qualified Organization who obtains a Charitable Event Permit shall observe the following conditions:

(1) Except as otherwise provided in this Section, all events shall be conducted within a confined area constructed and operated in accordance with the terms and provisions of this Subsection. The applicant shall designate in their application the area in which all Beer, Wine, or both will be sold, dispensed, possessed and consumed. The sale, dispensing, and consumption area shall be approved by the Chiefs of the Police and Fire departments, or their designee. Such sale, dispensing, and consumption area shall be visually designated by either a physical barrier with signage or by signage alone. The signs shall state, with large letters no less than two (2) inches high: "No Open Container of [Beer/Wine/Beer or Wine] May Be Possessed or Transported Beyond this Area," or such other statement which adequately apprises customers of the prohibitions set forth in this Chapter.

(2) Where a physical barrier to pedestrian traffic is erected, a sign shall be placed at every entrance to the sale, dispensing, and consumption area. Where no physical barricade is erected, individual signs shall visually warn that Alcohol must be consumed within the sale, dispensing, and consumption area and must be placed within fifty (50) feet of each other, in order to create a visual boundary.

(3) The defined sale, dispensing, and consumption area shall be considered to be the

"licensed premises" for the purposes of this Section and the applicant shall not sell or dispense Beer or Wine outside such area.

(4) Failure to construct or maintain such fence, barrier or sign, or failure to comply with such hours of operation as required by this Section shall be grounds for summary revocation of the Charitable Event Permit. The Chiefs of the Police and Fire departments or the Clerk may establish additional conditions or restrictions as reasonably necessary to protect the public health and safety, or alternatively may waive or modify the conditions and restrictions herein provided such waiver or modification does not jeopardize the public health and safety.

(5) If any part of the event for which a Charitable Event Permit is obtained is located is at a park, public street, or other location listed in City Code 8-3-5(C), then the Qualified Organization shall obtain a permit under City Code 8-3-5 and comply with all conditions of that permit.

(6) For any event held after October 1, 2026, where Beer, Wine, or both is served for more than two (2) hours in a single day, the applicant shall ensure that at least one (1) person is present who has a current certificate from an Approved Server Training Program for the first one hundred people present at the event and an additional person who has a current certificate from an Approved Server Training Program for each additional hundred people present at the event. A person keeps his or her certification current for purposes of this Subsection by completing an Approved Server Training Program within three (3) years of the date the Server of Alcohol or Security Person last obtained a certificate from an Approved Server Training Program. Failure to comply with this Subsection shall be grounds for summary revocation of the Charitable Event Permit.

(a) Penalties:

(i) Any applicant violating the provision of Subsection (E)(6) shall be guilty of an infraction and:

a. Upon a first conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

b. Upon a second conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

c. Upon a third or subsequent conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(ii) Any applicant who is found guilty of three (3) violations of Subsection (E)(6) within a period of eighteen (18) months shall not

DRAFT

be eligible to apply for a Charitable Event Permit for a period of one (1) year.

(F) The number of individuals at a location for which a Charitable Event Permit is in effect shall not exceed the maximum occupancy load shown on the issued Charitable Event Permit while Alcohol is being served, sold, offered for sale, dispensed, or consumed. The maximum occupancy load shall be determined in accordance with the International Building Code as adopted by this Code and policies adopted by the Fire Department.

(G) The application for or the issuance of a Charitable Event Permit shall not be construed as constituting a change in use of the location or property for the purposes of applying the City's fire, building, or zoning codes.

(H) Notwithstanding the provisions of Section 4-2-2 of this Chapter, nothing shall prevent any licensed dealer, wholesaler or retailer from selling or donating unbroken packages of Wine or Beer or kegs of Beer to a person which has not been issued any alcohol license for the sale of alcoholic beverages in this state, for benevolent, charitable or public purposes if a Charitable Event Permit has been issued to the person or nonprofit entity as provided in this Section.

(I) A licensed retailer may, on behalf of the permittee, receive or store the permitted Alcohol to be used at the event and may dispense such permitted Alcohol to attendees of the event for which the Charitable Event Permit was issued.

(J) Within ninety (90) days after the conclusion of the event, the permittee shall submit an accurate and complete report to the Clerk showing the disposition of funds from the event in accordance with the provisions of this Chapter.

(K) Should the Chief of Police, Fire Chief, Director of the Community Development Services Department, or Clerk determine that an applicant, Qualified Organization, permittee or its representative is violating any provision of this Chapter, or has in the past violated any law pertaining to the dispensing or sale of Beer or Wine by a licensed retailer relating to hours of sale, relating to restrictions concerning age provided in the Idaho Code or under this Chapter, or has failed to submit accurate information to obtain an Charitable Event Permit as may have been requested by the Clerk, the Charitable Event Permit may be summarily suspended or revoked by the Clerk. Any such suspension or revocation may be appealed to the Council by written notice of appeal submitted within fourteen (14) days from the beginning of the suspension or revocation and by paying an appeal fee in an amount set by Resolution of the Council. Such revocation or suspension shall be subject to the appeal procedure contained in Section 4-2-16(J)(1)–(2) with the phrases "Charitable Event Permit" and "Qualified Organization" substituted for the words "Alcohol Catering Permit" and "permittee," respectively.

4-2-19: SERVER TRAINING:

(A) Approved Server Training:

(1) All Approved Server Training Programs must include an examination component that shall include, but not be limited to, the following topics:

(a) Monitoring a patron's behavior;

(b) Recognizing intoxicated patrons;

(c) Checking patrons' photo identifications for relevant information;

(d) Recognizing false and altered photo identifications;

(e) Providing alternatives to Alcoholic Beverages;

(f) Problem solving when interacting with intoxicated and belligerent patrons; and

(g) Understanding and applying Idaho laws and rules pertaining to Alcoholic Beverages.

(2) The Approved Server Training Programs shall be set forth on a list maintained by the Police Department and available through either the Police Department or the office of the City Clerk. The Police Department may change the list of Approved Server Training Programs from time to time as deemed appropriate.

(B) Server Training Requirements:

(1) Unless already certified under an Approved Server Training Program, a Server of Alcohol must complete an Approved Server Training Program by October 1, 2026, or within sixty (60) days of the date the Server of Alcohol begins employment as a Server of Alcohol, whichever is later, and must keep that certification current throughout his or her employment as a Server of Alcohol.

(2) Unless already certified under an Approved Server Training Program, a Security Person must complete an Approved Server Training Program by October 1, 2026, or within sixty (60) days of the date the Security Person begins employment as a Security Person, whichever is later, and must keep that certification current throughout his or her employment as a Security Person.

(3) Any Licensee under this Chapter serving or providing Alcoholic Beverages must ensure that each Server of Alcohol and Security Person employed on the Licensed Premises or at any location where Alcohol is allowed pursuant to an Alcohol Catering Permit is either already certified or completes an Approved Server Training Program by October 1, 2026, or within sixty (60) days of the date the Server of Alcohol or Security Person begins employment as a Server of Alcohol or Security Person for the Licensee, whichever is later, and that each Server of Alcohol and Security Person keeps his or her certification current throughout his or her employment as a Server of Alcohol or Security Person.

(4) A Server of Alcohol or Security Person keeps his or her certification current for purposes of this Subsection by completing an Approved Server Training Program within three (3) years of the date the Server of Alcohol or Security Person last obtained a certificate from an Approved Server Training Program.

(5) Records Maintained:

(a) Every Server of Alcohol shall maintain records of any certificates received from an Approved Server Training Program and show proof of current certification from an Approved Server Training Program within four business days of a request from any law enforcement officer.

(b) Every Security Person shall maintain records of any certificates received from an Approved Server Training Program and show proof of current certification from an Approved Server Training Program within four business days of a request from any law enforcement officer.

(c) Every Licensee under this Chapter shall maintain certificates or other training verification records from an Approved Server Training Program for each Server of Alcohol and Security Person employed and shall present such certificates or records within four business days of a request from any law enforcement officer.

(C) Penalties:

(1) Any Server of Alcohol or Security Personnel who violates any provision of Subsection (B) shall be guilty of an infraction and:

(a) Upon a first conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(b) Upon a second conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(c) Upon a third or subsequent conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(2) Any Server of Alcohol who is found guilty of four (4) violations of Subsection (B) within a period of eighteen (18) months shall be prohibited for a period of (1) year from serving Alcohol at any Licensed Premises or at any location where Alcohol is allowed pursuant to an Alcohol Catering Permit within the City. Any person violating the prohibition in this Subsection shall be guilty of a misdemeanor.

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(3) Any Licensee violating any provision of Subsection (B) of shall be guilty of an infraction and:

(a) Upon a first conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(b) Upon a second conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(c) Upon a third or subsequent conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(4) Any Licensee who is found guilty of twelve (12) violations of Subsection (B) within a period of eighteen (18) months shall be subject to the process for suspending or revoking an Alcohol License in accordance with Section 4-2-20.

4-2-20: SUSPENSION AND REVOCATION OF ALCOHOL LICENSE:

(A) A Licensee shall be subject to the process and penalties of this Section if the Clerk determines that the Licensee has failed to comply with any of the following:

(1) Any of the following Sections of this Chapter: 4-2-2, 4-2-3, 4-2-5, 4-2-9, 4-2-12, 4-2-13, 4-2-14, 4-2-15, 4-2-16, 4-2-18, or 4-2-19(C)(4);

(2) Any applicable statute under Title 23 of the Idaho Code;

(3) Any rule or regulation promulgated by the Director or the State Tax Commission pursuant to the terms and conditions of Title 23 of the Idaho Code; or

(4) Any other law of the state of Idaho or of the United States regulating, governing or prohibiting the sale, manufacture, transportation or possession of alcoholic beverages or intoxicating liquor.

(B) Should the Clerk find a Licensee in violation under Subsection (A), then the following penalties shall apply:

(1) If the Clerk has not found the Licensee to be in violation under Subsection (A) within the last five years, then the Clerk shall issue a fine of one-thousand dollars ($1000) to the Licensee.

(2) If the Clerk has found the Licensee to be in violation under Subsection (A) on one (1) prior occasion within the last five years, then the Clerk shall suspend the Licensee's Alcohol License for seven (7) consecutive days.

DRAFT

(3) If the Clerk has found the Licensee to be in violation under Subsection (A) on two (2) prior occasions within the last five years, then the Clerk shall suspend the Licensee's Alcohol License for fourteen (14) consecutive days and issue a fine of one-thousand dollars ($1000) to the Licensee.

(4) If the Clerk has found the Licensee to be in violation under Subsection (A) on three (3) prior occasions within the last five years, then the Clerk shall revoke the Licensee's Alcohol License.

(C) A Licensee's failure to pay any fine issued under this Section within thirty (30) days of the effective date of the fine shall be grounds for suspension of the Licensee's Alcohol License by the Clerk for a period of seven (7) consecutive days.

(D) If a Licensee sells, offers for sale, or dispenses any Alcohol from the Licensed Premises during a period of suspension pursuant to this Section, then the Clerk shall revoke the Licensee's Alcohol License.

(E) Any suspension under this Section of a Licensee's Alcohol License shall result in the automatic suspension of any other Alcohol License held by the same Licensee for the same Licensed Premises.

(F) Any revocation under this Section of a Licensee's Alcohol License shall result in the automatic revocation of any other Alcohol License held by the same Licensee for the same Licensed Premises.

(G) The Clerk shall provide written notice via certified mail to the Licensee of any fine, suspension, or revocation issued under this Section. Any fine, suspension, or revocation issued by the Clerk under this Section shall take effect fourteen days (14) after the date the Clerk mails the written notice or, if the Licensee appeals the Clerk's decision, then any penalty affirmed by Council shall take effect twenty-eight (28) days after the date that Council's written decision is mailed to the Licensee.

(H) A Licensee may appeal any fine, suspension, or revocation issued by the Clerk under this Section by submitting a written notice of appeal with the Clerk within fourteen (14) days of the mailing date of the Clerk's written notice to the Licensee and paying an appeal fee in an amount set by Resolution of the Council. Such written notice of appeal shall set forth the Licensee's reasons for why the Clerk's decision was in error.

(1) Council shall, within twenty-eight (28) days of submission of the notice of appeal, hold a hearing at which the Licensee and the Clerk or other City staff shall be permitted to present evidence and argument. Council shall issue a written decision within twenty-eight (28) days of the hearing that shall either affirm the fine, suspension, or revocation; reverse the Clerk's decision; or remand the matter to the Clerk for further factual inquiry and redetermination. Council's review of the Clerk's decision shall be limited to whether substantial evidence supports the factual determinations for the Clerk's decision and whether the factual determinations were, as a matter of law, sufficient for the Clerk's decision. If

DRAFT

Council holds in favor of the Licensee, the City shall refund the appeal fee to the Licensee

(2) The Clerk shall keep a transcribable verbatim record of all proceedings concerning any appeal under this Section. If a fine, suspension, or revocation is affirmed or Council remands the matter to the Clerk, the transcribable verbatim record shall be kept for a period of not less than six (6) months after Council issues the written decision. Upon request and within the time provided for retention of the record, any person may have the record transcribed at the person's expense.

(I) The Clerk shall provide written notice to the Director and Bonneville County of any suspensions or revocations of an Alcohol License under this Chapter.

(J) A pending proceeding to revoke or suspend an Alcohol License under this Section shall not be grounds for the Clerk to deny an application to renew the Alcohol License, but any such renewed Alcohol License may be revoked or suspended without a hearing if and when the prior Alcohol License is revoked or suspended under this Section.

**SECTION 2**: Title 4, Chapter 3 of the City Code of the City of Idaho Falls, Idaho, is hereby REPEALED.

**SECTION 3**: Title 4, Chapter 4 of the City Code of the City of Idaho Falls, Idaho, is hereby REPEALED.

**SECTION 4**: Title 8, Chapter 3, Sections 4 and 5 of the City Code of the City of Idaho Falls, Idaho, are hereby amended as follows:

8-3-4: ALCOHOLIC BEVERAGES ON CITY PROPERTY:

(A) Whenever the following words or terms are used in Sections 8-3-4 and 8-3-5, they shall have the meanings ascribed below:

ALCOHOLIC BEVERAGE: Beer, Wine or Liquor.

ALCOHOL CATERING PERMIT: A permit issued pursuant to City Code 4-2-16.

BEER: Any beverage obtained by the alcoholic fermentation of an infusion or decoction of barley, malt or other ingredients in drinkable water and which contains alcohol, as defined and regulated by the Idaho State Code.

CHARITABLE EVENT PERMIT: A permit issued pursuant to City Code 4-2-18.

CROWD MANAGER: A person who has been approved by the City Fire Marshal as a person with training or experience in fire prevention, evacuation methods, and other duties.

EVENT SPONSOR: An individual, partnership, association, corporation, limited liability company, or private organization of any kind who is an applicant for a Permitted Event.

LIQUOR: All kinds of liquor sold by and in a state liquor store of the State of Idaho.

LICENSED VENDOR: A person or business in possession of a current Idaho State and Bonneville County license permitting the person or business to sell, distribute, and serve or supply Beer, Wine, or Liquor.

PERMITTED EVENT: An occurrence, festival, concert, sporting event, gathering, performance, or the like in or at a City owned property, or any public parking lot adjacent thereto, where alcoholic and non-alcoholic beverages, food, candy, and other goods are permitted to be served pursuant to this Chapter.

PROFESSIONAL SECURITY GUARD: A law enforcement officer or a guard employed by recognized private security firm.

SPECIAL EVENT: An occurrence, festival, concert, sporting event, gathering, performance, or the like in or at a public park, outdoor recreation area or facility, or any public parking lot adjacent thereto, where non-alcoholic beverages, food, candy, or other goods may be served and which is specifically approved of, for a limited duration, by the Director of Parks and Recreation.

STATE LIQUOR STORE: Any liquor store or distributor established under and pursuant to the laws of the State of Idaho for the package sale of liquor at retail.

WINE: Any alcoholic beverage containing not more than sixteen percent (16%) alcohol by volume obtained by the fermentation of the natural sugar content of fruits or other agricultural products containing sugar whether or not other ingredients are added.

(B) Any person who possesses any Alcoholic Beverage while in any public park, outdoor recreation area or facility or any public parking lot adjacent thereto, unless otherwise authorized by this Code or the Idaho Code, is guilty of a misdemeanor.

(C) Notwithstanding Section (B) hereof, Alcoholic Beverages may be possessed and consumed in or on any City owned property, or any public parking lot adjacent thereto pursuant to the following:

(1) within the premises designated for any person holding a retail Alcoholic Beverage license to sell or dispense Alcoholic Beverages within such public park, outdoor recreation area or facility, or any other public parking lot adjacent thereto. The boundaries of such premises shall be conspicuously posted by such licensee or by the City upon or near such premises. Nothing in this Section shall prohibit such retail licensee or their agents, employees or suppliers from transporting Alcoholic Beverages to the premises for sale or disposition, or

(2) during a Permitted Event authorized by this Chapter.

8-3-5: PERMITTED EVENTS:

(A) INTENT: This Permitted Event process is intended to allow the sale and consumption of Alcoholic Beverages in certain designated locations within the City pursuant to these Permitted Event regulations and is not intended to amend or expand this Code or any other applicable law or regulation beyond the scope of the particulars of this Section or beyond the hours of the Permitted Event. Sanitary, health, litter, police, fire, alcohol vending, and other laws and regulations shall be unaffected by this Section. This Section shall not act as a waiver of any State, County, or local requirement of a permit or licensure related to sales and/or distribution of alcohol, including a requirement for an Alcohol Catering Permit; a Charitable Event Permit; a winery sponsored event permit; or the applicable requirements under City Code 4-2-18 and 4-2-19 regarding alcohol server training and certificates.

(B) APPLICATION FOR PERMIT: The applicant shall obtain an application for a permit from the Clerk. Once an application for a permit has been submitted and the fee has been paid in an amount set from time to time by Resolution of the Council, the Clerk shall review the application and determine whether or not the application is complete. If the Clerk deems that the application is complete, and the applicant has met all conditions of this Section, the Clerk shall issue a permit for the Event. If the application, in any respect, is incomplete, the City Clerk shall promptly notify the applicant and shall specify the items which the Clerk has determined are not complete or which have not been provided pursuant to this Section. An application shall be made to this Clerk in the form and manner prescribed by the Clerk.

(C) LOCATION AND DURATION OF PERMITTED EVENTS:

(1) A Permitted Event, for Beer and/or Wine consumption only, shall be allowed exclusively within the following locations and maximum consumption hours, within the designated service times indicated below, within the City:

b. The Pier at Snake River Landing – 12:00 p.m. to 2:00 a.m. local time.

c. Civitan Plaza – 12:00 p.m. to 10:00 p.m. local time.

d. Sportsman's Park at the shelters and bandshell at Freeman Park, provided that the consumption areas do not extend beyond two hundred feet (200') from the park structures – 12:00 p.m. to 10:00 p.m. local time.

e. Idaho Falls Park Zoo at Tautphaus Park – 12:00 p.m. to 10:00 p.m. local time.

f. Tautphaus Park Multi-Use Shelter, including grassy area to the east of the shelter, which shall not include the fenced baseball fields or Rodgers Street, extending four hundred fifty (450) feet east from the shelter – 12:00 p.m. to 10:00 p.m. local time.

g. Funland Amusement Park at Tautphaus Park – 12:00 p.m. to 10:00 p.m. local time.

DRAFT

h. Skyline Activity Center – 12:00 p.m. to 2:00 a.m. local time.

i. Melaleuca Field – 12:00 p.m. to 10:00 p.m. local time.

j. Idaho Falls Public Library and adjacent property – 12:00 p.m. to 10:00 p.m local time.

k. Gem Lake Bike Park – 12:00 p.m. to 10:00 p.m. local time.

l. The River Walk Stage – 12:00 p.m. to 10:00 p.m. local time, provided that the consumption area does not extend:

1. into the Riverwalk path;

2. onto Riverside Drive, Memorial Drive, the roundabout at the intersection of Riverside Drive and Memorial Drive, the intersection of Memorial Drive and D Street, or sidewalks adjacent to those streets and intersections,

3. or beyond three hundred feet (300') from the River Walk Stage.

(2) A permitted event, for any Alcoholic Beverage, shall be allowed only in the following locations and for the maximum consumption hours, within the designated service times indicated below, within the City:

a. Sandy Downs – 12:00 p.m. to 12:00 a.m. local time.

b. Noise Park – 12:00 p.m. to 2:00 a.m. local time.

c. The public plaza located at 330 Memorial Drive – 12:00 p.m. to 10:00 p.m. local time.

d. A closed public street, provided that the Chief of Police and the City Fire Marshall have approved the street closure for an event –12:00 p.m. to 10:00 p.m. local time.

(3) No Permitted Event shall be allowed:

a. Where the outdoor alcohol sales and consumption area of the Permitted Event is within three hundred feet (300') of an outdoor location reserved with the Parks and Recreation Department prior to an application for a Permitted Event where children are likely to be present, unless the alcohol sales and consumption area of the Permitted Event is either entirely screened from view or the person reserving the relevant location has no objection to the location of the alcohol sales and consumption area.

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b. Within two (2) hours of the termination of another Permitted Event held at the same location.

c. Where, in the reasonable judgment of the Chief of Police or the City Fire Marshall, a Permitted Event is likely to become a public nuisance.

(D) TERM OF EVENT PERMIT: A permit is valid only for the time period approved, which period shall not exceed one (1) day, and shall expire immediately upon the completion of the Permitted Event. A permit, if issued, shall be for one (1) Permitted Event only.

(E) EVENT PERMIT REQUIREMENTS: Each of the following shall be required for every Permitted Event:

(1) LIABILITY AND INSURANCE:

a. Not less than ten (10) days prior to the Permitted Event at which a Licensed Vendor will sell or dispense alcohol the following shall be done:

1. The Event Sponsor(s) shall deliver to the Clerk one (1) copy of written proof that the Licensed Vendor has current, paid up, off-premise liquor liability insurance in an amount not less than one million dollars ($1,000,000) combined single limits, or the amount of the monetary limits set forth in Idaho Tort Claims Act under Idaho Code § 6-926, whichever is greater. Every off-premises liquor liability insurance policy provided shall include assault and battery coverage and defense costs coverage. The City shall be named as an additional insured on the insurance policy of every Licensed Vendor.

2. The Event Sponsor(s) shall deliver to the Clerk one (1) copy of written proof that the Event Sponsor(s) has obtained current, paid up, general liability insurance or special event insurance in an amount not less than one million dollars ($1,000,000) combined single limits, or the amount of the monetary limits set forth in Idaho Tort Claims Act under Idaho Code § 6-926, whichever is greater. Such general liability insurance or special event insurance policy shall be primary to any other insurance related to the Permitted Event and to that of any potential party subject to a claim related to the Permitted Event.

3. The Event Sponsor(s) shall deliver to the Clerk the signed original of an agreement, with City to defend, hold harmless and indemnify the City, its agents, servants, employees, officers, and contractors from any and all claims, causes of action, or damages which may arise from the Permitted Event.

(2) LICENSED ALCOHOL VENDORS:

a. Unless otherwise specifically authorized in writing by the Director of Parks

and Recreation at least ten (10) days prior to a Permitted Event, there shall be only one (1) Licensed Vendor or Event Sponsor that shall sell or dispense alcohol at a Permitted Event. The City shall play no role in determining which vendor(s) shall be selected to sell or dispense Alcoholic Beverages during the Permitted Event.

b. All Alcoholic Beverages sold or dispensed at a Permitted Event shall only be sold or dispensed by a Licensed Vendor. When the Event Sponsor has a Charitable Event Permit, the Event Sponsor, its employees, volunteers, or agents may directly sell or dispense at a Permitted Event.

c. Every Licensed Vendor or Event Sponsor at a Permitted Event shall obtain and comply with all alcohol-related laws and regulations.

d. The Event Sponsor shall:

1. <u>For events under 100 persons</u>

Provide at least one (1) person at the Permitted Event to check proper identification for those who shall purchase, receive, or consume alcohol during the Permitted Event. Any such person shall be clearly identified and shall be stationed not less than ten feet (10') from the vendor's sales or dispensing location.

2. <u>For events over 100 but less than 500 persons</u>

i. Provide at least two (2) persons at the Permitted Event to check proper identification for those who shall purchase, receive, or consume alcohol during the Permitted Event. These persons shall be clearly identified and shall be stationed not less than ten feet (10') from the vendor's sales or dispensing location, and

ii. Provide at least two (2) Professional Security Guards. The Professional Security Guards shall be clearly identified as such and shall be on duty at all times alcohol is being sold, served, or consumed during a Permitted Event. The Event Sponsor(s) shall have sole discretion on who will provide security at the Permitted Event and shall be responsible for all payment and costs associated with such security services.

3. <u>For events over 500 persons</u>

i. Provide at least two (2) persons at the Permitted Event to check proper identification for those who shall purchase, receive, or consume alcohol during the Permitted Event. These persons shall be clearly identified and shall be

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stationed not less than ten feet (10') from the vendor's sales or dispensing location, and

ii. Provide at least two (2) Professional Security Guards and an additional Professional Security Guard for every additional 500 persons the event host anticipates. After reviewing the event's security plan, the Director of Parks and Recreation and the Police Chief may require additional security if the event poses a reasonable concern for public safety that can be addressed with additional security. In evaluating risk, the Director of Parks and Recreation and the Police Chief may consider past event history, similar events, and external factors that may affect the event

4. <u>For events over 1000 persons</u>

i. The Event Sponsor must meet the same identification checking and security requirements as events over 500 persons, and

ii. The Event Sponsor must also comply with the International Fire Code's requirement to provide one (1) Crowd Manager per every 250 persons. If approved by the Idaho Falls Fire Marshal, a Professional Security Guard may be used to satisfy the International Fire Code's Crowd Manager Requirements.

5. The Professional Security Guards required under this Subsection shall be clearly identified as such and shall be on duty at all times alcohol is being sold, served, or consumed during a Permitted Event. The Event Sponsor(s) shall have sole discretion on who will provide security at the Permitted Event and shall be responsible for all payment and costs associated with such security services.

(3) SALES AND CONSUMPTION OF ALCOHOL:

a. Not less than ten (10) days prior to the Permitted Event at which the Licensed Vendor will sell or dispense alcohol, the Event Sponsor(s) shall deliver to the Clerk three (3) copies of a site map which shall be drawn to show the locations of:

1. the Permitted Event boundary barricade, sales and alcohol dispensing area, entry and exit points;

2. identification checking station(s); and

3. food and products sales and service areas.

Said site design and any subsequent alterations shall be approved in writing by the Director of Parks and Recreation and by the Chief of Police prior to the Permitted Event.

b. All alcohol sales, dispensing, and consumption shall only take place inside the approved alcohol sales, dispensing, and consumption area(s) designated by the Event Sponsor(s) and as shown on the approved site map required. Alcohol shall only be sold or dispensed for not more than a total of six (6) hours during a Permitted Event during the park's service times, as designated by this Chapter.

An Event Sponsor may apply for extended hours to sell and dispense Alcoholic Beverages for longer than a total of six (6) hours by submitting an extended alcohol service application. The Director of Parks and Recreation and Police Chief shall review and approve the extended alcohol service application. The application must include:

1. a satisfactory and specified plan to mitigate public nuisances, such as noise and traffic, associated with the extended service,

2. provide for additional security in an amount satisfactory to Chief of Police, and

3. an administrative fee in an amount set from time to time by Resolution by the Council.

c. The Event Sponsor shall issue a tamper and fraud-resistant wristband to persons who shall purchase, receive, or consume alcohol during the Permitted Event after verifying that person's proper identification. The Director of Parks and Recreation shall issue guidelines and approve an Event Sponsor's wristbands as tamper and fraud-resistant.

d. No person shall carry or consume an Alcoholic Beverage within the location of the Permitted Event which is not purchased or dispensed from a Licensed Vendor at the Permitted Event. Consumption of alcohol outside of the approved sales and consumption area(s) shall be considered a violation of the City's open container ordinance.

e. The designated alcohol sale, dispensing, and consumption area(s) shall be designated physically from the rest of the Permitted Event location by signage which shall visually indicate the sale, dispensing, and consumption area. Individual signs shall visually warn that alcohol must be consumed within the consumption area and must be approved by the Special Event Coordinator. Signs must be placed within fifty (50) feet of each other where there is no physical barricade separating the consumption area from the rest of the Permitted Event, in order to create a visual boundary.

DRAFT

f. Food and non-alcoholic sales and service may be located inside and/or outside of the approved barricade within the Permitted Event location.

g. All alcohol shall be dispensed in and consumed from its original container. Such a container shall be a readily identifiable container not more than sixteen ounces (16 oz.) in size and shall not bear a logo for a non-alcoholic beverage.

h. The City Police Chief, City Fire Marshall, and Director of Parks and Recreation are hereby empowered to order the immediate cessation of all or part of the activities associated with a Permitted Event at any time it is determined that there is a violation of this Code or the Idaho Code. There shall be no appeal from a determination by the Police Chief, City Fire Marshall, or Director of Parks and Recreation's decision to terminate all or part of the activities associated with a Permitted Event.

(F) FAILURE TO COMPLY: Any person, firm, or corporation, whether as principal, agent, or employee or otherwise that shall fail to comply with this Section shall be guilty of a misdemeanor and upon conviction thereof shall be punished as set forth in this Code. Failure to comply with this Section may also result in denial of subsequent Permitted Events for a period of not less than five (5) years.

(G) APPEALS:

(1) Unless indicated otherwise, the denial or revocation of a permit under this Section may be appealed by submitting a written notice of appeal within forty-two (42) days of receiving the notice of denial or revocation and by paying an appeal fee in an amount set by Resolution of the Council. Council shall, within twenty-eight (28) days of submission of the notice of appeal, hold a hearing at which the appellant and City staff shall be permitted to present evidence and argument. Council shall issue a written decision within twenty-eight (28) days of the hearing that shall either affirm the denial or revocation, reverse the decision, or remand the matter to the City staff for further factual inquiry and redetermination. Council's review of the denial or revocation shall be limited to whether substantial evidence supports the factual determinations for the decision; whether the factual determinations were, as a matter of law, sufficient for denial or revocation; and, in the case of a denial, whether the appellant could take any actions to obtain the permit. If Council holds in favor of the appellant, the City shall refund the appeal fee to the appellant.

(2) The Clerk shall keep a transcribable verbatim record of all proceedings concerning any appeal under this Section. If a denial or revocation of a permit under this Section is affirmed or remanded to City staff, the transcribable verbatim record shall be kept for a period of not less than six (6) months after Council issues the written decision. Upon request and within the time provided for retention of the record, any person may have the record transcribed at the person's expense

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**SECTION 5.** 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 6.** 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 7.** 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 upon its passage, approval, and publication in accordance with law.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this _____ day of _____, _____.

ATTEST: CITY OF IDAHO FALLS, IDAHO

_____ _____

LINDA LUNDQUIST, CITY CLERK LISA M. BURTENSHAW, MAYOR

(SEAL)

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STATE OF IDAHO )

) ss:

COUNTY OF BONNEVILLE )

I, LINDA LUNDQUIST, 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 4, CHAPTER 2, AND TITLE 8, CHAPTER 3, SECTIONS 4 AND 5, AND REPEALING TITLE 4, CHAPTERS 3 AND 4, TO COMBINE THREE CHAPTERS INTO A UNIFIED CHAPTER REGULATING ALCOHOL; TO RESTRICT THE SALE OR CONSUMPTION OF ALCOHOL AT COMMERCIAL ESTABLISHMENTS UNLESS LICENSED OR PERMITTED BY LAW; TO PROVIDE FOR THE COMPELLING OF DOCUMENTS, VIDEO, OR OTHER ITEMS TO INVESTIGATE COMPLIANCE; TO DIMINISH OVER TIME THE NUMBER OF ALCOHOL CATERING PERMITS AT CERTAIN LOCATIONS; TO ESTABLISH AN APPROVED SERVER TRAINING PROGRAM AND REQUIRE COMPLIANCE WITH HOLDING CURRENT CERTIFICATES; TO ADD GROUNDS FOR SUSPENSIONS OR REVOCATIONS OF ALCOHOL LICENSES AND PERMITS; TO PROVIDE A PROCESS AND APPEAL FOR SUSPENSIONS AND REVOCATIONS; TO MAKE OTHER CHANGES; AND PROVIDE PENALTIES FOR VIOLATIONS; CODIFICATION; PUBLICATION BY SUMMARY; AND ESTABLISHING EFFECTIVE DATE."

A copy of the full text of the ordinance is available at City Hall.

_____

LINDA LUNDQUIST, CITY CLERK

(SEAL)

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# Memorandum

**File #:** 26-234 **City Council**

DATE: Tuesday, June 30, 2026 AGENDA: Regular
FROM: Chris Canfield, Public Works Director DEPARTMENT: Public Works

**Title**
State Local Agreement (Construction) and Resolution with the Idaho Transportation Department (ITD) for the Elm Street, Yellowstone to South Boulevard Project

☐ Ordinance ☒ Resolution
☐ Quasi-Judicial Public Hearing ☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance ☒ Approval/Authorization/Ratification

**Action(s) Requested:**
Approve the State Local Agreement and Resolution with ITD for the Elm Street - Yellowstone to South Boulevard Project and authorize the Mayor and City Clerk to sign the documents (or take other action deemed appropriate).

**Description, Background Information, Purpose:**
Attached for your consideration is a State Local Agreement (Construction) with ITD to reconstruct Elm Street from Yellowstone to South Boulevard and the related Resolution. The proposed project consists of the full-depth reconstruction of approximately 1,350 linear feet of Elm Street, beginning east of the existing railroad crossing and extending southeast to approximately 350 feet short of the South Boulevard intersection in Idaho Falls, Idaho to the portion that was constructed with the round-about installation project previously.

This agreement supports the community-oriented results of reliable public infrastructure and transportation by improving traffic operations and reconstruction of the existing pavement within the proposed project limits.

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

The total estimated cost of the project is $1,861,337.00. Under this agreement, the City is required to make a financial contribution at a 7.34% match rate.

**This item has been reviewed by the City's Legal, Public Works, and Municipal Services Departments.**

26-234

**STATE/LOCAL AGREEMENT**
**(CONSTRUCTION)**
**PROJECT NO. A023(023)**
**ELM ST; YELLOWSTONE TO S BLVD**
**BONNEVILLE COUNTY**
**KEY NO. 23023**

**PARTIES**

THIS AGREEMENT is made and entered into this _____ day of _____, _____, by and between the **IDAHO TRANSPORTATION BOARD** by and through the **IDAHO TRANSPORTATION DEPARTMENT,** hereafter called the State, and **CITY OF IDAHO FALLS,** acting by and through its Mayor and Council, hereafter called the Sponsor.

**PURPOSE**

The Sponsor has requested federal participation in the costs of Elm St; Yellowstone to S Blvd. which has been designated as Project No. A023(023). This Agreement sets out the responsibilities of the parties in the construction and maintenance of the project.

Authority for this Agreement is established by Section 40-317 of the Idaho Code.

The Parties agree as follows:

**SECTION I. GENERAL**

1. This Agreement is entered into for the purpose of complying with certain provisions of the Federal-Aid Highway Act in obtaining federal participation in the construction of the project.

2. Federal participation in the costs of the project will be governed by the applicable sections of Title 23, U.S. Code (Highways) and rules and regulations prescribed or promulgated by the Federal Highway Administration, including, but not limited to, the requirements of 23 U.S.C. §313.23 and CFR §635.410.

3. Funds owed by the Sponsor shall be remitted to the

State through the ITD payment portal at: *https://apps.itd.idaho.gov/PayITD* .

4. All information, regulatory and warning signs, pavement or other markings, and traffic signals, the cost of which is not provided for in the plans and estimates, must be erected at the sole expense of the Sponsor upon the completion of the project.

5. The location, form and character of all signs, markings and signals installed on the project, initially or in the future, shall be in conformity with the Manual of Uniform Traffic Control Devices as adopted by the State.

6. This State/Local Agreement (Construction) upon its execution by both Parties, supplements the State/Local Agreement (Project Development) by and between the same parties, dated June 12, 2024.

7. Sufficient Appropriation. It is understood and agreed that the State is a governmental agency, and this Agreement shall in no way be construed so as to bind or obligate the State beyond the term of any particular appropriation of funds by the Federal Government or the State Legislature as may exist from time to time. The State reserves the right to terminate this Agreement if, in its sole judgment, the Federal Government or the legislature of the State of Idaho fails, neglects or refuses to appropriate sufficient funds as may be required for the State to continue payments. Any such termination shall take effect immediately upon notice and be otherwise effective as provided in this Agreement.

**SECTION II.** That the State shall:

1. Enter into an Agreement with the Federal Highway Administration covering the federal government's pro rata share of construction costs.

2. Advertise, open bids, prepare a contract estimate of cost based on the successful low bid and notify the Sponsor thereof.

3. Award a contract for construction of the project, based on the successful low bid, if it does not exceed the State's estimate of cost of construction by more than ten (10) percent. If the low bid exceeds the estimate by more than 10%, the bid will be evaluated, and if justified, the contract will be awarded and the Sponsor will be notified.

4. Obtain concurrence of the Sponsor before awarding the contract if the Sponsor's share of the low bid amount exceeds the amount set forth in Section III, Paragraph 1 by more than ten (10) percent.

5. Provide to the Sponsor sufficient copies of the Contract Proposal, Notice to Contractors, and approved construction plans.

6. Designate a resident engineer and other personnel, as the State deems necessary, to supervise and inspect construction of the project in accordance with the plans and specifications in the manner required by applicable state and federal regulations. This engineer, or his authorized representatives, will prepare all monthly and final contract estimates and change orders, and submit all change orders to the Sponsor for their concurrence. If the Sponsor's share of any change order exceeds $1,000.00, the State will submit a statement to the Sponsor indicating the amount owed by the Sponsor.

7. Appoint the Local Highway Technical Assistance Council as the contract administrator for the State.

8. Notify the Sponsor when construction engineering and inspection (CE&I) costs have reached approximately 85% of the estimated cost for CE&I.

9. Maintain complete accounts of all project funds received and disbursed, which accounting will determine the final project costs.

10. Upon completion of the project, after all costs have been accumulated and the final voucher paid by the Federal Highway Administration, provide a statement to the Sponsor summarizing the estimated and actual costs, indicating an adjustment for or against the Sponsor.

Any excess funds transmitted by the Sponsor and not required for the project will be applied to any outstanding balance the Sponsor may have on a previously completed project. If no such outstanding balance exists, the excess funds will be returned to the Sponsor.

**SECTION III.** That the Sponsor shall:

1. Pay to the State before the advertisement for bids, the amount of **ONE HUNDRED THIRTY-FOUR THOUSAND SIX HUNDRED THIRTY-TWO DOLLARS ($134,632)**, which is the Sponsor's estimated share of the cost for construction, plus preliminary engineering, and construction engineering & inspection (CE&I). These costs and the Sponsor's match are detailed in the attached *Worksheet for State/Local Construction Agreements* marked Exhibit A. The actual cost to the Sponsor will be determined from the total quantities obtained by measurement plus the actual cost of engineering and contingencies required to complete the work. Construction engineering, inspection and contingencies will be approximately 28.7% of the total construction cost.

2. Upon approval of the lowest qualified bid received, if the Sponsor's share exceeds the amount set forth in Section III, Paragraph 1, transmit to the State the Sponsor's portion of such excess cost.

3. Authorize the State to administer the project and make any necessary changes and decisions within the general scope of the plans and specifications. Prior approval of the Sponsor will be obtained if it is necessary, during the life of the construction contract, to deviate from the plans and specifications to such a degree that the costs will be increased or the nature of the completed work will be significantly changed.

4. Designate an authorized representative to act on the Sponsor's behalf regarding action on change orders. That authorized representative's name is Chris Canfield,P.E. PWD, Phone No. (208)612-8259.

5. When change orders are submitted by the State for

approval pursuant to Section II, Paragraph 6, the Sponsor or its authorized representative shall give approval of same as soon as possible, but no later than ten (10) calendar days after receipt of the change order. If approval is delayed, any claims due to that delay shall be the responsibility of the Sponsor.

6. Upon receipt of any statement referred to in Section II, Paragraphs 6 and 10, indicating an adjustment in cost against the Sponsor, promptly remit to the State a check or warrant in that amount.

7. Maintain the project upon completion to the satisfaction of the State. Such maintenance includes, but is not limited to, preservation of the entire roadway surface, shoulders, roadside cut and fill slopes, drainage structures, and such traffic control devices as are necessary for its safe and efficient utilization. Failure to maintain the project in a satisfactory manner will jeopardize the future allotment of federal-aid highway funds for projects within the Sponsor's jurisdiction.

8. To the extent permitted by Idaho law and as provided by the Idaho Tort Claims Act, indemnify, save harmless the State, regardless of outcome, from the expenses of and against suits, actions, claims or losses of every kind, nature and description, including costs, expenses and attorney fees that may be incurred by reason of any act or omission, neglect or misconduct of the Sponsor or its consultant in the design, construction and maintenance of the work which is the subject of this Agreement, or Sponsor's failure to comply with any state or federal statute, law, regulation or rule. Nothing contained herein shall be deemed to constitute a waiver of the State's sovereign immunity, which immunity is hereby expressly reserved.

**EXECUTION**

This Agreement is executed for the State by its Division Administrator and executed for the Sponsor by the Board of Commissioners, attested to by the City Clerk, with the imprinted corporate seal of the City of Idaho Falls.

**IDAHO TRANSPORTATION DEPARTMENT**

_____
Division Administrator

ATTEST:

**CITY OF IDAHO FALLS**

_____
City Clerk

_____
Mayor

(SEAL)

By regular/special meeting
on _____.

cr:23023 SLA CN

## WORKSHEET FOR STATE / LOCAL CONSTRUCTION AGREEMENTS

| | |
|---|---|
| Key No: | 23023 |
| Project No: | A023(023) |
| Project Name: | Elm St; Yellowstone to S Blvd |
| Sponsor: | City of Idaho Falls, Bonneville County |
| Description of work: | Reconstruction of Elm St. between Yellowstone and South Boulevard. |

Date of State/Local Agreement for Project Development: 6/12/2024

| | | FEDERAL | LOCAL |
|---|---|---|---|
| **TOTAL** ESTIMATED COST OF CONSTRUCTION *Includes E&C* | $1,861,337 | | |
| **APPROVED** FORCE ACCOUNT WORK | $0 | | |
| **PLUS** PE BY STATE *(from 2101)* | $5,000 | | |
| **PLUS** PL BY LHTAC *(from 2101)* | $36,000 | | |
| **PLUS** PC *(from PC Agreements)* | $226,000 | | |
| **PLUS** ROW *(from 2101)* | $0 | | |
| **PLUS** LP *(from 2101)* | $0 | | |
| **MINUS** ALL NON-PARTICIPATING | | | |
| PARTICIPATING TOTAL | $2,128,337 | | |
| MATCH PERCENTAGES | | 92.66% | 7.34% |
| PERCENTAGE AMOUNTS | | $1,972,116.88 | $156,219.92 |
| **MINUS** FEDERAL MAXIMUM | | $0 | |
| ADD OVERAGE *( If Any To Local )* | | 1,972,117 | $0 |
| LOCAL SHARE OF CONSTRUCTION AMOUNT | | | *$156,220* |

### *ADJUSTMENTS*

| | |
|---|---|
| **PLUS** ALL NON-PARTICIPATING (From above if work by contract) | $0 |
| **MINUS** FUNDS ADVANCED BY THE SPONSOR FOR LP | $0 |
| **MINUS** FUNDS ADVANCED BY THE SPONSOR FOR STATE PE *(from PD Agreement)* | $5,000 |
| **MINUS** APPROVED FORCE ACCOUNT WORK *(From above)* | $0 |
| **MINUS** PRELIMINARY ENGINEERING PAID BY LOCAL | $16,588 |

*(If LPA has not rec'd reimbursement, use actual PC dollars paid by LPA)*
*(If LPA has rec'd reimbursement, use local match % of actual PC dollars paid by LPA)*
*(Amounts must be supported by District Records Inspector Audit)*

**CONSTRUCTION AMOUNT REQUIRED FROM SPONSOR AFTER ADJUSTMENTS** $134,632

| | | | |
|---|---|---|---|
| Construction Estimate (CN): | $1,421,666.16 | Program Funds | |
| Non-Bid Items : | $30,148.00 | CE: | $5,202.00 |
| Contingencies (5.00%): | $71,083.00 | CL: | $36,720.00 |
| Const Engineering (CE&I) (18.71%): | $266,000.00 | CC: | $187,272.00 |
| Const Admin (CL) (4.50%): | $65,331.64 | Contingency: | $0.00 |
| Const Admin (CE) (.50%): | $7,108.00 | CN: | $1,632,420.00 |
| Utilities: | $0.00 | Utilities: | $0.00 |
| **TOTAL CN ESTIMATED COST:** | **$1,861,336.80** | **CN & CEI OTIS:** | **$1,861,614.00** |

**Difference:** **$277.20**

**Comments:**
Design Agreement Administrator - Lisa Popoff, P.E.
Resident Engineer - Matt Koster, P.E.

rd 8/06

PREPARED BY: Craig Herndon & Ryan Rush Date: 6/24/2026

# Cost Estimate Summary Report

| | | | |
|---|---|---|---|
| **Cost Estimate Name:** | 23023 | **Improvement Type:** | |
| **Description:** | ELM ST; YELLOWSTONE TO SOUTH BLVD | **Work Type:** | 05 |
| **Spec Book:** | 25 | **Estimated By:** | |
| **Unit System:** | English | **Estimate Phase:** | 05 |
| **Construction Year:** | 2026 | **Estimate Type:** | |

**Total Construction Budget:** $1,451,814.16

## Base Cost Estimate

| | |
|---|---|
| Total Cost Estimate Items: | $1,451,814.16 |
| Total Construction Contingency: | $0.00 |
| Total Non-Bid Items: | $0.00 |
| Total Allowances: | $0.00 |

| Name | Description | Cost |
|---|---|---|

| Name | Description | Amount |
|---|---|---|

## Contingency & Risk

| | |
|---|---|
| Total Market Contingency: | $0.00 |

## Cost Estimate Summary Report

**Cost Category Breakdown**

| Catg Name | Catg Description | Total Cost |
|---|---|---|
| 001 | ROADWAY WORK BY CONTRACT | $1,421,666.16 |
| 003 | NON-BID WORK BY CONTRACT | $30,148.00 |

| Cat | Line # | Item # | Item Description | Unit | Quantity | Price | Item Total | Price Source |
|---|---|---|---|---|---|---|---|---|
| 001 | 5 | 107-019A | SURVEY MONUMENT PRESERVATION | CA | 10,000.000 | $1.00 | $10,000.00 | Ad Hoc |
| 001 | 10 | 203-005A | REMOVAL OF OBSTRUCTIONS | L S | 1.000 | $40,000.00 | $40,000.00 | Ad Hoc |
| 001 | 15 | 203-060A | REMOVAL OF CONCRETE SIDEWALK | SY | 829.000 | $20.00 | $16,580.00 | Ad Hoc |
| 001 | 20 | 203-070A | REMOVAL OF CURB & GUTTER | FT | 1,085.000 | $7.00 | $7,595.00 | Ad Hoc |
| 001 | 25 | 203-090A | REMOVAL OF INLET | EACH | 2.000 | $500.00 | $1,000.00 | Ad Hoc |
| 001 | 30 | 203-095A | REMOVAL OF MANHOLE | EACH | 1.000 | $2,000.00 | $2,000.00 | Ad Hoc |
| 001 | 35 | 203-130A | REMOVAL OF PAVEMENT MARKINGS | FT | 22.000 | $100.00 | $2,200.00 | Ad Hoc |
| 001 | 40 | 205-005A | EXCAVATION | CY | 5,984.000 | $20.00 | $119,680.00 | Ad Hoc |
| 001 | 45 | 205-005B | EXCAVATION<br>- ROCK | CY | 500.000 | $75.00 | $37,500.00 | Ad Hoc |
| 001 | 50 | 205-060A | WATER FOR DUST ABATEMENT | MG | 850.000 | $10.00 | $8,500.00 | Ad Hoc |

## Cost Estimate Summary Report

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 001 | 55 | 212-095A | INLET PROTECTION | EACH | 7.000 | $200.00 | $1,400.00 | Ad Hoc |
| 001 | 60 | 212-105A | WATER AND POLLUTION | CA | 7,500.000 | $1.00 | $7,500.00 | Ad Hoc |
| 001 | 65 | 301-005A | GRANULAR SUBBASE | TON | 4,266.000 | $23.00 | $98,118.00 | Ad Hoc |
| 001 | 70 | 303-022A | 3/4" AGGREGATE TYPE B FOR BASE | TON | 3,380.000 | $27.00 | $91,260.00 | Ad Hoc |
| 001 | 75 | 401-020A | CSS-1 DILUTED EMULSIFIED ASPHALT FOR TACK COAT | GAL | 703.000 | $6.00 | $4,218.00 | Ad Hoc |
| 001 | 80 | 405-245A | APPROACH<br>- TYPE PUBLIC | EACH | 8.000 | $2,800.00 | $22,400.00 | Ad Hoc |
| 001 | 85 | 405-435A | SUPERPAVE HMA PAVEMENT INCLUDING ASPHALT & ADDITIVES CLASS SP-3 | TON | 1,146.000 | $120.00 | $137,520.00 | Ad Hoc |
| 001 | 90 | 605-025A | 12" STORM SEWER PIPE | FT | 477.000 | $80.00 | $38,160.00 | Ad Hoc |
| 001 | 95 | 605-635A | ADJUST MANHOLE COVERS | EACH | 5.000 | $1,200.00 | $6,000.00 | Ad Hoc |
| 001 | 100 | 605-640A | ADJUST VALVE COVERS | EACH | 20.000 | $900.00 | $18,000.00 | Ad Hoc |
| 001 | 105 | 614-015A | SIDEWALK | SY | 690.000 | $80.00 | $55,200.00 | Ad Hoc |
| 001 | 110 | 614-020A | DRIVEWAY | SY | 24.000 | $175.00 | $4,200.00 | Ad Hoc |

Cost Estimate: 23023

## Cost Estimate Summary Report

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 001 | 115 | 614-025A | CURB RAMP<br>- PERPENDICULAR | SY | 154.000 | $225.00 | $34,650.00 | Ad Hoc |
| 001 | 120 | 614-025B | CURB RAMP<br>- PARALLEL | SY | 46.000 | $225.00 | $10,350.00 | Ad Hoc |
| 001 | 125 | 614-025C | CURB RAMP<br>- BLENDED TRANSITION | SY | 176.000 | $300.00 | $52,800.00 | Ad Hoc |
| 001 | 130 | 615-491A | CURB & GUTTER TYPE 1 | FT | 1,140.000 | $40.00 | $45,600.00 | Ad Hoc |
| 001 | 135 | 626-010A | TEMPORARY TRAFFIC CONTROL SIGNS | SF | 567.000 | $10.00 | $5,670.00 | Ad Hoc |
| 001 | 140 | 626-035A | BARRICADE TYPE 2 | EACH | 16.000 | $80.00 | $1,280.00 | Ad Hoc |
| 001 | 145 | 626-040A | BARRICADE TYPE 3 | EACH | 4.000 | $85.00 | $340.00 | Ad Hoc |
| 001 | 150 | 626-050A | DRUMS | EACH | 50.000 | $20.00 | $1,000.00 | Ad Hoc |
| 001 | 155 | 626-080A | TEMPORARY CURB RAMP | EACH | 10.000 | $600.00 | $6,000.00 | Ad Hoc |
| 001 | 160 | 626-105A | TEMPORARY TRAFFIC CONTROL MAINTENANCE | HR | 100.000 | $85.00 | $8,500.00 | Ad Hoc |
| 001 | 165 | 626-116A | TEMPORARY CONCRETE BARRIER | FT | 400.000 | $55.00 | $22,000.00 | Ad Hoc |
| 001 | 170 | 626-117A | REMOVE AND RESET TEMPORARY | FT | 400.000 | $20.00 | $8,000.00 | Ad Hoc |

## Cost Estimate Summary Report

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | CONCRETE BARRIER | | | | | |
| 001 | 175 | 626-118A | TEMPORARY CRASH CUSHION | EACH | 4.000 | $4,000.00 | $16,000.00 | Ad Hoc |
| 001 | 180 | 626-120A | FLAGGER CONTROL | HR | 100.000 | $85.00 | $8,500.00 | Ad Hoc |
| 001 | 185 | 626-135A | WEIGHTED BASE TUBULAR MARKERS | EACH | 300.000 | $7.00 | $2,100.00 | Ad Hoc |
| 001 | 190 | 630-010A | TRANSVERSE, WORD, SYMBOL, AND ARROW PAVEMENT MARKINGS - PREFORMED THERMOPLASTIC | SF | 1,623.000 | $16.00 | $25,968.00 | Ad Hoc |
| 001 | 195 | 630-025A | LONGITUDINAL PAVEMENT MARKING - WATERBORNE | FT | 8,333.000 | $0.55 | $4,583.15 | Ad Hoc |
| 001 | 200 | 640-015A | SUBGRADE SEPARATION GEOTEXTILE | SY | 7,023.000 | $3.00 | $21,069.00 | Ad Hoc |
| 001 | 205 | 657-015A | RRFB, AC POWERED | EACH | 1.000 | $30,000.00 | $30,000.00 | Ad Hoc |
| 001 | 210 | 675-005A | SURVEY | LS | 1.000 | $20,000.00 | $20,000.00 | Ad Hoc |
| 001 | 215 | 675-010A | DIRECTED SURVEYING | CA | 5,000.000 | $1.00 | $5,000.00 | Ad Hoc |
| 001 | 220 | 677-005A | RECORD DRAWINGS | LS | 1.000 | $5,000.00 | $5,000.00 | Ad Hoc |
| 001 | 225 | S900-50A | CONTINGENCY AMOUNT | CA | 5,000.000 | $1.00 | $5,000.00 | Ad Hoc |

## Cost Estimate Summary Report

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | - MISCELLANEOUS WORK | | | | | |
| 001 | 230 | S901-05A | SP<br>- REM & RESET FIRE HYDRANT | EACH | 2.000 | $7,500.00 | $15,000.00 | Ad Hoc |
| 001 | 235 | S901-05B | SP<br>- REM & RESET STREET LIGHT POLE | EACH | 3.000 | $3,500.00 | $10,500.00 | Ad Hoc |
| 001 | 240 | S901-05C | SP<br>- REPLACE LIGHT FIXTURE | EACH | 2.000 | $1,000.00 | $2,000.00 | Ad Hoc |
| 001 | 245 | S901-05D | SP<br>- IDAHO FALLS CATCH BASIN TYPE IV | EACH | 6.000 | $2,000.00 | $12,000.00 | Ad Hoc |
| 001 | 250 | S901-05E | SP<br>- IDAHO FALL MH TYPE A | EACH | 7.000 | $6,500.00 | $45,500.00 | Ad Hoc |
| 001 | 255 | S901-05F | SP<br>- WATER QUALITY SNOUT | EACH | 3.000 | $2,500.00 | $7,500.00 | Ad Hoc |
| 001 | 260 | S901-05G | SP<br>- REM & RESET SIGN | EACH | 10.000 | $500.00 | $5,000.00 | Ad Hoc |
| 001 | 265 | S904-05A | SP<br>- PEDESTRIAN TEMPORARY TRAFFIC CONTROL PLAN | LS | 1.000 | $7,500.00 | $7,500.00 | Ad Hoc |
| 001 | 270 | S911-05A | SP<br>- SEEPAGE BED (10'W x 5'D) | FT | 310.000 | $250.00 | $77,500.00 | Ad Hoc |
| 001 | 275 | S912-05A | SP<br>- LANDSCAPE REPAIR | SY | 95.000 | $75.00 | $7,125.00 | Ad Hoc |
| 001 | 280 | Z629-05A | MOBILIZATION | LS | 1.000 | $163,600.01 | $163,600.01 | Ad Hoc |
| 003 | 285 | A100-70A | FUEL ADJUSTMENT | CA | 10,000.000 | $1.00 | $10,000.00 | Ad Hoc |

Cost Estimate: 23023

## Cost Estimate Summary Report

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 003 | 290 | A100-80A | ASPHALT ADJUSTMENT | CA | 10,000.000 | $1.00 | $10,000.00 | Ad Hoc |
| 003 | 295 | A303-05A | QA -AGGR FOR BASE | CA | 2,985.000 | $1.00 | $2,985.00 | Ad Hoc |
| 003 | 300 | A405-05A | QA- PL MIX PAV | CA | 7,163.000 | $1.00 | $7,163.00 | Ad Hoc |

RESOLUTION

**WHEREAS**, the Idaho Transportation Department, hereafter called the **STATE**, has submitted an Agreement stating obligations of the **STATE** and the **CITY OF Idaho Falls**, hereafter called the **CITY,** for construction of Elm ST; Yellowstone to S Blvd and

**WHEREAS**, the **STATE** is responsible for obtaining compliance with laws, standards and procedural policies in the development, construction and maintenance of improvements made to the Federal-aid Highway System when there is federal participation in the costs; and

**WHEREAS**, certain functions to be performed by the **STATE** involve the expenditure of funds as set forth in the Agreement; and

**WHEREAS**, The **STATE** can only pay for work associated with the State Highway system; and

**WHEREAS**, the **CITY** is fully responsible for its share of project costs; and

**NOW, THEREFORE, BE IT RESOLVED:**

1. That the Agreement for Federal Aid Highway Project A023(023) is hereby approved.

2. That the Mayor and the City Clerk are hereby authorized to execute the Agreement on behalf of the **CITY.**

3. That duly certified copies of the Resolution shall be furnished to the Idaho Transportation Department.

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution passed at a *regular, duly* called special (X-out non-applicable term) meeting of the City Council, City of Idaho Falls, held on _____, _____.

(Seal)

_____
City Clerk

# Memorandum

**File #:** 26-235 **City Council**

DATE: Friday, June 26, 2026 AGENDA: Regular
FROM: Chris Canfield, Public Works Director DEPARTMENT: Public Works

**Title**
Grant Agreement - 2025 Safe Streets and Road For All Grant Program

☐ Ordinance ☐ Resolution
☐ Quasi-Judicial Public Hearing ☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance ☒ Approval/Authorization/Ratification

**Action(s) Requested:**
Approve the Grant Agreement with the Federal Highway Administration for the Safe Streets and Roads For All (SS4A) Safety Grant Program and authorize the Mayor to sign the document (or take other action deemed appropriate).

**Description, Background Information, Purpose:**
This project will provide a Safety Evaluation to assist Idaho Falls in developing an action plan to address both intersection- and non-intersection-related accidents. Evaluation considerations will include a study of the existing accidents to date to address patterns like speed, climate, travel patterns, development influences, vicinity of schools, and time-of-day patterns to help improve safe traffic flow. The evaluation will provide an achievable plan to program and solicit available funding for projects to be implemented to improve safety. The project will be completed in one phase with an end date of May 15, 2028.

The total cost of the agreement is $500,000, with the federal share being $400,000. The financial obligation is $100,000

**This item has been reviewed by the City's Legal, Public Works, and Municipal Services Departments.**

26-235

**1. Federal Award No.**
693JJ32640622

**2. Effective Date**
See No. 15 Below

**3. Assistance Listings No.**
20.939

**4. Award To**
City of Idaho Falls
P.O. Box 50220, 308 Constitution Way
Idaho Falls, ID 83405

Unique Entity Id.: MYQ7CMFVVRN4
TIN No.: 82-6000208

**5. Sponsoring Office**
U.S. Department of Transportation
Federal Highway Administration
Office of Safety
1200 New Jersey Avenue, SE
HSSA-1, Mail Drop W56-485
Washington, DC 20590

**6. Period of Performance**
Effective Date of Award – 24 months

**7. Total Amount**

| | |
|---|---|
| Federal Share: | $400,000 |
| Recipient Share: | $100,000 |
| Other Federal Funds: | $ 0 |
| Other Funds: | $ 0 |
| Total: | $500,000 |

**8. Type of Agreement**
Grant

**9. Authority**
Section 24112 of the Infrastructure Investment and Jobs Act (IIJA, Pub. L. 117–58, November 15, 2021)

**10. Procurement Request No.**
HSA260174PR

**11. Federal Funds Obligated**
$400,000

**12. Submit Payment Requests To**
See Article 5.

**13. Description of the Project**
City of Idaho Falls Safety Action Plan Development Project

**RECIPIENT**

**14. Signature of Person Authorized to Sign**

Signature Date
Name: Lisa Bertenshaw
Title: Mayor, Idaho Falls

**FEDERAL HIGHWAY ADMINISTRATION**

**15. Signature of Agreement Officer**

Signature Date
Name: Veronica R. Jacobson
Title: Agreement Officer

**U.S. DEPARTMENT OF TRANSPORTATION**

# GRANT AGREEMENT UNDER THE FISCAL YEAR 2025 SAFE STREETS AND ROADS FOR ALL GRANT PROGRAM

This agreement is between the United States Department of Transportation's (the "**USDOT**") Federal Highway Administration (the "**FHWA**") and the City of Idaho Falls (the "**Recipient**").

This agreement reflects the selection of the Recipient to receive a Safe Streets and Roads for All ("**SS4A**") Grant for the City of Idaho Falls Safety Action Plan Development Project.

The parties therefore agree to the following:

## ARTICLE 1
## GENERAL TERMS AND CONDITIONS

### 1.1 General Terms and Conditions.

(a) In this agreement, "**General Terms and Conditions**" means the content of the document titled "General Terms and Conditions Under the Fiscal Year 2025 Safe Streets and Roads for All ("SS4A") Grant Program," dated January 22, 2026 which is available at https://www.transportation.gov/grants/ss4a/grant-agreements under "Fiscal Year 2025." Articles 7–33 are in the General Terms and Conditions. The General Terms and Conditions are part of this agreement.

(b) The Recipient acknowledges that it has knowledge of the General Terms and Conditions. Recipient also states that it is required to comply with all applicable Federal laws and regulations including, but not limited to, the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (2 CFR part 200); National Environmental Policy Act (NEPA) (42 U.S.C. § 4321 et seq.); and Build America, Buy America Act (IIJA, div. G §§ 70901-27).

(c) The Recipient acknowledges that the General Terms and Conditions impose obligations on the Recipient and that the Recipient's non-compliance with the General Terms and Conditions may result in remedial action, termination of the SS4A Grant, disallowing costs incurred for the Project, requiring the Recipient to refund to the FHWA the SS4A Grant, and reporting the non-compliance in the Federal-government-wide integrity and performance system.

## ARTICLE 2
## APPLICATION, PROJECT, AND AWARD

### 2.1 Application.

Application Title: City of Idaho Falls Safety Action Plan Development Project

Application Date: June 26, 2025

### 2.2 Award Amount.

SS4A Grant Amount: $400,000

### 2.3 Federal Obligation Information.

Federal Obligation Type: Single

### 2.4 Budget Period.

Budget Period: See Block 6 of Page 1.

### 2.5 Grant Designation.

Designation: Planning & Demonstration

## ARTICLE 3
## SUMMARY PROJECT INFORMATION

### 3.1 Summary of Project's Statement of Work.

Narrative: This award is for an action plan.

This project will provide a Safety Evaluation to assist Idaho Falls to develop an action plan to address both intersection and non-intersection related accidents. Evaluation consideration will include a study of the existing accidents to date to address patterns like speed, climate, travel patterns, development influences, vicinity of schools, and time of day pattern to help improve safe traffic flow within the City of Idaho Falls. The Evaluation will provide an achievable plan to program and solicit available funding for projects to be implemented to improve Safety in Idaho Falls.

The project will be completed in one phase.

### 3.2 Project's Estimated Schedule.

**Action Plan Schedule**

| Milestone | Schedule Date |
|---|---|
| Planned Final Plan Publicly Available Date: | 01/15/2028 |
| Planned SS4A Final Report Date: | 05/15/2028 |

### 3.3 Project's Estimated Costs.

(a) Eligible Project Costs

| Eligible Project Costs | |
|---|---|
| SS4A Grant Amount: | $400,000 |
| Other Federal Funds: | $0.00 |
| State Funds: | $0.00 |
| Local Funds: | $100,000 |
| In-Kind Match: | $0.00 |
| Other Funds: | $0.00 |
| Total Eligible Project Cost: | $500,000 |

(b) Cost Classification Table. Reserved

(c) Indirect Costs

Indirect costs are allowable under this Agreement in accordance with 2 CFR part 200 and the Recipient's approved Budget Application. In the event the Recipient's indirect cost rate changes, the Recipient will notify FHWA of the planned adjustment and provide supporting documentation for such adjustment. This Indirect Cost provision does not operate to waive the limitations on Federal funding provided in this document. The Recipient's indirect costs are allowable only insofar as they do not cause the Recipient to exceed the total obligated funding.

## ARTICLE 4
## CONTACT INFORMATION

### 4.1 Recipient Contact(s).

Chris Canfield, P.E.
Public Works Director
City of Idaho Falls
P.O. Box 50220
Idaho Falls, Id. 83405
(208) 612-8259
ccanfield@idahofalls.gov

### 4.2 Recipient Key Personnel.

| Name | Title or Position |
|---|---|
| Chris Canfield, P.E. | Public Works Director |
| Jon Knowles, P.E. | City Engineer |

### 4.3 USDOT Project Contact(s).

Safe Streets and Roads for All Program Manager
Federal Highway Administration
Office of Safety
HSSA-1, Mail Stop: W56-485
1200 New Jersey Avenue, S.E.
Washington, DC 20590
SS4A.FHWA@dot.gov

and

Agreement Officer (AO)
Federal Highway Administration
Office of Competitive Grants and Workforce Programs
HACG-30, Mail Stop W51-232
1200 New Jersey Avenue, S.E.
Washington, DC 20590
HCFASS4A@dot.gov

and

Division Administrator – Idaho
Agreement Officer's Representative (AOR)
3050 Lakeharbor Lane, Ste 126
Boise, Idaho 83703
(208) 617-2132
hdaid@dot.gov

and

Hydee Ruhle
Idaho Division Office Lead Point of Contact
Financial Specialist
3050 Lakeharbor Lane Ste 126
Boise, Idaho 83703
(208) 617-2132
Hydee.Ruhle@dot.gov

## ARTICLE 5
## USDOT ADMINISTRATIVE INFORMATION

### 5.1 Office for Subaward and Contract Authorization.

USDOT Office for Subaward and Contract Authorization: FHWA Office of Competitive Grants and Workforce Programs

SUBAWARDS AND CONTRACTS APPROVAL

Note: See 2 CFR § 200.331, Subrecipient and contractor determinations, for definitions of subrecipient (who is awarded a subaward) versus contractor (who is awarded a contract).

Note: Recipients with a procurement system deemed approved and accepted by the Government or by the Agreement Officer (the "AO") are exempt from the requirements of this clause. See 2 CFR 200.317 through 200.327.

In accordance with 2 CFR 200.308(f)(6), the recipient or subrecipient shall obtain prior written approval from the USDOT agreement officer for the subaward, if the subaward activities were not proposed in the application or approved in the Federal award. This provision is in accordance with 2 CFR 200.308 (f) (6) and does not apply to procurement transactions for goods and services. Approval will be issued through written notification from the AO or a formal amendment to the Agreement.

### 5.2 Reimbursement Requests

(a) The Recipient may request reimbursement of costs incurred within the budget period of this agreement if those costs do not exceed the amount of funds obligated and are allowable under the applicable cost provisions of 2 C.F.R. Part 200, Subpart E. The Recipient shall not request reimbursement more frequently than monthly.

(b) The Recipient shall use the DELPHI iSupplier System to submit requests for reimbursement to the payment office. When requesting reimbursement of costs incurred or credit for cost share incurred, the Recipient shall electronically submit supporting cost detail with the SF-270 (Request for Advance or Reimbursement) or SF-271 (Outlay Report and Request for Reimbursement for Construction Programs) to clearly document all costs incurred.

(c) The Recipient's supporting cost detail shall include a detailed breakout of all costs incurred, including direct labor, indirect costs, other direct costs, travel, etc., and the Recipient shall identify the Federal share and the Recipient's share of costs. If the Recipient does not provide sufficient detail in a request for reimbursement, the Agreement Officer's Representative (the "**AOR**") may withhold processing that request until the Recipient provides sufficient detail.

(d) The USDOT shall not reimburse costs unless the AOR reviews and approves the costs to ensure that progress on this agreement is sufficient to substantiate payment.

(e) In the rare instance the Recipient is unable to receive electronic funds transfers (EFT), payment by EFT would impose a hardship on the Recipient because of their inability to manage an account at a financial institution, and/or the Recipient is unable to use the DELPHI iSupplier System to submit their requests for disbursement, the FHWA may waive the requirement that the Recipient use the DELPHI iSupplier System. The Recipient shall contact the Division Office Lead Point of Contact for instructions on and requirements related to pursuing a waiver.

(f) The requirements set forth in these terms and conditions supersede previous financial invoicing requirements for Recipients.

## ARTICLE 6
## SPECIAL GRANT TERMS

**6.1** SS4A funds must be expended within five years after the grant agreement is executed and DOT obligates the funds, which is the budget period end date in section 10.3 of the Terms and Conditions and section 2.4 in this agreement.

**6.2** The Recipient demonstrates compliance with civil rights obligations and nondiscrimination laws, including Titles VI of the Civil Rights Act of 1964, the Americans with Disabilities Act (ADA), and Section 504 of the Rehabilitation Act, and accompanying regulations. Recipients

of Federal transportation funding will also be required to comply fully with regulations and guidance for the ADA, Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and all other civil rights requirements.

**6.3** SS4A Funds will be allocated to the Recipient and made available to the Recipient in accordance with FHWA procedures.

**6.4** The Recipient of a Planning and Demonstration Grant acknowledges that the Action Plan will be made publicly available and agrees that it will publish the final Action Plan on a publicly available website.

**6.5** There are no other special grant requirements.

**ATTACHMENT A**
**PERFORMANCE MEASUREMENT INFORMATION**

**Study Area:** City of Idaho Falls

**Table 1: Performance Measure Table**

| Measure | Category and Description | Measurement Frequency and Reporting Deadline |
|---|---|---|
| Costs | Project Costs: Quantification of the cost of each eligible project carried out using the grant | Within 120 days after the end of the period of performance |
| Lessons Learned and Recommendations | Lessons Learned and Recommendations: Description of lessons learned and any recommendations relating to future projects or strategies to prevent death and serious injury on roads and streets. | Within 120 days after the end of the period of performance |

## ATTACHMENT B
## CHANGES FROM APPLICATION

**Scope**: N/A

**Schedule**: The original application listed a Period of Performance of Twelve (12) months. Upon further reflection, the recipient has determined that this is not a sufficient timeframe for completion of a well-done and thorough comprehensive safety action plan. Twelve (12) months has been added to the Period of Performance for a total of a Twenty-Four (24)-month Period of Performance

**Budget**: N/A

**ATTACHMENT C**

[RESERVED]

**ATTACHMENT D**

[RESERVED]

**ATTACHMENT E**
**LABOR AND WORK**

## 1. Efforts to Support Good-Paying Jobs and Strong Labor Standards

The Recipient states that rows marked with "X" in the following table align with the application:

| | |
|---|---|
| | The Recipient or a project partner promotes robust job creation by supporting good-paying jobs directly related to the project with free and fair choice to join a union. *(Describe robust job creation and identify the good-paying jobs in the supporting narrative below.)* |
| | The Recipient or a project partner will invest in high-quality workforce training programs such as registered apprenticeship programs to recruit, train, and retain skilled workers, and implement policies such as targeted hiring preferences. *(Describe the training programs in the supporting narrative below.)* |
| | The Recipient or a project partner will partner with high-quality workforce development programs with supportive services to help train, place, and retain workers in good-paying jobs or registered apprenticeships including through the use of local and economic hiring preferences, linkage agreements with workforce programs, and proactive plans to prevent harassment. *(Describe the supportive services provided to trainees and employees, preferences, and policies in the supporting narrative below.)* |
| | The Recipient or a project partner will partner and engage with local unions or other worker-based organizations in the development and lifecycle of the project, including union participation or project labor agreements which promote cost-effectiveness and open competition. *(Describe the partnership or engagement with unions and/or other worker-based organizations and agreements in the supporting narrative below.)* |
| | The Recipient or a project partner will partner with communities or community groups to develop workforce strategies. *(Describe the partnership and workforce strategies in the supporting narrative below.)* |
| X | The Recipient or a project partner has taken other actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards. *(Describe those actions in the supporting narrative below.)* |
| | The Recipient or a project partner has not yet taken actions related to the Project to create good-paying jobs with the free and fair choice to join a union and incorporate strong labor standards but, before beginning construction of the Project, will take relevant actions described in Attachment B. *(Identify the relevant actions from Attachment B in the supporting narrative below.)* |
| | The Recipient or a project partner has not taken actions related to the Project to improve good-paying jobs and strong labor standards and will not take those actions under this award. |

## 2. Supporting Narrative.

All work for this Project will be conducted consistent with the recipient's hiring, employment, and procurement standards and thus support good-paying jobs. The Project will allow for free and fair choice to join a union, consistent with applicable law.

## ATTACHMENT F
## CRITICAL SECURITY INFRASTRUCTURE AND RESILIENCE

**1. Efforts to Strengthen the Security and Resilience of Critical Infrastructure Against Both Physical and Cyber Threats.**

The Recipient states that rows marked with "X" in the following table are accurate:

| | |
|---|---|
| | The Recipient demonstrates, prior to the signing of this agreement, effort to consider and address physical and cyber security risks relevant to the transportation mode and type and scale of the activities. |
| | The Recipient appropriately considered and addressed physical and cyber security and resilience in the planning, design and oversight of the project, as determined by the Department and the Department of Homeland Security. |
| | The Recipient complies with 2 CFR 200.216 and the prohibition on certain telecommunications and video surveillance services or equipment. |
| X | Not applicable. Grant does not require the purchase of information technology or operational technology. |

**2. Supporting Narrative.**

N/A

# Memorandum

**File #:** 26-237 **City Council**

DATE: Tuesday, June 30, 2026 AGENDA: Regular
FROM: Chris Canfield, Public Works Director DEPARTMENT: Public Works

**Title**
State Local Agreement and Resolution with the Idaho Transportation Department (ITD) for the Idaho Canal Trail; Lovejoy Street to Lincoln Road project

☐ Ordinance ☒ Resolution
☐ Quasi-Judicial Public Hearing ☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance ☒ Approval/Authorization/Ratification

**Action(s) Requested:**
Approve the State Local Agreement and Resolution with ITD for the Idaho Canal Trail; Lovejoy Street to Lincoln Road project and authorize the Mayor and City Clerk to sign the documents (or take other action deemed appropriate).

**Description, Background Information, Purpose:**
Attached for consideration is a State Local Agreement with ITD for the design and construction of pathway improvements along the Idaho Canal Trail from Lovejoy to Lincoln and the related Resolution. Proposed work includes the installation of a pathway to complete a connection to North Tourist Park. This compliments path connections previously constructed along the Idaho and Meppen Canal Trails and the pathways along the Pinecrest Golf Course south of North Tourist Park.

Per the State Local Agreement, the total estimated project costs are $545,720, with the costs allocated as follows: Federal participation of 92.66% and City participation of 7.34%, which is approximately $ 40,056.

**This item has been reviewed by the City's Legal, Public Works, Parks, and Municipal Services Departments.**

26-237; 2-38-30-3-PRK-2025-9

**TAP STATE/LOCAL AGREEMENT**
**(DESIGN AND CONSTRUCTION)**
**PROJECT NO. A024(679)**
**IDAHO CANAL PATH, LOVEJOY TO LINCOLN**
**KEY NO. 24679**

## PARTIES

THIS AGREEMENT is made and entered into this _____day of _____, _____, by and between the **IDAHO TRANSPORTATION DEPARTMENT**, hereafter called the State and the **CITY OF IDAHO FALLS**, acting by and through its MAYOR AND COUNCIL, hereafter called the Sponsor.

## PURPOSE

The Sponsor has requested funding under the Transportation Alternatives (TAP) Program. The purpose of this Agreement is to set out the terms and conditions necessary to obtain Federal-aid participation in the work.

The Sponsor acknowledges that this Agreement covers a project wherein federal aid funds will be allocated, and Sponsor will comply with the requirements of 23 U.S.C. §313 & 23 CFR §635.410.

**NOTE:** The Sponsor is responsible for complying with all project requirements and project administration procedures outlined in the Transportation Alternatives Program Manual available at http://apps.itd.idaho.gov/apps/manuals/manualsonline.html .

Since certain functions under this Agreement are to be performed by the State, involving the expenditure of funds, and since the State can only pay for work associated with the State Highway System, the Sponsor is fully responsible for all costs related to the project for work off the State Highway System.

Authority for this Agreement is established by Section 40-317 of the Idaho Code.

The Parties agree as follows:

## SECTION I. GENERAL

1. This Agreement is entered into for the purpose of complying with certain provisions of the Federal-Aid Highway Act, in obtaining federal participation in the design and construction of the project.

2. Federal participation in the costs of the project will be governed by the applicable sections of Title 23 U.S. Code (Highways) and rules and regulations prescribed or

promulgated by the Federal Highway Administration, including, but not limited to, the requirements of 23 U.S.C. §313, 23 CFR §635.410, and 28 CFR Part II.

3. Funds owed by the Sponsor shall be remitted to the State through the ITD payment portal at: *https://apps.itd.idaho.gov/PayITD* .

4. Federal participation in the project is at the rate of 92.66%; local participation is 7.34%.

5. Scheduled funding for this project is listed on the approved Idaho Transportation Investment Program, and subsequent revisions. Current estimated funding is as follows:

   a. Project Development - $50,000
      (PL-$20,000, PC-$30,000)
   b. Utilities (UT) - $0
   c. Right of Way (ROW) - $0
   d. Construction (CN) - $444,720
   e. Construction Engineering - $51,000
      (CE-$51,000)
   f. Total Estimated Project Costs - $545,720

6. The Sponsor**'s** match for this project will be provided in cash in the amount of 7.34 percent of the entire project (currently $40,056).

7. This project shall be designed to State Standards as defined in the current version of the Idaho Transportation Department's Roadway Design Manual, or as subsequently revised. The current version of the Roadway Design Manual can be viewed at the following web site: http://itd.idaho.gov/manuals/ManualsOnline.html .

**SECTION II.** That the Sponsor shall:

1. Provide a funding match of 7.34% of the Total Estimated Project Costs of $545,200 and assume responsibility for all costs of the project over and above the federal-aid limit of 92.66%.

2. Pay to the State the sum of **THREE THOUSAND DOLLARS ($3,000)**, estimated to be the total expense to the State for this project. This amount will be applied towards the Sponsor's match. Upon project completion, if the estimated expense does not reflect the true cost of the work performed by the State, the Sponsor shall remit to the State the additional sum needed to cover the actual costs incurred by the State**.**

3. Designate an authorized representative to act on the Sponsor's behalf. That authorized representative's name is Chris Canfield, P.E. PWD, Phone No. (208) 612-8259.

4. With the assistance of the State, secure the services of a consultant to design the project, and provide a copy of the project plans, specifications and estimate to the State for review and approval.

5. Before advertisement for bids, provide to the State a certification that all rights-of-way, easements, permits, materials sources, and agreements necessary for the construction and maintenance of the project have been acquired. The Sponsor will also certify that the contract proposal includes FHWA Form 1273 (Federal-aid Contract Provisions), and will provide an environmental determination in accordance with 23CFR 771.117.

6. Before advertisement for bids, provide to the State for review and approval a copy of the Contract Proposal form, Notice to Contractors, and construction plans, specifications and estimate. After the project is advertised for bids, provide the State with a copy of the bidding documents.

7. Advertise for the construction of the project, open bids, prepare a contract estimate of cost based on the successful low bid in accordance with State laws on procurement procedures for local governments, and request State concurrence prior to award.

8. Award a contract for construction of the project based on the successful low bid, and provide the State a copy of the contract.

9. During construction of the project, Sponsor will provide a project manager and staff to administer and inspect the project, and to provide inspection diaries and support to the State's Engineer. The individuals who will be performing inspection or certifying the sampling and testing results of any materials must be qualified in the appropriate inspector/sampler/tester area as identified in Memo 17B in the Transportation Alternatives Program Manual.

10. The Sponsor shall prepare all monthly and final contract estimates and change orders, and submit all major change orders to the State for approval. During the life of the construction contract, prior approval of the State will be obtained if it is necessary to deviate from the plans and specifications to such a degree that the nature of the completed work is significantly changed.

11. In cooperation with the State, establish and cause to be maintained all construction traffic controls deemed necessary to best serve the public interests and to expedite the work in accordance with the MUTCD.

12. At no cost to the federal-share, cause to be replaced to original, equal or better condition any existing pavement, regulatory signs, and other similar items damaged as a result of the contractor's operation, except as hereafter stated as obligations of the State.

13. During design and construction of the project, be responsible for payment of all invoices for work performed on the project. The Sponsor will provide monthly invoices, and proof of payment of same, to the State for reimbursement of the federal-aid share, up to the federal-aid limit noted in Section I, Paragraph 4 above.

14. Maintain all project records, including source documentation for all expenditures for a period of three (3) years from the date of final acceptance. Provide the State an electronic copy of these documents and records upon completion of the project. If any litigation, claim, negotiation, or audit has been started before expiration of the three-year period, the records shall be retained until completion of the action and resolution of all issues that arise from it.

15. Maintain the project upon completion to the satisfaction of the State. Such maintenance includes, but is not limited to, preservation of the building and landscape as is necessary for safe and efficient utilization in accordance with approved agreement with State, Federal, and Local preservation entities.

16. Comply with Exhibit B attached hereto and made a part hereof. By this agreement Sponsor agrees to comply with and be bound to the Civil Rights provisions of Title VI of the Federal Code and to generally insert those provisions in all contracts that it enters into that are federally funded on this project. If property acquired for this project with Federal financial assistance is transferred, the recipient of the property will be subject to Exhibit B if the property is used for the same purpose it was originally acquired or for another purpose involving similar services or benefits to the general public. Sponsor should contact the State prior to disposing of any property acquired under this agreement.

17. Comply with all other applicable State and Federal regulations.

18. To the extent permitted by Idaho law and as provided by the Idaho Tort Claims Act, indemnify, save harmless the State, regardless of outcome, from the expenses of and against suits, actions, claims or losses of every kind, nature and description, including costs, expenses and attorney fees that may be incurred by reason of any act or omission, neglect or misconduct of the Sponsor or its consultant in the design, construction and maintenance of the work which is the subject of this Agreement, or Sponsor's failure to comply with any state or federal statute, law, regulation or rule. Nothing contained herein shall be deemed to constitute a waiver of the State's sovereign immunity, which immunity is hereby expressly reserved.

**SECTION III:** That the State shall:

1. Enter into an Agreement with the Federal Highway Administration covering the federal government's pro rata share of design and construction costs, up to a maximum of the federal-aid limit noted in Section I, Paragraph 4 above.

2. Assist in the selection of a Consultant, negotiate, and furnish the Agreement for Consultant Services and any supplements thereto, to be used between the Sponsor and Consultant on this project.

3. Review and approve the project plans and specifications.

4. Authorize the Sponsor to administer the project and make any necessary changes and decisions within the general scope of the plans and specifications.

5. Appoint the Local Highway Technical Assistance Council (LHTAC) as the contract administrator for the State.

6. Designate a resident engineer and other personnel, as the State deems necessary, to supervise construction in accordance with the plans, specifications and estimates in the manner required by applicable state and federal regulations. Review for approval all major change orders submitted by the Sponsor**,** and conduct a final inspection of the project when completed.

7. Upon receipt of monthly invoices from the Sponsor, submit same to the Federal Highway Administration for reimbursement at the federal-aid participation rate of 92.66%, up to a maximum of the federal-aid limit noted in Section I, Paragraph 4 above.

8. Maintain complete accounts of all project funds received and disbursed, which accounting will determine the final project costs.

9. Cooperate with the Sponsor in selection and designation of suitable construction traffic control during project construction.

10. Designate an authorized representative to act on the State's behalf. That authorized representative's name is _____Amanda LaMott_____, Phone No. _____.

**SECTION IV.** Both Parties agree as follows:

1. Federal participation is contingent upon ultimate completion of the project. If for any reason the project is removed from the program without being completed, then the Sponsor shall be responsible for One Hundred Percent (100%) of all project costs, and shall pay back to the State all costs previously reimbursed. If the

Sponsor's deposit exceeds project costs, then the State shall return the unspent balance to the Sponsor.

2. Sufficient Appropriation. It is understood and agreed that the State is a governmental agency, and this Agreement shall in no way be construed so as to bind or obligate the State beyond the term of any particular appropriation of funds by the Federal Government or the State Legislature as may exist from time to time. The State reserves the right to terminate this Agreement if, in its sole judgment, the Federal Government or the legislature of the State of Idaho fails, neglects or refuses to appropriate sufficient funds as may be required for the State to continue payments. Any such termination shall take effect immediately upon notice and be otherwise effective as provided in this Agreement.

3. All information, regulatory and warning signs, pavement or other markings, traffic signals required, the cost of which is not provided for in the plans and estimates, must be erected at the sole expense of the Sponsor upon the completion of the project.

4. The location, form and character of all signs, markings and signals installed on the project, initially or in the future, shall be in conformity with the Manual of Uniform Traffic Control Devices as adopted by the State.

5. This Agreement shall become effective on the first day mentioned above, and shall remain in full force and effect until amended or replaced upon mutual consent of the State and the Sponsor.

**EXECUTION**

This Agreement is executed for the State by its Division Administrator and executed for the Sponsor by the Mayor and Council, attested to by the City Clerk, with the imprinted Corporate Seal of the City of Idaho Falls.

**IDAHO TRANSPORTATION DEPARTMENT**

_____
Division Administrator

**ATTEST:**

_____
City Clerk

**CITY OF IDAHO FALLS**

_____
Mayor

By regular/special meeting
on _____.

wd: Key No. 24679

RESOLUTION

**WHEREAS**, the Idaho Transportation Department, hereafter called the **STATE**, has submitted an Agreement stating obligations of the **STATE** and the **CITY OF IDAHO FALLS**, hereafter called the **CITY,** for construction of pathways and widened sidewalk along Lincoln Road and connect the north-south Idaho Canal trail with neighborhoods, businesses and schools to the North side of Idaho Falls; and

**WHEREAS**, the **STATE** is responsible for obtaining compliance with laws, standards and procedural policies in the development, construction and maintenance of improvements made to the Federal-aid Highway System when there is federal participation in the costs; and

**WHEREAS**, certain functions to be performed by the **STATE** involve the expenditure of funds as set forth in the Agreement; and

**WHEREAS**, The **STATE** can only pay for work associated with the State Highway system; and

**WHEREAS**, the **CITY** is fully responsible for its share of project costs; and

**NOW, THEREFORE, BE IT RESOLVED:**

1. That the Agreement for Federal Aid Highway Project A024(679) is hereby approved.

2. That the Mayor and the City Clerk are hereby authorized to execute the Agreement on behalf of the **CITY.**

3. That duly certified copies of the Resolution shall be furnished to the Idaho Transportation Department.

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution passed at a *regular, duly* called special (X-out non-applicable term) meeting of the City Council, City of Idaho Falls, held on _____, _____.

(Seal)

_____
City Clerk

**EXHIBIT B**

**1050.20 Appendix A:**

During the performance of work covered by this Agreement, the Consultant for themselves, their assignees and successors in interest agree as follows:

1. **Compliance With Regulations**. The Consultant shall comply with all regulations of the United States Department of Transportation relative to Civil Rights, with specific reference to Title 49 CFR Part 21, Title VI of the Civil Rights Act of 1964 as amended, and Title 23 CFR Part 230 as stated in the ITD EEO Special Provisions and Title 49 CFR Part 26 as stated in the appropriate ITD DBE Special Provisions. http://apps.itd.idaho.gov/apps/ocr/index.aspx

2. **Nondiscrimination**. The Consultant, with regard to the work performed by them during the term of this Agreement, shall not in any way discriminate against any employee or applicant for employment; subcontractor or solicitations for subcontract including procurement of materials and equipment; or any other individual or firm providing or proposing services based on race, color, sex, national origin, age, disability, limited English proficiency or economic status.

3. **Solicitations for Subcontracts, Including Procurement of Materials and Equipment.** In all solicitations, either by bidding or negotiation, made by the Consultant for work or services performed under subcontract, including procurement of materials and equipment, each potential subcontractor or supplier shall be made aware by the Consultant of the obligations of this Agreement and to the Civil Rights requirements based on race, color, sex, national origin, age, disability, limited English proficiency or economic status.

4. **Information and Reports.** The Consultant shall provide all information and reports required by regulations and/or directives and sources of information, and their facilities as may be determined by the State or the appropriate Federal Agency. The Consultant will be required to retain all records for a period of three (3) years after the final payment is made under the Agreement.

5. **Sanctions for Noncompliance.** In the event the Consultant or a Subconsultant is in noncompliance with the EEO Special Provisions, the State shall impose such sanctions as it or the appropriate Federal Agency may determine to be appropriate, including, but not limited to:

   - Withholding of payments to the Consultant until they have achieved compliance;
   - Suspension of the agreement, in whole or in part, until the Consultant or Subconsultant is found to be in compliance, with no progress payment being made during this time and no time extension made;
   - Cancellation, termination or suspension of the Agreement, in whole or in part;
   - Assess against the Consultant's final payment on this Agreement or any progress payments on current or future Idaho Federal-aid Projects an administrative remedy by reducing the final payment or future progress payments in an amount equal to 10% of this agreement or $7,700, whichever is less.

6. **Incorporation of Provisions.** The Consultant will include the provisions of paragraphs 1 through 5 above in every subcontract of $10,000 or more, to include procurement of materials and leases of equipment unless exempt by the Acts, the Regulations, and directives pursuant thereto. The Consultant shall take such action with respect to any subcontract or procurement as the State or the appropriate Federal Agency may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Consultant may request the State to enter into any litigation to protect the interest of the State. In addition, the Consultant may request the United States to enter into the litigation to protect the interests of the United States.

**1050.20 Appendix E**

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with all non- discrimination statutes and authorities; including but not limited to:

**Pertinent Non-Discrimination Authorities:**

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601 ), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, ( 49 USC § 4 71, Section 4 7123 ), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U .S.C. 1681 et seq).

Implementation Procedures
This agreement shall serve as the Sponsor's Title VI plan pursuant to 23 CFR 200 and 49 CFR 21.

For the purpose of this agreement, "Federal Assistance" shall include:

1. grants and loans of Federal funds,
2. the grant or donation of Federal property and interest in property,
3. the detail of Federal personnel,
4. the sale and lease of, and the permission to use (on other than a casual or transient basis), Federal property or any interest in such property without consideration or at a nominal consideration, or at a consideration which is reduced for the purpose of assisting the Sponsor, or in recognition of the public interest to be served by such sale or lease to the Sponsor, and
5. any Federal agreement, arrangement, or other contract which has as one of its purposes, the provision of assistance.

The Sponsor shall:

1. Issue a policy statement, signed by the Sponsor's authorized representative, which expresses its commitment to the nondiscrimination provisions of Title VI. The policy statement shall be circulated throughout the Sponsor's organization and to the general public. Such information shall be published where appropriate in languages other than English.

2. Take affirmative action to correct any deficiencies found by ITD or the United States Department of Transportation (USDOT) within a reasonable time period, not to exceed 90 days, in order to implement Title VI compliance in accordance with this agreement. The Sponsor's authorized representative shall be held responsible for implementing Title VI requirements.

3. Designate a Title VI Coordinator who has a responsible position in the organization and easy access to the Sponsor's authorized representative. The Title VI Coordinator shall be responsible for initiating and monitoring Title VI activities and preparing required reports.

4. Adequately implement the civil rights requirements.

5. Process complaints of discrimination consistent with the provisions contained in this agreement. Investigations shall be conducted by civil rights personnel trained in discrimination complaint investigation. Identify each complainant by race, color, national origin, sex, or disability; the nature of the complaint; the date the complaint was filed; the date the investigation was completed; the disposition; the date of the disposition; and other pertinent information. A copy of the complaint, together with a copy of the Sponsor's report of investigation, will be forwarded to ITD's EEO Office – External Programs within 10 days of the date the complaint was received by the Sponsor.

6. Collect statistical data (race and sex) of participants in, and beneficiaries of the Transportation programs and activities conducted by the Sponsor.

7. Conduct Title VI reviews of the Sponsor and sub-recipient contractor/consultant program areas and activities. Revise where applicable, policies, procedures and directives to include Title VI requirements.

8. Attend training programs on Title VI and related statutes conducted by ITD's EEO Office.

9. Participate in an annual review of the Sponsor's Title VI Program, the purpose of which is to determine to what extent the Sponsor has complied with Title VI requirements including the ADA. This review is conducted one year from the date of approval of the Non-Discrimination Agreement and then annually on the same date. The format for the Title VI review will be provided each year to the Sponsor for completion. A determination of compliance will be made by ITD's EEO Office based on the information supplied in the review. This review of the Sponsor's Title VI Program may also include an on-site review in order to determine compliance.

**Discrimination Complaint Procedure**

Any person who believes that he or she, individually, as a member of any specific class, or in connection with any disadvantaged business enterprise, has been subjected to discrimination prohibited by Title VI of the Civil Rights Act of 1964, the American with Disabilities Act of 1990, Section 504 of the Vocational Rehabilitation Act of 1973 and the Civil Rights Restoration Act of 1987, as amended, may file a complaint with the Sponsor. A complaint may also be filed by a representative on behalf of such a person. All complaints will be referred to the Sponsor's Title VI Coordinator for review and action.

In order to have the complaint consideration under this procedure, the complainant must file the complaint no later than 180 days after:

a) The date of alleged act of discrimination; or
b) Where there has been a continuing course of conduct, the date on which that conduct was discontinued.

In either case, the Sponsor or his/her designee may extend the time for filing or waive the time limit in the interest of justice, specifying in writing the reason for so doing.

Complaints shall be in writing and shall be signed by the complainant and/or the complainant's representative. Complaints shall set forth as fully as possible the facts and circumstances surrounding the claimed discrimination. In the event that a person makes a verbal complaint of discrimination to an officer or employee of the Sponsor, the person shall be interviewed by the Title VI Coordinator. If necessary, the Title VI Coordinator will assist the person in reducing the complaint to writing and submit the written version of the complaint to the person for signature. The complaint shall then be handled according to the Sponsor's investigative procedures.

Within 10 days, the Title VI Coordinator will acknowledge receipt of the allegation, inform the complainant of action taken or proposed action to process the allegation, and advise the complainant of other avenues of redress available, such as ITD and USDOT.

The Sponsor will advise ITD within 10 days of receipt of the allegations. Generally, the following information will be included in every notification to ITD:

a) Name, address, and phone number of the complainant.
b) Name(s) and address(es) of alleged discriminating official(s).
c) Basis of complaint (i.e., race, color, national origin or sex)
d) Date of alleged discriminatory act(s).
e) Date of complaint received by the Sponsor.
f) A statement of the complaint.
g) Other agencies (state, local or Federal) where the complaint has been filed.
h) An explanation of the actions the Sponsor has taken or proposed to resolve the issue raised in the complaint.

Within 60 days, the Title VI Coordinator will conduct an investigation of the allegation and based on the information obtained, will render a recommendation for action in a report of findings to the Sponsor's authorized representative. The complaint should be resolved by informal means whenever possible. Such informal attempts and their results will be summarized in the report of findings.

Within 90 days of receipt of the complaint, the Sponsor's authorized representative will notify the complainant in writing of the final decision reached, including the proposed disposition of the matter. The notification will advise the complainant of his/her appeal rights with ITD, or USDOT, if they are dissatisfied with the final decision rendered by the Sponsor. The Title VI Coordinator will also provide ITD with a copy of this decision and summary of findings upon completion of the investigation.

Contacts for the different Title VI administrative jurisdictions are as follows:

Idaho Transportation Department
Equal Employment Opportunity Office – External Programs
EEO Manager
PO Box 7129
Boise, ID 83707-1129
208-334-8884

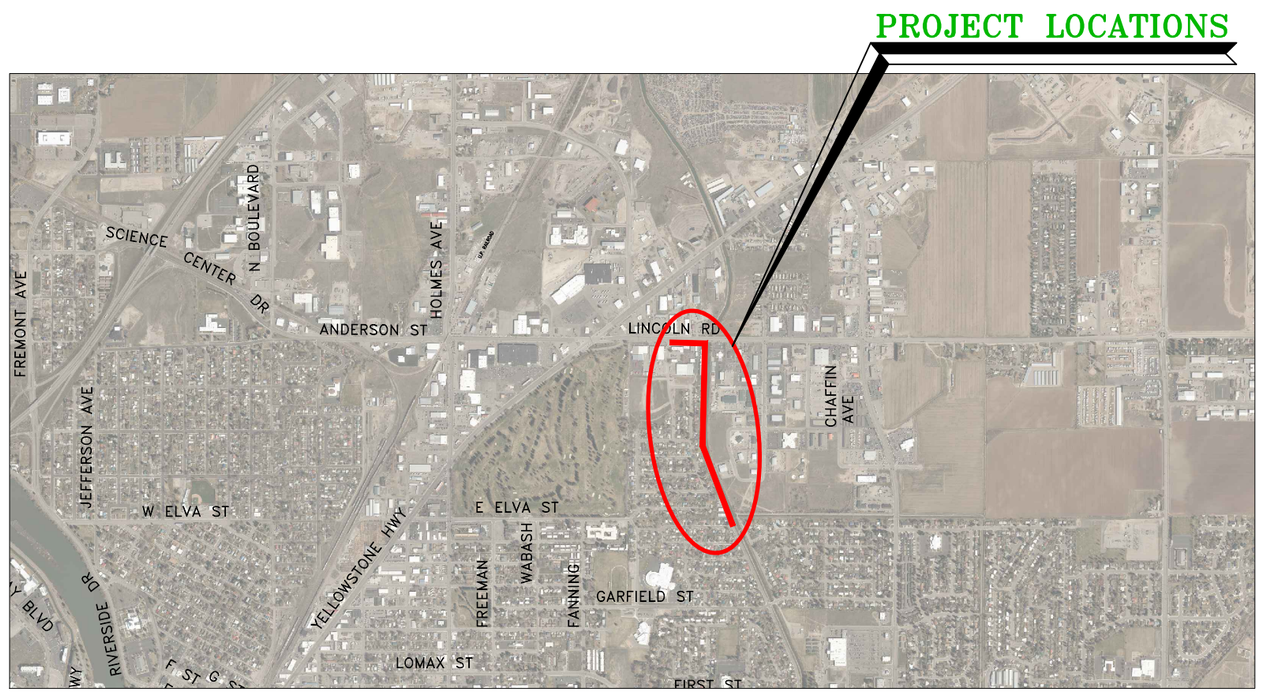
Federal Highway Administration
Idaho Division Office
3050 Lakeharbor Lane, Suite 126
Boise, ID 83703
208-334-9180

**Sanctions**
In the event the Sponsor fails or refuses to comply with the terms of this agreement, the ITD may take any or all of the following actions:

1. Cancel, terminate, or suspend this agreement in whole or in part;
2. Refrain from extending any further assistance to the Sponsor under the program from which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the Sponsor.
3. Take such other action that may be deemed appropriate under the circumstances, until compliance or remedial action has been accomplished by the Sponsor;
4. Refer the case to the Department of Justice for appropriate legal proceedings.

Distribution: EEO Office
Revised: 03-09, 08-10, 08-17

# IDAHO CANAL TRAIL EXTENSION TO NORTH TOURIST PARK




## 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.

**CITY ENGINEER**
Kent J. Fugal, P.E., PTOE

2024

PROFESSIONAL ENGINEER REGISTERED 9247 STATE OF IDAHO KENT J. FUGAL

NOT FOR CONSTRUCTION PRELIMINARY ONLY

AS BUILT DATE | BY: ____ / ____

SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

IDAHO CANAL TRAIL EXTENSION TO NORTH TOURIST PARK
TITLE PAGE

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
|---|---|---|---|
| | | 1/16/2024 | 1 OF 7 |

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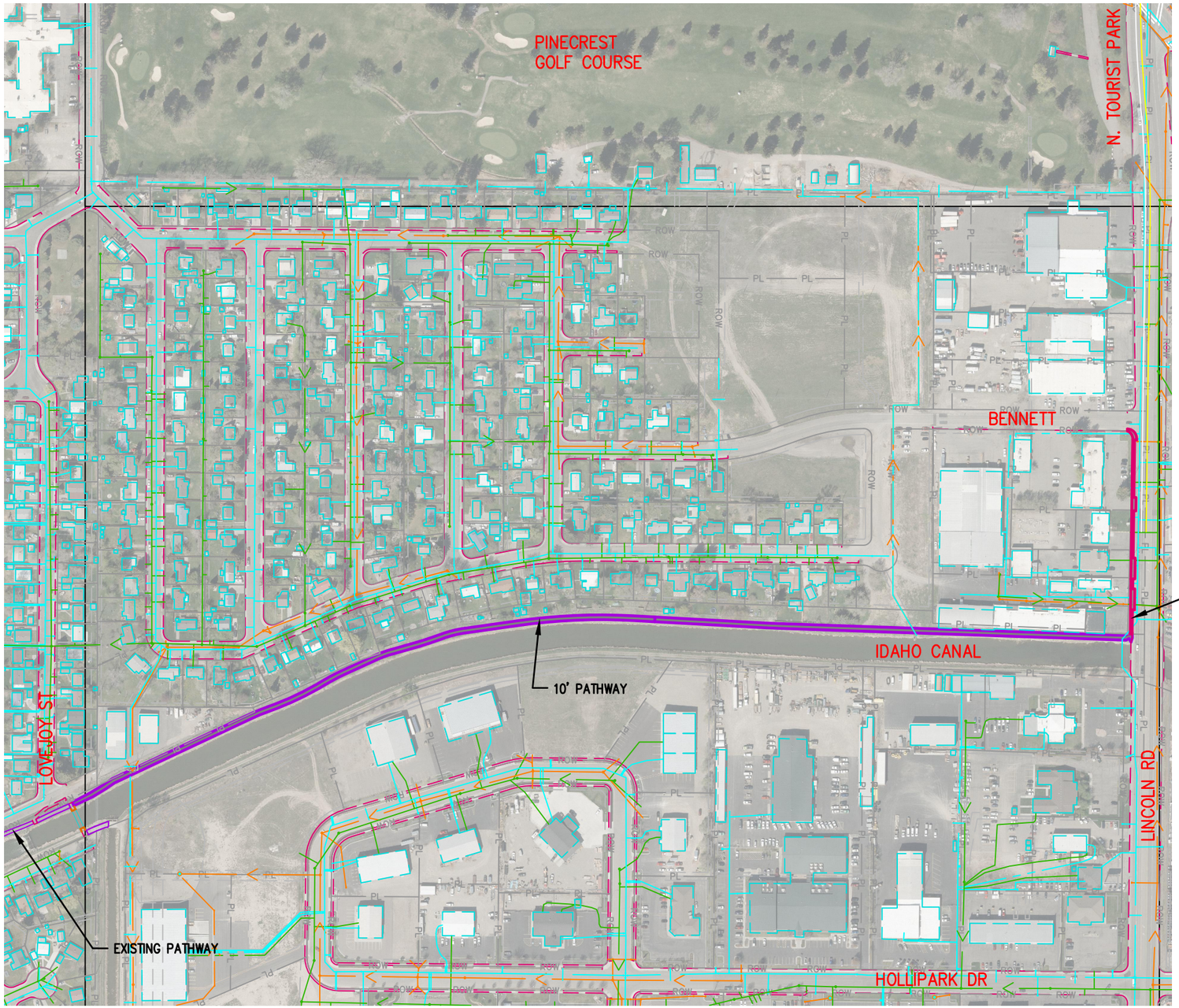
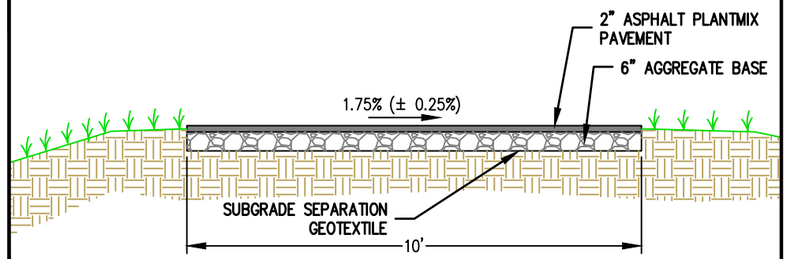
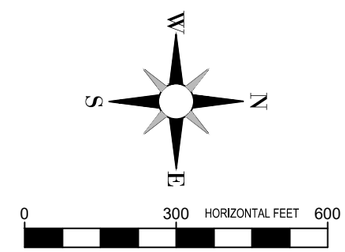



## NOTES

1. CAUTION MUST BE USED WHEN EXCAVATING IN THIS AREA. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 811 FOR LOCATE.
2. OBSTRUCTIONS WITHIN PUBLIC ROW SHALL BE REMOVED, RELOCATED AND/OR ADJUSTED TO MAKE WAY FOR NEW CONSTRUCTION.
3. RETAIN & PROTECT EXISTING FENCES.




TYPICAL PATHWAY SECTION
NOT TO SCALE




PROFESSIONAL ENGINEER
REGISTERED
9247
STATE OF IDAHO
KENT J. FUGAL

NOT FOR CONSTRUCTION
PRELIMINARY

AS BUILT DATE / BY:
_____ / _____

SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

IDAHO CANAL TRAIL EXTENSION TO NORTH TOURIST PARK

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
|---|---|---|---|
| | | 1/16/2024 | 2 OF 7 |

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RESOLUTION

**WHEREAS**, the Idaho Transportation Department, hereafter called the **STATE**, has submitted an Agreement stating obligations of the **STATE** and the **CITY OF IDAHO FALLS**, hereafter called the **CITY,** for construction of pathways and widened sidewalk along Lincoln Road and connect the north-south Idaho Canal trail with neighborhoods, businesses and schools to the North side of Idaho Falls; and

**WHEREAS**, the **STATE** is responsible for obtaining compliance with laws, standards and procedural policies in the development, construction and maintenance of improvements made to the Federal-aid Highway System when there is federal participation in the costs; and

**WHEREAS**, certain functions to be performed by the **STATE** involve the expenditure of funds as set forth in the Agreement; and

**WHEREAS**, The **STATE** can only pay for work associated with the State Highway system; and

**WHEREAS**, the **CITY** is fully responsible for its share of project costs; and

**NOW, THEREFORE, BE IT RESOLVED:**

1. That the Agreement for Federal Aid Highway Project A024(679) is hereby approved.

2. That the Mayor and the City Clerk are hereby authorized to execute the Agreement on behalf of the **CITY.**

3. That duly certified copies of the Resolution shall be furnished to the Idaho Transportation Department.

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution passed at a *regular, duly* called special (X-out non-applicable term) meeting of the City Council, City of Idaho Falls, held on _____, _____.

(Seal)

_____
City Clerk

# Memorandum

**File #:** 26-239 **City Council**

DATE: Tuesday, June 30, 2026 AGENDA: Regular
FROM: Chris Canfield, Public Works Director DEPARTMENT: Public Works

**Title**
Negotiated Contract - Yellowstone Lighting Upgrade

☐ Ordinance ☐ Resolution
☐ Quasi-Judicial Public Hearing ☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance ☒ Approval/Authorization/Ratification

**Action(s) Requested:**
Approve the plans, specifications, and negotiated contract with Kesler Companies LLC, in the amount of $1,131,846.77; 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 Thursday, April 30, 2026, a bid opening was scheduled for the Idaho Falls Lighting Upgrades project OTH 2025-35. No bids were received. Public Works and Idaho Falls Power then reached out to contractors to assess a successful bid outreach. Adjustments were made to the schedule, and the project was re-advertised for bid. On Thursday, May 28, 2026, bids were received and opened for the City of Idaho Falls Lighting Upgrade project. No responsive bids were received. Public Works gained Council approval at the June 4, 2026, Council Meeting to reject all bids and negotiate on the open market to secure qualified public works contractor(s) to complete the work.

The negotiated contract to provide the Yellowstone Lighting Upgrades project is now being brought forward for consideration. Project reviews have been conducted with all necessary city departments to ensure coordination of project activities. Cost allocation for this project was budgeted from the Street Illumination fund and in coordination with an Agreement with the Idaho Transportation Department for reimbursement; sufficient budget authority exists for completion of the proposed activities.

**This item has been reviewed by the City's Legal, Public Works, Idaho Falls Power, and Municipal Services Departments.**

26-236; OTH-2025-35

**CITY OF IDAHO FALLS, IDAHO**

**CONTRACT DOCUMENTS**

for

# City of Idaho Falls Lighting Upgrade

# Project No. OTH-2025-35 / Key #23247

June 5, 2026

**LISA BURTENSHAW, Mayor**

**City Council**

**MICHELLE ZIEL-DINGMAN**
**BRANDON LEE**
**KIRK LARSEN**
**JIM FRANCIS**
**JOHN B. RADFORD**
**JIM FREEMAN**

**CHRIS CANFIELD, P.E., Public Works Director**
**JON KNOWLES, P.E., City Engineer**

Copy No. _____

**City of Idaho Falls Lighting Upgrade**
**PROJECT NO. OTH-2025-35 / Key #23247**

**Contract Documents**

**Table of Contents**


| | |
|---|---|
| Title VI Requirements for Non-Federal Aid Projects | 00150 |
| Instruction to Proposers | 00200 |
| Bid Form | 00410 |
| Non-Collusion Affidavit | 00415 |
| Drug Free Workplace | 00420 |
| Prompt Payment | 00425 |
| Naming of Subcontractor Form | 00440 |
| Notice of Award | 00510 |
| Agreement | 00520 |
| WH-5 | 00530 |
| Notice to Proceed | 00550 |
| Performance Bond | 00610 |
| Payment Bond | 00615 |
| Supplementary Conditions | 00800 |
| Special Provisions | 00820 |
| Plans | |

# TITLE VI REQUIREMENTS
# FOR NON-FEDERAL AID PROJECTS

During the performance of this contract, the contractor, for itself, its assignees and successors in interest (hereinafter referred to as the "Contractor"), agrees as follows:

1. Compliance with Regulations:
   The Contractor shall comply with the Regulations relative to nondiscrimination in federally assisted programs of the U.S. Department of Transportation, Title 49, Code of Federal Regulations, Part 21, as they may be amended from time to time, (hereinafter referred to as the "Regulations"), which are herein incorporated by reference and made a part of this contract.

2. Nondiscrimination:
   The Contractor, with regard to the work performed during the contract, shall not discriminate on the grounds of race, color, religion, sex or national origin in the selection and retention of subcontractors, including procurement of materials and leases of equipment. The Contractor shall not participate either directly or indirectly in the discrimination prohibited by section 21.5 of the Regulations, including employment practices when the contract covers a program set forth in Appendix B of the Regulations.

3. Solicitations for Subcontracts, Including Procurements of Materials and Equipment:
   In all solicitations, either by competitive bidding or negotiation made by the Contractor for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Contractor, of the Contractor's obligations of this contract and Regulations relative to nondiscrimination on the grounds of race, color, religion, sex or national origin.

4. Information and Reports:
   The Contractor shall provide all information and reports required by Regulations and/or Directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the City of Idaho Falls to be pertinent to ascertain compliance with such Regulations or directives. Where any information required of a Contractor is in the exclusive possession of another who fails or refuses to furnish this information, the Contractor shall so certify to the City of Idaho Falls and shall set forth what efforts it has made to obtain the information.

5. Sanctions for Noncompliance:
In the event the Contractor is in noncompliance with the nondiscrimination provision of this contract, the City of Idaho Falls shall impose such contract sanctions as it may determine to be appropriate, including, but not limited to:

a. Withhold progress payments until it is determined that the Contractor is found in compliance;

b. Suspend the contract, in whole or in part, until the Contractor or subcontractor is found to be in compliance with no progress payment being made during this time and no time extension made;

c. Cancel or terminate the contract for cause;

d. Assess against the Contractor's final payment on this contract or any progress payments on current or future Idaho projects an administrative remedy by reducing the final payment or future progress payment in an amount deemed appropriate.

6. Incorporation of the Provisions:
The Contractor shall include the provisions of paragraphs (1) through (6) in every subcontract, including procurements of materials and leases of equipment, unless exempt by the Regulations, or directives issued pursuant thereto. The Contractor shall take such action with respect to subcontractor or procurement as a means of enforcing the provisions, including sanctions for noncompliance, provided, however, that in the event a Contractor becomes involved in, or is threatened with litigation with a subcontractor or supplier as a result of such direction, the Contractor may request the City of Idaho Falls to enter into such litigation to protect the interests of the City of Idaho Falls.

**INSTRUCTIONS TO PROPOSERS**

**City of Idaho Falls Lighting Upgrade**
**PROJECT NO. OTH-2025-35 / Key #23247**

## Contents


ARTICLE 1 - DEFINED TERMS ..... 2
ARTICLE 2 - CONTRACT DOCUMENTS ..... 2
ARTICLE 3 - QUALIFICATIONS OF PROPOSERS ..... 2
ARTICLE 4 – RETAINAGE ..... 3
ARTICLE 5 - SITE AND OTHER AREAS; EXISTING SITE CONDITIONS; EXAMINATION OF SITE; OWNER'S SAFETY PROGRAM; OTHER WORK AT THE SITE ..... 3
ARTICLE 6 – SITE AND OTHER AREAS ..... 5
ARTICLE 7 - INTERPRETATIONS AND ADDENDA ..... 5
ARTICLE 8 - SALES AND USE TAXES ..... 6
ARTICLE 9 - CONTRACT TIMES ..... 6
ARTICLE 10 - LIQUIDATED DAMAGES ..... 6
ARTICLE 11 - SUBSTITUTE AND "OR-EQUAL" ITEMS ..... 6
ARTICLE 12 - SUBCONTRACTORS, SUPPLIERS AND OTHERS ..... 6
ARTICLE 13 - PREPARATION OF COST PROPOSAL ..... 7
ARTICLE 14 - BASIS OF COST PROPOSAL; COMPARISON OF COST PROPOSALS ..... 8
ARTICLE 15 - SUBMITTAL OF COST PROPOSAL ..... 9
ARTICLE 16 - MODIFICATION AND WITHDRAWAL OF COST PROPOSAL ..... 9
ARTICLE 17 - OPENING OF COST PROPOSALS ..... 10
ARTICLE 18 - COST PROPOSALS TO REMAIN SUBJECT TO ACCEPTANCE ..... 10
ARTICLE 19 - EVALUATION OF COST PROPOSALS AND AWARD OF CONTRACT ..... 10
ARTICLE 20 - CONTRACT SECURITY AND INSURANCE ..... 12
ARTICLE 21 - SIGNING OF AGREEMENT ..... 12

## ARTICLE 1 - DEFINED TERMS

1.01 Terms used in these Instructions to Proposers have the meanings indicated in the General Conditions and Supplementary Conditions. Additional terms used in these Instructions to Proposers have the meanings indicated below:

A. Issuing Office — the office from which the Contract Documents are to be issued and where the Contract procedures are to be administered. It is the City of Idaho Falls Public Works Department at 380 Constitution Way, Idaho Falls, ID 83402.

## ARTICLE 2 - CONTRACT DOCUMENTS

2.01 Complete sets of the Contract Documents in the number and for the deposit sum, if any, stated in the advertisement or invitation to Cost Proposal may be obtained from the Issuing Office.

2.02 Complete sets of Contract Documents shall be used in preparing Cost Proposals; neither Owner nor Engineer assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Contract Documents.

2.03 Owner and Engineer, in making copies of Contract Documents available on the above terms, do so only for the purpose of obtaining Cost Proposals for the Work and do not authorize or confer a license or grant for any other use.

## ARTICLE 3 - QUALIFICATIONS OF PROPOSERS

3.01 To demonstrate Proposer's qualifications to perform the Work, within _5_ days of Owner's request, Proposer shall submit written evidence such as financial data, previous experience, present commitments, and such other data as may be called for below.

A. Evidence of Proposer's authority to do business in the state of Idaho.

B. State contractor license number(s) of Proposer and any proposed subcontractors.

3.02 Proposer is advised to carefully review those portions of the Cost Proposal Form requiring Proposer's representations and certifications.

3.03 Idaho Code 54-1902 requires Proposer and subcontractors to have the appropriate Public Works Contractor's License to submit a Cost Proposal or proposal for this project. If this project is financed in whole or in part with federal aid funds, a Public Works Contractor License is not required to Cost Proposal or propose, but will be required prior to award.

## ARTICLE 4 - RETAINAGE

4.01 Provisions for retainage are as established in Article 6 of the Agreement.

## ARTICLE 5 - SITE AND OTHER AREAS; EXISTING SITE CONDITIONS; EXAMINATION OF SITE; OWNER'S SAFETY PROGRAM; OTHER WORK AT THE SITE

5.01 Site and Other Areas

A. The Site is identified in the Contract Documents. By definition, the Site includes rights-of-way, easements, and other lands furnished by Owner for the use of the Contractor. Any additional lands required for temporary construction facilities, construction equipment, or storage of materials and equipment, and any access needed for such additional lands, are to be obtained and paid for by Contractor.

5.02 Existing Site Conditions

A. Subsurface and Physical Conditions; Hazardous Environmental Conditions

1. The Supplementary Conditions identify:
    a. Those reports known to Owner of explorations and tests of subsurface conditions at or adjacent to the Site that contain Technical Data.

    b. Those drawings known to Owner of existing physical conditions at or adjacent to the Site, including those drawings depicting existing surface or subsurface structures at or adjacent to the Site (except Underground Facilities), that contain Technical Data.

    c. Reports and drawings known to Owner relating to Hazardous Environmental Conditions that have been identified at or adjacent to the Site.

    d. Technical Data contained in such reports and drawings.

2. Owner will make copies of reports and drawings referenced above available to any Proposer on request. These reports and drawings are not part of the Contact Documents, but the Technical Data contained therein upon whose accuracy Proposer is entitled to rely as provided in the General Conditions, has been identified and established in the Supplementary Conditions. Proposer is responsible for any interpretation or conclusion Proposer draws from any Technical Data

or any other data, interpretations, opinions, or information contained in such reports or shown or indicated in such drawings.

3. If the Supplementary Conditions do not identify Technical Data, the default definition of Technical Data set forth in Article 1 of the General Conditions will apply.

B. Underground Facilities

1. Underground Facilities are shown or indicated on the Drawings, pursuant to Paragraph 5.05 of the General Conditions, and not in the drawings referred to in Paragraph 5.02.A of the Instructions to Proposers. Information and data regarding the presence of location of Underground Facilities are not intended to be categorized\, identified, or defined as Technical Data. In accordance with Paragraph 5.05 of the General Conditions, the Contractor is responsible for verifying the actual location of all Underground Facilities shown or indicated in the Contract Documents as being within the area affected by the Work.

5.03 Site Visit and Testing by Proposers

A. Is the responsibility of the Proposer to visit the Site and conduct a thorough visual examination of the Site and adjacent areas. During the visit the Proposer must not disturb any ongoing operations at the Site.

B. Proposers visiting the Site are required to arrange their own transportation to the Site.

C. Proposer is not required to conduct any subsurface testing, or exhaustive investigations of Site conditions.

D. On request, and to the extent Owner has control over the Site, and schedule permitting, the Owner will provide Proposer general access to the Site to conduct such additional examinations, investigations, explorations, tests, and studies as Proposer deems necessary for preparing and submitting a successful Cost Proposal. Owner will not have any obligation to grant access if doing so is not practical because of existing operations, security or safety concerns, or restrains on Owner’s authority regarding the Site. Proposer is responsible for establishing access needed to reach specific selected test sites.

E. Proposer must comply with all applicable Laws and Regulations regarding excavation and location of utilities, obtain all permits, and comply with all terms and conditions established by Owner or by property owners or other entities controlling the Site with respect to schedule, access, existing operations, security, liability insurance, and applicable safety programs.

F. Proposer must fill all holes and clean up and restore the site to its former conditions upon completion of such explorations, investigations, tests, and studies.

5.04 Owner's Safety Program

A. Site visits and work at the Site may be governed by an Owner safety program. If an Owner safety program exists, it will be noted in the Supplementary Conditions.

5.05 Other Work at the Site

A. Reference is made to Article 8 of the Supplementary Conditions for the identification of the general nature of other work of which Owner is aware (if any) that is to be performed at the Site by Owner or others (such as utilities and other prime contractors) and relates to the Work contemplated by these Contract Documents. If Owner is party to a written contract for such other work, then on request, Owner will provide to each Proposer access to examine such contracts (other than portions thereof related to price and other confidential matters), if any.

ARTICLE 6 – SITE AND OTHER AREAS

6.01 The Site is identified in the Contract Documents. Easements for permanent structures or permanent changes in existing facilities are to be obtained and paid for by Owner unless otherwise provided in the Contract Documents. All additional lands and access thereto required for temporary construction facilities, construction equipment, or storage of materials and equipment to be incorporated in the Work are to be obtained and paid for by Contactor

ARTICLE 7 - INTERPRETATIONS AND ADDENDA

7.01 All questions about the meaning or intent of the Contract Documents are to be submitted to Engineer in writing. Interpretations or clarifications considered necessary by Engineer in response to such questions will be issued by Addenda to all parties recorded by Engineer as having received the Contract Documents. Oral and other interpretations or clarifications will be without legal effect.

7.02 Addenda may be issued to clarify, correct, or change the Contract Documents as deemed advisable by Owner or Engineer.

ARTICLE 8 - SALES AND USE TAXES

8.01 Refer to Article 6 of the General Conditions for tax requirements

ARTICLE 9 - CONTRACT TIMES

9.01. The number of days within which, or the dates by which, Milestones (if any) are to be achieved and the Work is to be substantially completed and ready for final payment are set forth in the Agreement.

ARTICLE 10 - LIQUIDATED DAMAGES

10.01. Provisions for liquidated damages, if any, are set forth in the Agreement.

ARTICLE 11 - SUBSTITUTE AND “OR-EQUAL” ITEMS

11.01. The Contract, if awarded, will be on the basis of materials and equipment specified or described in the Contract Documents without consideration of possible substitute or “or-equal” items. Whenever it is specified or described in the Contract Documents that a substitute or “or-equal” item of material or equipment may be furnished or used by Contactor if acceptable to Engineer, application for such acceptance will not be considered by Engineer until after the Effective Date of the Agreement.

ARTICLE 12 - SUBCONTRACTORS, SUPPLIERS AND OTHERS

12.01 If the Supplementary Conditions require the identity of certain Subcontractors, Suppliers, individuals, or entities to be submitted to Owner in advance of a specified date prior to the Effective Date of the Agreement, the apparent Successful Proposer, and any other Proposer so requested, shall within five days after Cost Proposal submittal, submit to Owner a list of all such Subcontractors, Suppliers, individuals, or entities proposed for those portions of the Work for which such identification is required. Such list shall be accompanied by an experience statement with pertinent information regarding similar projects and other evidence of qualification for each such Subcontractor, Supplier, individual, or entity if requested by Owner. If Owner or Engineer, after due investigation, has reasonable objection to any proposed Subcontractor, Supplier, individual, or entity, Owner may, before the Notice of Award is given, request apparent Successful Proposer to submit a substitute, without an increase in the Cost Proposal.

12.02 If apparent Successful Proposer declines to make any such substitution, Owner may award the Contract to the next lowest Proposer that proposes to use acceptable Subcontractors, Suppliers, individuals, or entities. Any Subcontractor, Supplier, individual, or entity so listed and against which Owner or Engineer makes no written objection prior to the giving of the Notice of Award will be

deemed acceptable to Owner and Engineer subject to revocation of such acceptance after the Effective Date of the Agreement as provided in Paragraph 6.06 of the General Conditions.

12.03 Contractor shall not be required to employ any Subcontractor, Supplier, individual, or entity against whom Contractor has reasonable objection.

12.04 Per Idaho Code 67-2310, Proposer shall include in his Cost Proposal the name, or names and address, or addresses, and Idaho Public Works Contractor License numbers of the Subcontractors who shall, in the event the Proposer secures the Contract subcontract the plumbing, heating and air- conditioning work, and electrical work under the general Contract. Failure to name Subcontractors as required by this section shall render any Cost Proposal submitted by the Proposer unresponsive and void. Use naming of subcontractors form 00440.

12.05 In addition to naming subcontractors for plumbing, heating and air-conditioning work, and electrical work the Proposer shall supply names and addresses for all subcontractors and suppliers (include the Idaho Public Works Contractor License Numbers for all subcontractors) if required by Document 00410. Use Document 00445 for that purpose.

## ARTICLE 13 - PREPARATION OF COST PROPOSAL

13.01 The Cost Proposal Form is included with the Contract Documents. Additional copies may be obtained from Engineer.

13.02 All blanks on the Cost Proposal Form shall be completed in ink and the Cost Proposal Form signed. Erasures or alterations shall be initialed in ink by the person signing the Cost Proposal Form. A Cost Proposal price shall be indicated for each Cost Proposal item listed therein. In the case of optional alternatives, the words “No Cost Proposal,” “No Change,” or “Not Applicable” may be entered.

13.03 A Cost Proposal by a corporation shall be executed in the corporate name by the president or a vice president or other corporate officer accompanied by evidence of authority to sign. The corporate address and state of incorporation shall be shown.

13.04 A Cost Proposal by a partnership shall be executed in the partnership name and signed by a partner (whose title must appear under the signature), accompanied by evidence of authority to sign. The official address of the partnership shall be shown.

13.05 A Cost Proposal by a limited liability company shall be executed in the name of the firm by a member and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm shall be shown.

13.06 A Cost Proposal by an individual shall show the Proposer's name and official address.

13.07 A Cost Proposal by a joint venture shall be executed by each joint venture in the manner indicated on the Cost Proposal Form. The official address of the joint venture shall be shown. Include evidence of authority.

13.08 All names shall be printed in ink below the signatures.

13.09 The Cost Proposal shall contain an acknowledgment of receipt of all Addenda, the numbers of which shall be filled in on the Cost Proposal Form.

13.10 Postal and e-mail addresses and telephone number for communications regarding the Cost Proposal shall be shown.

13.11 The Cost Proposal shall contain evidence of Proposer's authority and qualification to do business in the state where the Project is located, or Proposer shall covenant in writing to obtain such authority and qualification prior to award of the Contract and attach such covenant to the Cost Proposal. Proposer's state contractor license number, if any, shall also be shown on the Cost Proposal Form.

13.12 The Cost Proposal shall contain evidence of Proposer's authority and qualification to do business in Idaho. If the project is federally funded signing the Cost Proposal form constitutes a covenant to obtain such qualification prior to award of the Contract. Proposer's Idaho Public Works Contractor License Number shall also be shown on the Cost Proposal form.

## ARTICLE 14 - BASIS OF COST PROPOSAL; COMPARISON OF COST PROPOSALS

14.01 Lump Sum

A. Proposers shall submit a Cost Proposal on a lump sum basis for the base Cost Proposal and include a separate price for each alternate, if any, described in the Contract Documents as provided for in the Cost Proposal Form. The price for each alternate will be the amount added to or deleted from the base Cost Proposal if Owner selects the alternate.

14.02 Unit Price

A. Proposers shall submit a Cost Proposal on a unit price basis for each item of Work listed in the Cost Proposal schedule.

B. The total of all estimated prices will be the sum of the products of the estimated quantity of each item and the corresponding unit price. The final

quantities and Contract Price will be determined in accordance with Paragraph 11.03 of the General Conditions.

C. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

14.03 Allowances

A. For cash allowances the Cost Proposal price shall include such amounts as the Proposer deems proper for Contractor's overhead, costs, profit, and other expenses on account of cash allowances, if any, named in the Contract Documents, in accordance with Paragraph 11.02.B of the General Conditions.

ARTICLE 15 - SUBMITTAL OF COST PROPOSAL

15.01 With each copy of the Contract Documents, a Proposer is furnished one separate unbound copy of the Cost Proposal Form, and, if required, the Cost Proposal Bond Form. The unbound copy of the Cost Proposal Form is to be completed and submitted with the Cost Proposal security and other documents as listed in Article 7 of the Cost Proposal Form (Document 00410).

15.02 A Cost Proposal shall be submitted no later than the date and time prescribed and at the place indicated in the advertisement or invitation to Cost Proposal and shall be enclosed in a plainly marked package with the Project title, the name and address of Proposer, and shall be accompanied by the Cost Proposal security and other required documents. If a Cost Proposal is sent by mail or other delivery system, the sealed envelope containing the Cost Proposal shall be enclosed in a separate package plainly marked on the outside with the notation "COST PROPOSAL ENCLOSED." A mailed Cost Proposal shall be addressed to the Public Works Department of the City of Idaho Falls, 380 Constitution Way, Idaho Falls, ID 83402.

ARTICLE 16 - MODIFICATION AND WITHDRAWAL OF COST PROPOSAL

16.01 A Cost Proposal may be modified or withdrawn by an appropriate document duly executed in the same manner that a Cost Proposal must be executed and delivered to the place where Cost Proposals are to be submitted prior to the date and time for the opening of Cost Proposals.

16.02 Relief from Cost Proposals (Idaho Code Section 54-1904B). (a) If an awarding authority for the public entity determines that a Proposer is entitled to relief from a Cost Proposal because of mistake, the authority shall prepare a report in

writing to document the facts establishing the existence of each element recurred in Section 54-1904C, Idaho Code. The report shall be available for inspection as a public record and shall be filed with the public entity soliciting Cost Proposals. (b) A Proposer claiming a mistake satisfying all the conditions of Section 54-1904C, Idaho Code, shall be entitled to relief from the Cost Proposal and have any Cost Proposal Security returned by the public entity. Proposers not satisfying the conditions found in Section 54-1904C, Idaho Code, shall forfeit any Cost Proposal Security. Proposers failing to execute a Contract and not satisfying the conditions of a mistake shall also forfeit any Cost Proposal Security.

16.03 Grounds for Relief (Idaho Code Section 54-1904C).The Proposer shall establish to the satisfaction of the public entity that:

A. A clerical or mathematical mistake was made;

B. The Proposer give the public entity written notice within five (5) calendar days after the opening of the Cost Proposals of the mistake, specifying in the notice in detail how the mistake occurred: and

C. The mistake was material.

## ARTICLE 17 - OPENING OF COST PROPOSALS

17.01 Cost Proposals will be opened at the time and place indicated in the Advertisement or Invitation to Cost Proposal and, unless obviously non-responsive, read aloud publicly. An abstract of the amounts of the base Cost Proposals and major alternates, if any, will be made available to Proposers after the opening of Cost Proposals.

## ARTICLE 18 - COST PROPOSALS TO REMAIN SUBJECT TO ACCEPTANCE

18.01 All Cost Proposals will remain subject to acceptance for the period of time stated in the Cost Proposal Form, but Owner may, in its sole discretion, release any Cost Proposal and return the Cost Proposal security prior to the end of this period.

## ARTICLE 19 - EVALUATION OF COST PROPOSALS AND AWARD OF CONTRACT

19.01 Owner reserves the right to reject any or all Cost Proposals, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Cost Proposals. Owner further reserves the right to reject the Cost Proposal of any Proposer whom it finds, after reasonable inquiry and evaluation, to not be responsible. Owner may also reject the Cost Proposal of any Proposer if Owner believes that it would not be in the best interest of the Project to make an award to that Proposer. Owner also reserves the right to waive all informalities not

involving price, time, or changes in the Work and to negotiate contract terms with the Successful Proposer.

19.02 More than one Cost Proposal for the same Work from an individual or entity under the same or different names will not be considered. Reasonable grounds for believing that any Proposer has an interest in more than one Cost Proposal for the Work may be cause for disqualification of that Proposer and the rejection of all Cost Proposals in which that Proposer has an interest.

19.03 In evaluating Cost Proposals, Owner will consider whether or not the Cost Proposals comply with the prescribed requirements, and such alternates, unit prices and other data, as may be requested in the Cost Proposal Form or prior to the Notice of Award.

19.04 In evaluating Proposers, Owner will consider the qualifications of Proposers and may consider the qualifications and experience of Subcontractors, Suppliers, and other individuals or entities proposed for those portions of the Work for which the identity of Subcontractors, Suppliers, and other individuals or entities must be submitted as provided in the Supplementary Conditions.

19.05 Owner may conduct such investigations as Owner deems necessary to establish the responsibility, qualifications, and financial ability of Proposers, proposed Subcontractors, Suppliers, individuals, or entities proposed for those portions of the Work in accordance with the Contract Documents.

19.06 If the Contract is to be awarded, Owner will award the Contact to the Proposer whose Cost Proposal is in the best interests of the Project. Owner reserves the right to negotiate contract terms with the successful Proposer.

## ARTICLE 20 - CONTRACT SECURITY AND INSURANCE

20.01 Article 5 of the General Conditions, as may be modified by the Supplementary Conditions, sets forth Owner's requirements as to performance and payment bonds and insurance. When the Successful Proposer delivers the executed Agreement to Owner, it shall be accompanied by such bonds.

## ARTICLE 21 - SIGNING OF AGREEMENT

21.01 When Owner issues a Notice of Award to the Successful Proposer, it shall be accompanied by the required number of unsigned counterparts of the Agreement along with the other Contract Documents which are identified in the Agreement as attached thereto. Within 15 days thereafter, Successful Proposer shall sign and deliver the required number of counterparts of the Agreement and attached documents to Owner. Within ten days thereafter, Owner shall deliver one fully signed counterpart to Successful Proposer with a complete set of the Drawings with appropriate identification.

**COST PROPOSAL FORM**
**City of Idaho Falls Lighting Upgrade**
**PROJECT NO. OTH-2025-35 / Key #23247**

## ARTICLE 1 – COST PROPOSAL RECIPIENT

1.01. This Cost Proposal is submitted to:

| Deliver to (hand-delivery, parcel delivery service, etc.): | Mail to: (United States Postal Service) |
|---|---|
| City of Idaho Falls<br>Engineering Division<br>380 Constitution Way<br>Idaho Falls, ID 83402 | City of Idaho Falls<br>Engineering Division<br>PO Box 50220<br>Idaho Falls, ID 83405 |

1.02. The undersigned Proposer proposes and agrees, if this Cost Proposal is accepted, to enter into an agreement with Owner in the form included in the Contract Documents to perform all Work as specified or indicated in the Contract Documents for the prices and within the times indicated in this Cost Proposal and in accordance with the other terms and conditions of the Contract Documents.

## ARTICLE 2 – PROPOSER'S ACKNOWLEDGEMENTS

2.01. Proposer accepts all of the terms and conditions of the Advertisement or Invitation to Propose. This Cost Proposal will remain subject to acceptance for 60 days or for such longer period of time that Proposer may agree to in writing upon request of Owner.

## ARTICLE 3 – PROPOSER'S REPRESENTATIONS

3.01. In Submitting this Cost Proposal, Proposer represents that:

A. Proposer has examined and carefully studied the Contract Documents, other related data identified in the Contract Documents, and the following Addenda, receipt of which is hereby acknowledged:

| Addendum No. | Addendum Date |
|---|---|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

B. Proposer has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the work.

C. Proposer is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Proposer has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities) that have been identified in SC-5.03 and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the site that have been identified in SC-5.06.

E. Proposer has considered the information known to Proposer; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Proposer's safety precautions and programs.

F. Based on the information and observations referred to in Paragraph 3.01.E above, Proposer does not consider that further examinations, investigations, explorations, test, studies, or data are necessary for the determination of this Cost Proposal for performance of the Work at the price(s) Cost Proposal and within the times required, and in accordance with the other terms and conditions for the Contract Documents.

G. Proposer is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

H. Proposer has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Proposer has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Proposer.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work for which this Cost Proposal is submitted.

## ARTICLE 4 – PROPOSERS CERTIFICATION

4.01. Proposer certifies that:

A. This Cost Proposal is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation;

B. Proposer has not directly or indirectly induced or solicited any other Proposer to submit a false or sham Cost Proposal;

C. Proposer has not solicited or induced any individual or entity to refrain from Contract; and

D. Proposer has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 4.01.D:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the Contract process;
2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the Contract process to the detriment of Owner, (b) to establish Cost Proposal prices at artificial noncompetitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. "collusive practice" means a scheme or arrangement between two or more Proposers, with or without the knowledge of Owner, a purpose of which is to establish Cost Proposal prices at artificial, non-competitive levels; and
4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the Contract process or affect the execution of the contract.

## ARTICLE 5 – Basis of Cost Proposal

5.01. Proposer will complete the Work in accordance with the Contract Documents for the following price(s):

5.02. Cost Proposal Form

## City of Idaho Falls Lighting Upgrade
## Project No. OTH-2025-35 / Key # 23247

(All items must have "Unit Price" and "Total Amount" filled in)

| Key No. | Item No. | Description | Estimated Quantity | Unit | Unit Price | | Total Amount | |
|---|---|---|---|---|---|---|---|---|
| | | | | | Dollars | Cts | Dollars | Cts |
| | | **BASE BID** | | | | | | |
| | | **DIVISION 200 - EARTHWORK** | | | | | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 353 | SY | $ 35 | 00 | $ 12,355 | 00 |
| 2.02 | 201.4.1.D.1.b | Removal of Soils | 5761 | SY | $ 6 | 92 | $ 39,866 | 12 |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 65 | EA | $ 1,196 | 22 | $ 77,754 | 30 |
| 2.04 | 201.4.1.F.1.b | Removal of Service Pedestal | 2 | EA | $ 1,290 | 00 | $ 2,580 | 00 |
| | | **DIVISION 300 - TRENCHING** | | | | | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 6854 | LF | $ 11 | 40 | $ 78,135 | 60 |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 6854 | LF | $ 3 | 60 | $ 24,674 | 40 |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 6848 | LF | $ 10 | 80 | $ 73,958 | 40 |
| 3.04 | 309.4.1.A.1.a | Horizontal Directional Drilling - 2" HDPE | 172 | LF | $ 41 | 76 | $ 7,182 | 72 |
| 3.05 | 309.4.1.A.1.b | Horizontal Directional Drilling - 3" HDPE | 563 | LF | $ 48 | 00 | $ 27,024 | 00 |
| | | **DIVISION 700 - CONCRETE** | | | | | | |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 322 | SY | $ 108 | 00 | $ 34,776 | 00 |
| 7.02 | 706.4.1.E.1.b | Concrete Sidewalks, 7" thickness | 19 | SY | $ 130 | 00 | $ 2,470 | 00 |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | | | | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 6746 | LF | $ 11 | 55 | $ 77,916 | 30 |
| 11.02 | 1102.4.1.E.1.b | Conduit, Size 3" PVC | 470 | LF | $ 22 | 05 | $ 10,363 | 50 |
| 11.03 | 1102.4.1.E.1.c | Conduit, Size 2" RGS | 496 | LF | $ 44 | 62 | $ 22,131 | 52 |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 79 | EA | $ 1,047 | 50 | $ 82,752 | 50 |
| 11.05 | 1103.4.1.A.1 | Construction Traffic Control | 1 | LS | $ 114,000 | 00 | $ 114,000 | 00 |
| 11.06 | 1105.4.1.E.1 | Install Traffic Sign | 3 | EA | $ 240 | 00 | $ 720 | 00 |
| | | **DIVISION 2000 - MISCELLANEOUS** | | | | | | |
| 20.01 | 2010.4.1.A.1 | Mobilization | 1 | LS | $ 15,000 | 00 | $ 15,000 | 00 |
| 20.02 | 2052.4.1.B..1 | Repair Sprinkler System | 1 | LS | $ 12,000 | 00 | $ 12,000 | 00 |

## City of Idaho Falls Lighting Upgrade
## Project No. OTH-2025-35 / Key # 23247

(All items must have "Unit Price" and "Total Amount" filled in)

| Key No. | Item No. | Description | Estimated Quantity | Unit | Unit Price | | Total Amount | |
|---|---|---|---|---|---|---|---|---|
| | | | | | Dollars | Cts | Dollars | Cts |
| | | **SPECIAL PROVISIONS** | | | | | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 65 | EA | $ 3,649 | 50 | $ 237,217 | 50 |
| SP-2 | S1112 | Remove Wire Conductor - Underground | 4414 | LF | $ 3 | 90 | $ 17,214 | 60 |
| SP-4 | S1114 | Secondary Service Pedestal (Ground Sleeve)(IFP) | 9 | EA | $ 202 | 50 | $ 1,822 | 50 |
| SP-5 | S1115 | Power Pole Riser - Secondary 3" | 6 | EA | $ 518 | 28 | $ 3,109 | 68 |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 12805 | LF | $ 2 | 48 | $ 31,756 | 40 |
| SP-7 | S1117 | Wire Conductor, #1/0 AL Triplex | 1357 | LF | $ 2 | 94 | $ 3,989 | 58 |
| SP-8 | S1118 | Service Pedestal (Cabinet) | 6 | EA | $ 3,000 | 00 | $ 18,000 | 00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| TAX-1 | TAX | Estimated Material Use Tax | 1 | | | | 14,000 | 00 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | **TOTAL BASE BID** | | | | | $ 1,042,770 | 62 |
| | | **ADDITIVE ALTERNATE BID SCHEDULE NO.1** | | | | | | |
| | | **DIVISION 300 - TRENCHING** | | | | | | |
| 3.06 | 301.4.1.D.1 | Service/Utility Trench Excavation | 2980 | LF | $ 7 | 00 | $ 20,860 | 00 |
| 3.07 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 2980 | LF | $ 3 | 60 | $ 10,728 | 00 |
| 3.08 | 306.4.1.B.3 | Type "C" Trench Backfill | 2980 | LF | $ 8 | 00 | $ 23,840 | 00 |
| 3.09 | 309.4.1.A.1.b | Horizontal Directional Drilling - 3" HDPE | 123 | LF | $ 48 | 00 | $ 5,904 | 00 |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | | | | | |
| 11.07 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 2980 | LF | $ 8 | 40 | $ 25,032 | 00 |
| 11.08 | 1102.4.1.E.1.b | Conduit, Size 3" PVC | 123 | LF | $ 22 | 05 | $ 2,712 | 15 |
| | | **TOTAL ADDITIVE ALTERNATE BID SCHEDULE NO.1** | | | | | $ 89,076 | 15 |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | **GRAND TOTAL** | | | | | $ 1,131,846 | 77 |

## ARTICLE 6 – TIME OF COMPLETION

6.01. Proposer agrees the Work will be substantially complete within the Contract Times provided in Article 4 of the Agreement and as provided in Paragraph SC-4.01 of the Supplementary Conditions. Milestone(s) if any, is to be achieved by the date as defined in the Special Provisions.

6.02. Proposer accepts the provisions of the Agreement as to liquidated damages.

6.03. Proposer agrees to comply with Idaho Code 44-1001 through 44-1005, regarding employment of Idaho residents.

## ARTICLE 7 – ATTACHMENTS TO THIS COST PROPOSAL

7.01. The following documents are submitted with and made a condition of this Cost Proposal:

A. Non-Collusion Affidavit (Document 00415);

B. Drug-Free Workplace (Document 00420);

C. Prompt Payment (Document 00425);

D. Required Cost Proposal security in an amount not less than 5% of the amount of the Cost Proposal, in the form of a Cost Proposal bond issued by a surety authorized to issue such bonds in the State of Idaho or a certified check or cashier's check drawn on a bank in good standing (Document 00430);

E. Naming of Subcontractors (Document 00440);

## ARTICLE 8 – DEFINED TERMS

8.01. The terms used in this Cost Proposal with initial capital letters have the meanings stated in the General Conditions, and the Supplementary Conditions.

## ARTICLE 9 – COST PROPOSAL SUBMITTAL

Proposer: (Indicate correct name of Proposing entity):
Kesler Companies LLC

By: _____
(Signature)

(Printed Name): Mark Johnson
*(If Proposer is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence to authority to sign.)*

Attest: _____
(Signature)

(Printed name): Spencer Reeves

Title: Notary

Submittal Date: 6/15/2026

Seal(s) if applicable

SPENCER REEVES
Exp. 09/6/2030
NOTARY
PUBLIC
Comm. No. 20243365
STATE OF IDAHO

Address for giving notices:

1758 47th St Idaho Falls, ID 83401

Telephone Number: (208) 569-2380

Contact name and Email Address: Spencer Johnson spencer@keslerx.com

**Proposer's Idaho Public Works Contractors License No. and Type:**

071817 Class B

# City of Idaho Falls Lighting Upgrade
# Project No. OTH-2025-35 / Key #23247

**Non-Collusion Affidavit**

State of Idaho
) SS
County of Bonneville

Bid for City of Idaho Falls Lighting Upgrade, being first duly sworn, deposes, and says that he is president [sole owner, a partner, president, secretary, etc.] of, Kesler Companies LLC

_____ [Bidder],

the party making the foregoing Bid; that such Bid is not made in the interest of or on behalf of any undisclosed person, partnership, company, association, organization or corporation; that such Bid is genuine and not collusive or sham; that said Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham Bid and has not directly or indirectly colluded, conspired, connived or agreed with any Bidder or anyone else to put in a sham Bid, nor that anyone shall refrain from bidding; that said Bidder has not in any manner, directly or indirectly, sought by agreement, communication or conference with anyone to fix the Bid Price of said Bidder or of any other Bidder, nor to fix any overhead, profit or cost element of such Bid Price, nor of that of any other Bidder, nor to secure any advantage against the public body awarding the Contract or anyone interested in the proposed Contract; that all statements contained in such Bid are true; and, further, that said Bidder has not directly or indirectly submitted his Bid Price or any breakdown thereof, nor the contents thereof, nor divulged information or data relative thereto, nor paid and will not pay any fee in connection therewith to any corporation, partnership, company, association, organization, bid depository, nor to any member or agent thereof, nor to any other individual except to such person(s) as has/have a partnership or other financial interest with said Bidder in his general business.

Signed: [signature]

Title: Owner

Subscribed and sworn to before me this 15 day of June, 2026

(SEAL)

Notary Public Spencer Reeves

State of Idaho

My Commission Expires 9/6/2030

SPENCER REEVES
Exp. 09/6/2030
NOTARY
PUBLIC
Comm. No. 20243365
STATE OF IDAHO

# City of Idaho Falls Lighting Upgrade
# Project No. OTH-2025-35 / Key #23247

## BIDDER'S DRUG-FREE WORKPLACE AFFIDAVIT

CONTRACTOR'S AFFIDAVIT
CONCERNING ALCOHOL AND DRUG-FREE WORKPLACE

STATE OF Idaho
COUNTY OF Bonneville

The undersigned being duly sworn upon oath, deposes and says that Kesler Companies LLC complies
(Contractor Name)
With the provision of Section 72-1717 Idaho Code (Drug Free Workplace program) that
Kesler Companies LLC provides a drug-free workplace program that complies with the provisions of
(Contractor Name)
Idaho Code, Title 72, Chapter 17 and will maintain such program throughout the life of a state construction contract and that Kesler Companies LLC shall subcontract work only to subcontractors
(Contractor Name)
meeting the requirements of Idaho Code, Section 72-1717(1)(a).

Name of Contractor
Kesler Companies LLC

Address
4932 1st St Idaho Falls, ID 83401

By
(Signature)

*Subscribed and sworn to before me this* 15 *day of* June, 20 26.

Notary Public for Idaho
Residing at Iona, ID
My Commission Expires 9/6/2030

SPENCER REEVES
Exp. 09/6/2030
NOTARY
PUBLIC
Comm. No. 20243365
STATE OF IDAHO

# City of Idaho Falls Lighting Upgrade
## Project No. OTH-2025-35 / Key #23247

## Prompt Payment

CONTRACTOR'S AFFIDAVIT CONCERNING PROMPT PAYMENT OF SUB-CONTRACTORS

68 FR 35553

The undersigned being duly sworn upon oath, deposes and says that Kesler Companies LLC (Bidder) will comply with 68 FR 35553 that requires prime contractors to pay subcontractors for satisfactory performance of their contracts no later than 30 days from receipt of each payment made to the prime contractors.

The retainage of this project will not be paid to the prime contractor until all of the subcontractors have signed a "Subcontractor Confirmation of Prompt Payment" form upon substantial completion of the project, verifying the prime contractor followed the guidelines of 68 FR 35553.

Kesler Companies LLC Name of Contractor

4932 1st St Idaho Falls, ID 83401 Address

[signature] Signed by

OTH-2025-35 Project Number

City of Idaho Falls Lighting Upgrade Project Name

Subscribed and sworn to before me this 15 day of June, 20 26.

Notary Public for Idaho

Residing at Ione, ID

My Commission Expires 9/6/2030

SPENCER REEVES
Exp. 09/6/2030
NOTARY
PUBLIC
Comm. No. 20243365
STATE OF IDAHO

Document 00425-1

**NAMING OF SUBCONTRACTORS**
**City of Idaho Falls Lighting Upgrade**
**PROJECT NO. OTH-2025-35 / Key #23247**

Per Idaho Code, 67-2310, Bidder shall include in his or her Bid the names and address, and Idaho Public Works Contractor License Number of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract the plumbing, heating and air-conditioning work, and electrical work under the general Contract. Failure to name Subcontractors as required shall render any Bid submitted by the Bidder unresponsive and void.

| Subcontractor Name and Address | Classification | License Number |
|---|---|---|
| Armstrong Electric, inc<br>1175 Hollipark Dr.<br>Idaho Falls, ID 83401 | AAA<br>Electrical contractor licence | PWC-C-11476<br>ELE-C-14312 |
| | | |
| | | |
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**NOTICE OF AWARD**
**City of Idaho Falls Lighting Upgrade**
**PROJECT NO. OTH-2025-35 / Key #23247**

Date of Issuance: _____

TO:_____

ADDRESS:_____

_____

You are notified that your Bid dated _____ for the above Contract has been considered. You are the Successful Bidder and have been awarded a Contract for the Project, **City of Idaho Falls Lighting Upgrade**.

The Contract Price of your Contract is: $_____.

Three (3) unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to you electronically.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner three (3) counterparts of the Agreement, fully executed by Bidder.
2. Deliver with the executed Agreement(s) the Contract security [e.g., performance and payment bonds] and insurance documentation as specified in the Instructions to Bidders and General Conditions, Articles 2 and 5.
3. Other conditions precedent (if any): WH-5 Public Works Contract Report.

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited. Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

CITY OF IDAHO FALLS, IDAHO

By_____
Signature

Construction Inspection Manager
Title

**AGREEMENT**
**City of Idaho Falls Lighting Upgrade**
**PROJECT NO. OTH-2025-35 / Key #23247**

Recitals

WHEREAS, Owner published and advertised Project No. OTH-2025-35/Key 23247 for public Contract; and

WHEREAS, the Contract opening date was on April 30,2026 ; and

WHEREAS, no Contracts were received; and

WHEREAS, Owner re-published and re-advertised Project No. OTH-2025-35/Key 23247 for public Contract; and

WHEREAS, the Contract opening date was on May 28,2026 ; and

WHEREAS, no responsive Contracts were received; and

WHEREAS, in accordance with Idaho Code § 67-2805, Owner sought cost proposals on the open market; and

WHEREAS, Contractor submitted an acceptable cost proposal.

THIS AGREEMENT is by and between the City of Idaho Falls ("Owner") and ____ _____ ("Contractor").

Owner and Contractor hereby agree as follows:

## ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: This project shall consist of the Contractor furnishing all tools, labor, equipment, and materials necessary to install conduit, conductor, pedestals, junction boxes, foundations for street lights, sidewalk, and any additional items specifically defined in the Contract Documents.

## ARTICLE 2 – THE PROJECT

2.01 The Project for which the Work under the Contract Documents may be the whole or only a part is generally described as follows: See 1.01.

## ARTICLE 3 – ENGINEER

3.01 The Idaho Falls City Engineer has the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

## ARTICLE 4 – CONTRACT TIMES

4.01. Time of the Essence

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract. Failure to meet Milestones or other timed performance obligations shall be considered a Material Breach.

4.02. Days to Achieve Milestones, Substantial Completion, and Final Payment

A. The Work will be substantially completed within 120 calendar days after the date when the Contract Times commence to run as provided in Paragraph SC-4.01 of the Supplementary Conditions, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within Contract time plus 15 calendar days after the date when Contract Times commence to run.

B. Milestone(s) if any, will be completed by the date(s) defined in the Special Provisions.

4.03. Liquidated Damages

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial loss if the Work is not completed within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty), Contractor shall pay Owner $500.00 for each day that expires after the time specified in Paragraph 4.02 above for Substantial Completion until the Work is substantially complete. After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within

the Contract Time or any proper extension thereof granted by Owner, Contractor shall pay Owner $250.00 for each day that expires after the time specified in Paragraph 4.02 above for completion and readiness for final payment until the Work is completed and ready for final payment.

## ARTICLE 5 – CONTRACT PRICE

5.01. Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents an amount in current funds as follows:

A. For all Work (including Unit Price Work), at the prices stated in Contractor's Cost Proposal, attached hereto as an exhibit.

## ARTICLE 6 – PAYMENT PROCEDURES

6.01. Submittal and Processing of Payments

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02. Progress Payments; Retainage

A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on or about the _25th__ day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below. All such payments will be measured by the schedule of values established as provided in Paragraph 2.05.A of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Engineer may determine or Owner may withhold, including but not limited to liquidated damages, in accordance with Paragraph 15.01 of the General Conditions.

a. Ninety-five percent of Work completed (with the balance being retainage).

b. Ninety-five percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to ninety-nine percent of the Work completed, less such amounts as Engineer shall determine in accordance with Paragraph 15.01.C.5 of the General Conditions and less two hundred percent of Engineer's estimate of the value of work to be completed or corrected as shown on the tentative list of items to be completed or corrected attached to the certificate of Substantial Completion. <u>If, at substantial completion, the character and progress of the work has been satisfactory, the OWNER may, at the OWNER'S sole discretion, reduce the amount of retainage being held.</u>

6.03. Final Payment

A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price, less one percent retainage, as recommended by Engineer as provided in said Paragraph 15.06.

B. Upon receipt of final tax release from the Idaho State Tax Commission, Owner shall pay the remaining one percent of the Contract Price.

## ARTICLE 7 – INTEREST

7.01. All moneys not paid when due as provided in Article 15 of the General Conditions shall bear interest at the rate of _12_ percent per annum.

## ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.01. In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents, and the other related data identified in the Contracting Documents.

B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Contractor is familiar with and is satisfied as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Contractor has carefully studied all: (1) reports of explorations and test of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities), if any, that have been identified in Paragraph SC-5.03 of the Supplementary Conditions, and (2) reports and drawings of Hazardous Environmental Conditions, if any, at the Site that have been identified in Paragraph SC-5.06 of the Supplementary Conditions.

E. Contractor has considered the information known to Contractor; information commonly known to contractors doing business in the

locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Contract Documents; and (3) Contractor's safety precautions and programs.

F. Based on the information and observations referred to in Paragraph 8.01.E above, Contractor does not consider that further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

H. Contractor has given Engineer Written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

J. The Contractor is an appropriately licensed public works contractor per Section 54-1902 (Idaho Code).

K. Contractor shall comply with all Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, neither Owner nor Engineer shall be responsible for monitoring Contractor's compliance with any Laws or Regulations.

## ARTICLE 9 – CONTRACT DOCUMENTS

9.01. Contents

A. The Contract Documents consist of the following:

1. This Agreement
2. Performance bond
3. Payment bond
4. Other bonds (None for this project)
5. General Conditions – Division 100 of the Idaho Standards for Public Works Construction.
6. Supplementary Conditions
7. Special Provisions
8. Standard Specifications and Standard Drawings – City of Idaho Falls Standard Drawings and Specifications (including by reference the Idaho Standards for Public Works Construction).
9. Drawings
10. Addenda
11. Exhibits to this Agreement (enumerated as follows):
    a. Contractor's Cost Proposal
    b. Documentation submitted by Contractor prior to Notice of Award
12. The following which may be delivered or issued on or after the Effective Date of the Agreement:
    a. Notice to Proceed
    b. Work Change Directives.
    c. Change Orders.

B. The documents listed in Paragraph 9.01.A above are not attached to this Agreement but are incorporated by reference.

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

## ARTICLE 10 – MISCELLANEOUS

10.01. Terms

A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.02. Assignment of Contract

A. No assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.03. Successors and Assigns

A. Owner and Contractor each bind itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.04. Severability

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents may be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.05. Non-Discrimination

A. In addition to the federal Title VI requirements elsewhere in the Contract Documents, Contractor shall comply with the provisions of Title 5, Chapter 11, City of Idaho Falls City Code. Contractor 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.

10.06. Contractor's Certifications

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.06:

1. "Corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the Contracting process or in the Contract execution.

2. "Fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the Contracting process or the execution of the Contract to the detriment of Owner, (b) to establish Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.

3. "Collusive practice" means a scheme or arrangement between two or more Contractors, with or without the knowledge of Owner, a purpose of which is to establish Contract prices at artificial, non-competitive levels; and

4. "Coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the Contracting process or affect the execution of the Contract.

B. Anti-Boycott Against Israel Act

1. Pursuant to Idaho Code section 67-2346, if payments under this Agreement exceed one hundred thousand dollars ($100,000) and Contractor employs ten or more persons, Contractor 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.

C. Anti-Boycott of Certain Sectors

1. Pursuant to Idaho Code § 67-2347A, if payments under this Agreement exceed one hundred thousand dollars ($100,000.00) and Contractor employs ten (10) or more persons, Contractor certifies that it is not currently engaged in, and will not for the

duration of the Agreement engage in, a boycott of any individual or company because the individual or company engages in or supports either (1) the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (2) the manufacture, distribution, sale, or use of firearms, as defined in Idaho Code § 18-3302(2)(d). The terms in this Paragraph that are defined in Idaho Code § 67-2347A shall have the meaning defined therein.

D. Certification of No Chinese Ownership

1. Pursuant to Idaho Code § 67-2359, the Awarded Proposer will be required to certify that it is not currently owned or operated by the government of the People's Republic of China and will not, for the duration of this Project, be owned or operated by the government of the People's Republic of China.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement. Counterparts have been delivered to Owner and Contractor. All portions of the Contract Documents have been signed or have been identified by Owner and Contractor or on their behalf.

This Agreement will be effective on _____ (which is the effective Date of the Agreement).

OWNER:

City of Idaho Falls

By: _____

Title: Mayor

(seal)

Attest: _____

Title: City Clerk

Address for giving notices:

PO Box 50220

Idaho Falls, ID 83405

CONTRACTOR:

Kesler Companies LLC

By: [signature]

Title: owner

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

(seal)

SHON M DENNING
Notary Public - State of Idaho
Commission Number 54057
My Commission Expires May 24, 2027

Attest: Shon M Denning

Title: Notary

Address for giving notices:

1758 47th St

Idaho Falls, ID

83401

Idaho Public Works Contractors License

No.: 071817

Federal EIN Number

No.: 82-3420843

# Form WH-5
# Public Works Contract Report

Contractors awarded Idaho public works contracts must submit this form to the Tax Commission within 30 days of receiving the award. (Idaho Code sections 54-1904A and 63-3624(g)).

Contract awarded by (public body and address)

City of Idaho Falls - Public Works Office 380 Constitution Way, Idaho Falls, ID 83402

Contract awarded to (contractor's name and address)

| State of incorporation | Federal Employer Identification Number (EIN) | Date qualified to do business in Idaho |
|---|---|---|
| Idaho | | |

Business operates as

☐ Sole Proprietorship ☐ Partnership ☐ Corporation ☐ LLC

Public works contractor license number

| Sole proprietor's Social Security number | Idaho sellers permit number | Idaho withholding tax permit number |
|---|---|---|
| | | |

| Awarding agency project number | Amount of contract |
|---|---|
| | $ |

Description and location of work to be performed

## Project Dates

Scheduled project start date: _____ Completion date: _____

If the following information isn't available at this time, please enter date it will be: _____

## All Subcontractors

| Name | | | Federal EIN |
|---|---|---|---|
| Address | | | Public works contractor license number |
| City | State | ZIP Code | Amount of subcontract $ |
| Description of work | | | |

| Name | | | Federal EIN |
|---|---|---|---|
| Address | | | Public works contractor license number |
| City | State | ZIP Code | Amount of subcontract $ |
| Description of work | | | |

| Name | | | Federal EIN |
|---|---|---|---|
| Address | | | Public works contractor number |
| City | State | ZIP Code | Amount of subcontract $ |
| Description of work | | | |

| Name | | | Federal EIN |
|---|---|---|---|
| Address | | | Public works contractor license number |
| City | State | ZIP Code | Amount of subcontract $ |
| Description of work | | | |

## All Subcontractors (*continued*)

| Name | | | Federal EIN |
|---|---|---|---|
| Address | | | Public works contractor license number |
| City | State | ZIP Code | Amount of subcontract $ |
| Description of work | | | |

| Name | | | Federal EIN |
|---|---|---|---|
| Address | | | Public works contractor license number |
| City | State | ZIP Code | Amount of subcontract $ |
| Description of work | | | |

| Name | | | Federal EIN |
|---|---|---|---|
| Address | | | Public works contractor license number |
| City | State | ZIP Code | Amount of subcontract $ |
| Description of work | | | |

## Suppliers

List your major suppliers of materials, equipment, and supplies. Include items removed from inventory and items provided to you by the government agency for use in this project.

| Name | | Federal EIN | Total value $ |
|---|---|---|---|
| Address | | Materials and equipment purchased and used | |
| City, State, ZIP Code | Phone number | Please select how sales or use tax was paid. ☐ Tax paid to supplier ☐ Tax paid to state* ☐ No tax was paid | |

| Name | | Federal EIN | Total value $ |
|---|---|---|---|
| Address | | Materials and equipment purchased and used | |
| City, State, ZIP Code | Phone number | Please select how sales or use tax was paid. ☐ Tax paid to supplier ☐ Tax paid to state* ☐ No tax was paid | |

| Name | | Federal EIN | Total value $ |
|---|---|---|---|
| Address | | Materials and equipment purchased and used | |
| City, State, ZIP Code | Phone number | Please select how sales or use tax was paid. ☐ Tax paid to supplier ☐ Tax paid to state* ☐ No tax was paid | |

*If you're reporting any untaxed materials, equipment, or supplies as "items subject to use tax" on your Idaho return, provide the period when you did or will report it: _____

If you paid tax to a state other than Idaho, write the name state next to "total value" boxes, above. For any tax due that you haven't reported yet, include payment with this form. You can make copies of this form is you need more room.

| **Sign Here** | Authorized signature | Print name | Phone number | Date |
|---|---|---|---|---|

File with the Idaho State Tax Commission, PO Box 36, Boise ID 83722-0410

For more information, call (208) 334-7618 | Fax: (208) 332-6619 | Email: **contractdesk@tax.idaho.gov**

**NOTICE TO PROCEED**
**City of Idaho Falls Lighting Upgrade**
**PROJECT NO. OTH-2025-35 / Key #23247**

Date:_____

Contractor: _____

You are notified that the Contract Times under the above Contract will commence to run on _____. On or before that date, you are to start performing your obligations under the Contract Documents. In accordance with Article 4 of the Agreement, the number of calendar days to achieve Substantial Completion is 120, and the number of calendar days to achieve readiness for final payment is *Contract time plus 15.* Milestone(s) if any, is to be achieved by the date defined in the Special Provisions.

Before you may start any Work at the Site, Paragraph 2.01.B of the General Conditions provides that you and Owner must each deliver to the other (with copies to Engineer and other identified additional insureds and loss payees) certificates of insurance which each is required to purchase and maintain in accordance with the Contract Documents.

Also, before you start any Work at the Site, you must: _____

_____

_____

Owner: City of Idaho Falls

Given by:

_____
Authorized Signature

Construction Inspection Manager
Title

_____
Date

# PERFORMANCE BOND
# City of Idaho Falls Lighting Upgrade
# PROJECT NO. OTH-2025-35 / Key #23247

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

---

CONTRACTOR *(Name and Address)*:

SURETY *(Name and Address of Principal Place of Business)*

OWNER *(Name and Address)*:
City of Idaho Falls
PO Box 50220
Idaho Falls, ID 83405

CONTRACT
Effective Date of Agreement:
Amount *(Figures)*:
Description *(Name and Locations)*:

BOND
Bond Number:
Date *(Not earlier than Effective Date of Agreement)*:
Amount:
Modifications to this Bond Form:

Surety and Contractor, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Performance Bond to be duly executed by an authorized officer, agent or representative.

**CONTRACTOR AS PRINCIPAL**

_____
Contractor's Name and Corporate Seal

By: _____
Signature

_____
Print Name

_____
Title

Attest: _____
Signature

_____
Title

**SURETY**

_____
Surety's Name and Corporate Seal

By: _____
Signature (Attach Power of Attorney)

_____
Print Name:

_____
Title

Attest:_____
Signature

_____
Title

Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to Owner for the performance of the Contract, which is incorporated herein by reference.

1. If Contractor performs the Contract, Surety and Contractor have no obligation under this Bond, except to participate in conferences as provided in Paragraph 2.1.

2. If there is no Owner default, Surety's obligation under this Bond shall arise after:

   2.1 Owner has notified Contractor and Surety, at the addresses described in Paragraph 9 below, that Owner is considering declaring a Contractor Default and has requested and attempted to arrange a conference with Contractor and Surety to be held not later than 15 days after receipt of such notice to discuss methods of performing the Contract. If Owner, Contractor, and Surety agree, Contractor shall be allowed a reasonable time to perform the Contract, but such an agreement shall not waive Owner's right, if any, subsequently to declare a Contractor Default; and

   2.2 Owner has declared a Contractor default and formally terminated Contractor's right to complete the Contract. Such Contractor Default shall not be declared earlier than 20 days after Contractor and Surety have received notice as provided in Paragraph 2.1; and

   2.3 Owner has agreed to pay the balance of the Contract Price:

      1. Surety in accordance with the terms of the Contract; or

      2. Another contractor selected pursuant to Paragraph 3.3 to perform the Contract.

3. When Owner has satisfied the conditions of Paragraph 2, Surety shall promptly, and Surety's expense, take one of the following actions:

   3.1 Arrange for Contractor, with consent of Owner, to perform and complete the Contract; or

   3.2 Undertake to perform and complete the Contract itself, through its agents or through independent contractors; or

   3.3 Obtain bids or negotiated proposals from qualified contractors acceptable to Owner for a contract for performance and completion of the Contract, arrange for a contract to be prepared for execution by Owner and contractor selected with Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Contract, and pay to Owner the amount of damages as described in Paragraph 5 in excess of the balance of the Contract Price incurred by Owner resulting from Contractor Default; or

   3.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:

      1. After investigation, determine the amount for which it may be liable to Owner and as soon as practicable after the amount is determined, tender payment therefor to Owner: or

      2. Deny liability in whole or in part and notify Owner citing reasons therefor.

4. If Surety does not proceed as provided in Paragraph 3 with reasonable promptness, Surety shall be deemed to be in default on this Bond 15 days after receipt of an additional written notice from Owner to Surety demanding that Surety perform its obligations under this Bond, and Owner shall be entitled to enforce any remedy available to Owner. If Surety proceeds as provided in Paragraph 3.4, and Owner refuses the payment tendered or Surety has denied liability, in whole or in part, without further notice Owner shall be entitled to enforce any remedy available to Owner.

5. After Owner has terminated Contractor's right to complete the Contract, and if Surety elects to act under Paragraph 3.1, 3.2, or 3.3 above, then the responsibilities of Surety to Owner shall not be greater than those of Contractor under the Contract, and responsibilities of Owner to Surety shall not be greater than those of Owner under the Contract. To the limit of the amount of this Bond, but subject to commitment by Owner of the Balance of the Contract Price to mitigation of costs and damages on the Contract, Surety is obligated without duplication for:

   5.1 The responsibilities of Contractor for correction of defective Work and completion of the Contract;

   5.2 Additional legal, design professional, and delay costs resulting from Contractor's Default, and resulting from the actions of or failure to act of Surety under Paragraph 3; and

   5.3 Liquidated damages, or if no liquidated damages are specified in the Contract, actual damages caused by delayed performance or non-performance of Contractor.

6. Surety shall not be liable to Owner or others for obligations of Contractor that are unrelated to the Contract, and the balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than Owner or its heirs, executors, administrators, or successors.

7. Surety hereby waives notice of any change, including changes of time, to Contract or to related subcontracts, purchase orders, and other obligations.

8. Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the Work or part of the Work is located, and shall be instituted within two years after Contractor default or within two years after Contractor ceased working or within two years after Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as defense in the jurisdiction of the suit shall be applicable.

9. Notice to Surety, Owner, or Contractor shall be mailed or delivered to the address shown on the signature page.

10. When this Bond has been furnished to comply with a statutory requirement in the location where the Contact was to be performed, any provision in this Bond conflicting with said statutory requirement shall be deemed deleted herefrom and provisions conforming to such statutory requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

11. Definitions.

   11.1 Balance of the Contract Price: the total amount payable by owner to Contractor under the Contract after all proper adjustments have been made, including allowance to Contractor of any amounts received or to be received by Owner in settlement of insurance or other Claims for damages to which Contractor is entitled, reduced by all valid and proper payments made to or on behalf of Contractor under the Contract.

   11.2 Contract: The agreement between Owner and Contractor identified on the signature page, including all Contract Documents and changes thereto.

   11.3 Contactor Default: Failure of Contractor, which has neither been remedied nor waived, to perform or otherwise to comply with the terms of the Contract.

   11.4 Owner Default: Failure of Owner, which has neither been remedied nor waived, to pay Contractor as required by the Contract or to perform and compete or otherwise comply with the other terms thereof.

# PAYMENT BOND
## City of Idaho Falls Lighting Upgrade
## PROJECT NO. OTH-2025-35 / Key #23247

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

---

CONTRACTOR *(Name and Address)*:

SURETY *(Name and Address of Principal Place of Business)*

OWNER *(Name and Address)*:
City of Idaho Falls
PO Box 50220
Idaho Falls, ID 83405

CONTRACT
Effective Date of Agreement:
Amount *(Figures)*:
Description *(Name and Locations)*:

BOND
Bond Number:
Date *(Not earlier than Effective Date of Agreement)*:
Amount:
Modifications to this Bond Form:

Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth below, do each cause this Payment Bond to be duly executed by an authorized officer, agent or representative.

**CONTRACTOR AS PRINCIPAL**

_____
Contractor's Name and Corporate Seal

By: _____
Signature

_____
Print Name

_____
Title

Attest: _____
Signature

_____
Title

**SURETY**

_____
Surety's Name and Corporate Seal

By: _____
Signature (Attach Power of Attorney)

_____
Print Name:

_____
Title

Attest:_____
Signature

_____
Title

1. Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to Owner to pay for labor, materials, and equipment furnished by Claimants for use in the performance of the Contract, which is incorporated herein by reference.

2. With respect to Owner, this obligation shall be null and void if Contractor:

   Promptly makes payment, directly or indirectly, for all sums due Claimants, and

   Defends, indemnifies, and holds harmless Owner from all claims, demands, liens, or suits alleging nonpayment by Contractor by any person or entity who furnished labor, materials, or equipment for use in the performance of the Contract, provided Owner has promptly notified Contractor and Surety (at the addresses described in Paragraph 12) of any Claims, demands, liens or suits and tendered defense of such claims, demands, liens or suits to Contractor and Surety, and provided there is no Owner Default.

3. With respect to Claimants, this obligation shall be null and void if Contractor promptly makes payment, directly or indirectly, for all sums due.

4. Surety Shall have no obligation to Claimants under this Bond until:

   Claimants who are employed by or have a direct contract with Contractor have given notice to Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to Owner, stating that a claim is being made under this Bond and, with substantial accuracy, the amount of the claim.

   Claimants who do not have a direct contract with Contractor:

   1. Have furnished written notice to Contractor and sent a copy, or notice thereof, to Owner, within 90 days after having last performed labor or last furnished materials or equipment included in the claim stating, with substantial accuracy, the amount of the claim and the name of the party to whom the materials or equipment were furnished or supplied, or for whom the labor was done or performed; and

   2. Have either received a rejection in whole or in part from Contractor, or not received within 30 days of furnishing the above notice any communication from Contractor by which Contractor had indicated the claim will be paid directly or indirectly; and

   3. Not having been paid within the above 30 days, have sent a written notice to Surety (at the address described in Paragraph 12) and sent a copy, or notice thereof, to Owner, stating that a claim is being made under this bond and enclosing a copy of the previous written notice furnished to Contractor.

5. If a notice by a Claimant required by Paragraph 4 is provided by Owner to Contractor or to Surety that is sufficient compliance.

6. When a Claimant has satisfied the conditions of Paragraph 4, the Surety shall promptly and at Surety's expense take the following actions:

   Send an answer to that Claimant, with a copy to Owner, within 45 days after receipt of the claim, stating the amounts that are undisputed and basis for challenging any amounts that are disputed.

   Pay or arrange for payment of any undisputed amounts.

7. Surety's total obligation shall not exceed the amount of this Bond, and the amount of this Bond shall be credited for any payments made in good faith by Surety.

8. Amounts owed by Owner to Contractor under the Contract shall be used for the performance of the Contract and to satisfy claims, if any, under any performance bond. By Contractor furnishing and Owner accepting this Bond, they agree that all funds earned by Contractor in the performance of the Contract are dedicated to satisfy obligations of Contractor and Surety under this Bond, subject to Owner's priority to use the funds for the completion of the Work.

9. Surety shall not be liable to Owner, Claimants, or others for obligations of Contractor that are unrelated to the Contract. Owner shall not be liable for payment of any costs or expenses of any Claimant under this bond, and shall have under this Bond no obligations to make

payments to, give notices on behalf of, or otherwise have obligations to Claimants under this Bond.

10. Surety hereby waives notice of any change, including changes of time, to the Contract or to related subcontracts, purchase orders, and other obligations.

11. No suit or action shall be commenced by a Claimant under this bond other than in a court of competent jurisdiction in the location in which the Work or part of the Work is located or after the expiration of one year from the date (1) on which the claimant gave the notice required by Paragraph 4.1 or Paragraph 4.2.3, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

12. Notice to Surety, Owner or Contractor shall be mailed or delivered to the addresses shown on the signature page. Actual receipt of notice by Surety, Owner, or Contractor, however accomplished, shall be sufficient compliance as of the date received at the address shown on the signature page.

13. When this Bond has been furnished to comply with a statutory requirement in the location where the Contract was to be performed, any provisions in this Bond conflicting with said statutory requirement shall be deemed deleted herefrom and provisions conforming to such statutory requirement shall be deemed incorporated herein. The intent is that this Bond shall be construed as a statutory Bond and not as a common law bond.

14. Upon request of any person or entity appearing to be a potential beneficiary of this Bond, Contractor shall promptly furnish a copy of this Bond or shall permit a copy to be made.

15. Definitions

    Claimant: An individual or entity having a direct contract with Contractor, or with a first-tier subcontractor of Contractor, to furnish labor, materials, or equipment for use in the performance of the Contract. The intent of the Bond shall be to include without limitation in the terms “labor, materials or equipment” that part of water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Contract, architectural and engineering services required for performance of the Work of Contractor and Contractor’s subcontractors, and all other items for which a mechanic’s lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.

    Contract: The agreement between Owner and Contractor identified on the signature page, including all Contract Documents and changes thereto.

    Owner Default: Failure of Owner, which has neither been remedied nor waived, to pay Contractor as required by the Contract, or to perform and complete or otherwise comply with the other terms thereof.

**SUPPLEMENTARY CONDITIONS**
**City of Idaho Falls Lighting Upgrade**
**PROJECT NO. OTH-2025-35 / Key #23247**

These Supplementary Conditions amend or supplement the Standard General Conditions of the Construction Contract, ISPWC Division 100. All provisions which are not so amended or supplemented remain in full force and effect.

The terms used in these Supplementary Conditions have the meanings stated in the General Conditions. Additional terms used in these Supplementary Conditions have the meanings stated below, which are applicable to both the singular and plural thereof.

The address system used in these Supplementary Conditions is the same as the address system used in the General Conditions, with the prefix "SC" added thereto.

SC-2.01 **Delete** Paragraphs 2.01.B and C. in their entirety and **insert** the following in their place:

B. *Evidence of Contractor's Insurance:* When Contractor delivers the signed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner copies of the policies (including all endorsements, and identification of applicable self-insured retentions and deductibles) of insurance required to be provided by Contractor in this Contract. Contractor may block out (redact) any confidential premium or pricing information contained in any policy or endorsement furnished under this provision.

C. *Evidence of Owner's Insurance:* After receipt from Contractor of the signed counterparts of the Agreement and all required bonds and insurance documentation, Owner shall promptly deliver to Contractor copies of the policies of insurance to be provided by Owner in this Contract (if any). Owner may block out (redact) any confidential premium or pricing information contained in any policy or endorsement furnished under this provision.

SC-2.02 **Delete** Paragraph 2.02.A in its entirety and **insert** the following in its place:

A. Owner shall furnish to Contactor up to _2_ printed or hard copies of the Contract Documents (including one fully signed counterpart of the Agreement), and one copy in electronic portable document format (PDF). Additional copies will be furnished upon request at the cost of reproduction.

SC-2.03 **Delete** Paragraph 2.03.A and **insert** the following in its place (retaining all subparagraphs to 2.03.A):

A. *Preliminary Schedules*: At or before the Preconstruction Conference, Contractor shall submit to Engineer for timely review:

**Add** Paragraph 2.03.B:

B. When Contractor delivers the signed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner the WH-5 form Public Works Contract Report in conformance with Idaho Code Sections 54-1904A and 63-3624(G) and Affidavit of Payment of Securement of all taxes in conformance with Title 63, Chapter 15 Idaho Code.

SC-4.01 **Delete** Paragraph 4.01.A in its entirety and **insert** the following in its place:

A. The Contract times will commence to run on the day indicated in the Notice to Proceed.

SC-4.03 **Delete** Paragraph 4.03.A in its entirety and **insert** the following in its place:

A. The City of Idaho Falls Public Works, Engineering Division will provide all control and stakes for both horizontal and vertical control of lines and grades for this project. The initial staking work shall be done at no expense to the Contractor. The cost of re-staking necessitated by the Contractor's failure to adequately protect the stakes will be deducted from payment to the Contractor at the rate of 2.11 times the raw staff wages needed to perform the re-staking. The request for stakes will follow the initial schedule set up in the Pre-construction Meeting. If the Contractor has to deviate from this schedule, then the Contractor shall notify the Engineer of the need for staking no less than 48 hours prior to the time the stakes will be needed. Contractor shall report to Engineer whenever any property monument is lost or destroyed or requires relocation because of necessary changes in grades or locations, and shall be responsible for the accurate replacement or relocation of such property monuments by professionally qualified personnel.

SC-5.03 **Delete** Paragraph 5.03.C in its entirety and **insert** the following in its place:

C. The reports and drawings identified by Owner are listed for the information and convenience of Contractor, but are not Contract Documents. Contractor may not rely upon or make any claim against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors with respect to the completeness or accuracy of the information contained therein.

**Add** the following new paragraphs immediately after Paragraph 5.03.D:

E. The following report(s) of explorations and tests of subsurface conditions at or contiguous to the Site are known to the Owner:

1. None

F. The following drawings of physical conditions relating to existing surface or subsurface structures at the Site (except Underground Facilities) are known to Owner:

1. None

G. Copies of reports and drawings identified in Paragraphs E. and F. that are not included with the Bidding Documents may be examined at the City of Idaho Falls Public Works Engineering Division office during regular business hours.

SC-5.06 **Add** the following new Paragraphs 5.06.A.4 and 5.06.A.5:

4. The following report(s) regarding Hazardous Environmental Conditions at the Site are known to the Owner:

a. None

5. The following drawings regarding Hazardous Environmental Conditions at the Site are known to Owner:

a. None

**Delete** Paragraph 5.06.B in its entirety and **insert** the following in its place:

B. The reports and drawings identified by Owner are listed for the information and convenience of Contractor, but are not Contract Documents. Contractor may not rely upon or make any claim against Owner or Engineer, or any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors with respect to the completeness or accuracy of the information contained therein.

SC-6.01 **Add** the following new paragraphs immediately after Paragraph 6.01.A:

1. *Required Performance Bond Form:* The performance bond that Contractor furnishes will be in the form of Document 00610.

2. *Required Payment Bond Form:* The payment bond that Contractor furnishes will be in the form of Document 00615.

**Add** the following new paragraph immediately after Paragraph 6.01.H:

I. Contractor shall comply with the right-of-way permitting requirements of the agency having jurisdiction over the right-of-way wherein Work is to be performed, including any standard bonding that may be required by said agency in connection with any permits or licensing.

SC-6.03 **Add** the following new paragraph immediately after Paragraph 6.03.C**:**

D. The limits of liability for the insurance required by Paragraph 6.03 of the General Conditions shall provide coverage for not less than the following amounts or greater where required by Laws and Regulations:

1. Workers' Compensation, and related coverages under Paragraph 6.03.A of the General Conditions:

| | |
|---|---|
| a. State: | Statutory |
| b. Applicable Federal (e.g., Longshoreman's): | Statutory |
| c. Employer's Liability: | $1,000,000 |

2. Contractor's General Liability under Paragraphs 6.03.A of the General Conditions which shall include completed operations and product liability coverages and eliminate the exclusion with respect to property under the care, custody and control of Contractor:

| | |
|---|---|
| a. General Aggregate | $2,000,000 |
| b. Products – Completed Operations Aggregate | $1,000,000 |
| c. Personal and Advertising Injury | $1,000,000 |
| d. Each Occurrence (Bodily Injury and Property Damage) | $1,000,000 |
| e. Property Damage liability insurance will provide Explosion, Collapse, and Under-ground coverages where applicable. | |
| f. Excess or Umbrella Liability | |
| General Aggregate | $1,000,000 |
| Each Occurrence | $1,000,000 |

3. Automobile Liability under Paragraph 6.03.A of the General Conditions:

| | |
|---|---|
| a. Combined Single Limit | $1,000,000 |

4. The Contractual Liability coverage required by Paragraph 6.03.A of the General Conditions shall provide coverage for not less than the following amounts:

a. Bodily Injury:

| | |
|---|---|
| Each person | $1,000,000 |
| Each Accident | $1,000,000 |

b. Property Damage:

| | |
|---|---|
| Each Accident | $1,000,000 |
| Annual Aggregate | $1,000,000 |

SC-6.04 **Supplement** Paragraph 6.04 of the General Conditions with the following provisions:

F. *Builder's Risk Requirements:* Contactor shall purchase and maintain property insurance upon the Work at the Site in the amount of the full replacement cost thereof. Contractor shall be responsible for any deductible or self-insured retention. This insurance shall:

1) be written on a builder's risk "all risk" policy form that at a minimum includes insurance for physical loss or damage to the Work, temporary buildings, falsework, and materials and equipment stored and in transit, and must not exclude the coverage of the following risks: fire; windstorm; hail; flood; earthquake, volcanic activity, and other earth movement; lightning; riot; civil commotion; terrorism; vehicle impact; aircraft; smoke; theft; vandalism and malicious mischief; mechanical breakdown, boiler explosion, and artificially generated electric current; collapse; explosion; debris removal; demolition occasioned by enforcement of Laws and Regulations; and water damage (other than that caused by flood).

a. Such policy will include an exception that results in coverage for ensuing losses from physical damage or loss with respect to any defective workmanship, methods, design, or materials exclusions.

b. If insurance against mechanical breakdown, boiler explosion, and artificially generated electric current; earthquake, volcanic activity, and other earth movement; or flood, are not commercially available under builder's risk policies, by endorsement or otherwise, such insurance will be provided through other insurance policies acceptable to Owner and Contractor.

2) cover, as insured property, at least the following: (a) the Work and all materials, supplies, machinery, apparatus, equipment,

fixtures, and other property of a similar nature that are to be incorporated into or used in the preparation, fabrication, construction, erection, or completion of the Work, including Owner-furnished or assigned property; (b) spare parts inventory required within the scope of the Contract; and (c) temporary works which are not intended to form part of the permanent constructed Work but which are intended to provide working access to the Site, or to the Work under construction, or which are intended to provide temporary support for the Work under construction, including scaffolding, form work, fences, shoring, falsework, and temporary structures.

3) cover expenses incurred in the repair or replacement of any insured property (including but not limited to fees and charges of contractors, engineers, and architects).

4) extend to cover damage or loss to insured property while in temporary storage at the Site or in a storage location outside the Site (but not including property stored at the premises of a manufacturer or Supplier). If this coverage is subject to a sublimit, such sublimit will be a minimum of the replacement value of such property.

5) extend to cover damage or loss to insured property while in transit. If this coverage is subject to a sublimit, such sublimit will be a minimum of the replacement value of such property.

6) allow for the waiver of the insurer's subrogation rights, as set forth in the Contract.

7) allow for partial occupancy or use by Owner, without cancellation or lapse of coverage.

8) include performance/hot testing and start-up, if applicable.

9) be maintained in effect until the Work is complete, as set forth in Paragraph 15.06.D of the General Conditions.

10) include as named insureds the Owner, Contractor, Subcontractors (of every tier), Engineer, and Engineer's Consultants. For purposes of Paragraphs 6.04, 6.05, and 6.06 of the General Conditions, and this and all other corresponding Supplementary Conditions, the parties required to be insured will be referred to collectively as "insureds."

11) include, in addition to the Contract Price amount, the value of

all equipment and materials (if any) to be installed by the Contractor but furnished by the Owner or third parties as indicated in Document 00820 of the Contract Documents.

**Delete** Paragraph 6.04.D in its entirety and **insert** the following in its place:

D. *Partial Occupancy or Use by Owner:* The property insurance shall contain no partial occupancy restriction for utilization of the Project by the Owner for the purpose intended.

SC-7.03 **Add** the following subparagraph after Paragraph 7.03.C of the General Conditions.

1. Contractor (and subcontractors) regular working hours consist of up to 10 working hours within an 11 – hour period between 7:00 a.m. and 6:00 p.m., excluding Sundays and holidays.

SC-8.02 **Delete** paragraph 8.02.A and 8.02.B in their entirety and insert the following:

A. If Owner intends to contract with others for the performance of other work at or adjacent to the site, to perform other work at or adjacent to the site with Owner's employees, or to arrange to have utility owners perform work at or adjacent to the site, coordination requirements will be set forth in the Special Provisions.

SC-13.03 **Delete** Paragraph 13.03.E in its entirety and **insert** the following in its place:

E. *Adjustments in Unit Price*

1. Contractor or Owner shall be entitled to an adjustment in the unit price with respect to an item of Unit Price Work if:

   a. the extended price of a particular item of Unit Price Work amounts to 10 percent or more of the Contract Price (based on estimated quantities at the time of Contract formation) and the variation in the quantity of that particular item of Unit Price Work actually furnished or performed by Contractor differs by more than 25 percent from the estimated quantity of such item indicated in the Agreement; and

   b. Contractor's unit costs to perform the item of Unit Price Work have changed materially and significantly as a result of the quantity change.

2. The adjustment in unit price will account for and be coordinated with any related changes in quantities of other items of Work, and in Contractor's costs to perform such other Work, such that the resulting overall change in Contract Price is equitable to Owner and Contractor.

3. Adjusted unit prices will apply to all units of that item.

SC-15.01 **Delete** paragraph 15.01.D.1 of the General Conditions in its entirety and **insert** the following in its place:

1. Thirty days after presentation of the Application for Payment to Owner with Engineer's recommendation, the amount recommended will (subject to the provisions of Paragraph 15.01.E) become due, and when due will be paid by Owner to Contractor.

SC-17.02 **Add** the following new paragraph immediately after Paragraph 17.02:

17.02 *Arbitration*

A. All matters subject to final resolution under this Article will be settled by arbitration administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules (subject to the conditions and limitations of this Paragraph SC-17.02). Any controversy or claim in the amount of $100,000 or less will be settled in accordance with the American Arbitration Association's supplemental rules for Fixed Time and Cost Construction Arbitration. This agreement to arbitrate will be specifically enforceable under the prevailing law of any court having jurisdiction.

B. The demand for arbitration will be filed in writing with the other party to the Contract with the selected arbitration administrator, and a copy will be sent to Engineer for information. The demand for arbitration will be made within the specific time required in Article 17, or if no specified time is applicable within a reasonable time after the matter in question has arisen, and in no event will any such demand be made after the date when institution of legal or equitable proceedings based on such matter in question would be barred by the applicable statute of limitations.

C. The arbitrator(s) must be licensed engineers, contractors, attorneys, or construction managers. Hearings will take place pursuant to the standard procedures of the Construction Arbitration Rules that contemplate in-person hearings. The arbitrators will have no authority to award punitive or other damages not measured by the prevailing party's actual damages, except as may be required by statute or the Contract. Any award in an arbitration initiated under this clause will be limited to monetary damages and

include no injunction or direction to any party other than the direction to pay a monetary amount.

D. The arbitrators will have the authority to allocate the costs of the arbitration process among the parties, but will only have the authority to allocate attorneys' fees if a specific Law or Regulation or this Contract permits them to do so.

E. The award of the arbitrators must be accompanied by a reasoned written opinion and a concise breakdown of the award. The written opinion will cite the Contract provisions deemed applicable and relied on in making the award.

F. The parties agree that failure or refusal of a party to pay its required share of the deposits for arbitrator compensation or administrative charges will constitute a waiver by that party to present evidence or cross-examine witness. In such event, the other party shall be required to present evidence and legal argument as the arbitrator(s) may require for the making of an award. Such waiver will not allow for a default judgment against the non-paying party in the absence of evidence presented as provided for above.

G. No arbitration arising out of or relating to the Contract will include by consolidation, joinder, or in any other manner any other individual or entity (including Engineer, and Engineer's consultants and the officers, directors, partners, agents, employees or consultants of any of them) who is not a party to the Contract unless:

1. the inclusion of such other individual or entity will allow complete relief to be afforded among those who are already parties to the arbitration;

2. such other individual or entity is substantially involved in a question of law or fact which is common to those who are already parties to the arbitration, and which will arise in such proceedings;

3. such other individual or entity is subject to arbitration under a contract with either Owner or Contractor, or consents to being joined in the arbitration; and

4. the consolidation or joinder is in compliance with the arbitration administrator's procedural rules.

H. The award will be final. Judgment may be entered upon it in any court having jurisdiction thereof, and it will not be subject to

modification or appeal, subject to provisions of the Laws and Regulations relating to vacating or modifying an arbitral award.

I. Except as may be required by Laws or Regulations, neither party nor an arbitrator may disclose the existence, content, or results of any arbitration hereunder without the prior written consent of both parties, with the exception of any disclosure required by Laws and Regulations or the Contract. To the extent any disclosure is allowed pursuant to the exception, the disclosure must be strictly and narrowly limited to maintain confidentiality to the extent possible.

**SPECIAL PROVISIONS**
**City of Idaho Falls Lighting Upgrade**
**PROJECT NO. OTH-2025-35**

Digitally signed by AJ Morin
Date 2026.05.06 '08:42:28 -06'00

PROFESSIONAL ENGINEER
LICENSED
1961275
STATE OF IDAHO
ALFRED J. MORIN II

## Contents


GENERAL INFORMATION ..... 2
SCHEDULE OF WORK ..... 2
GROUND DISTURBANCE ..... 2
INLET PROTECTION ..... 2
MATERIAL SOURCES ..... 2
UTILITY LOCATIONS ..... 2
UTILITY SERVICE ..... 3
PUBLIC NOTIFICATION ..... 3
BUSINESS ACCESS ..... 3
RESIDENTIAL ACCESS ..... 3
TRAFFIC CONTROL ..... 3
DISPOSAL OF WASTE; COMPLIANCE WITH ENVIRONMENTAL LAWS ..... 4
GENERAL CLEANUP ..... 5
SURVEY CONTROL AND STAKES ..... 5
OWNER RELEASES ..... 5
REMOVE AND RESET SIGNS ..... 5
AS-BUILT DRAWINGS ..... 6
SPECIAL PROVISION BID ITEMS ..... 7
S1111 STREET LIGHT & FOUNDATION, 40 FT ROADWAY (BREAK AWAY) ..... 7
S1112 REMOVE WIRE CONDUCTOR – UNDERGROUND ..... 7
S1114 SECONDARY SERVICE PEDESTAL (GROUND SLEEVE) (IFP) ..... 8
S1115 POWER POLE RISER – SECONDARY 3” ..... 8
S1116 WIRE CONDUCTOR, #10/4 THWN (R, BLK, WHT, GRN) ..... 9
S1117 WIRE CONDUCTOR, #1/0 AL TRIPLEX ..... 10
S1118 SERVICE PEDESTAL (CABINET) ..... 10

## GENERAL INFORMATION

Perform and complete all work associated with this project in conformance with these Contract Documents, the construction drawings pertaining to this project, the current City of Idaho Falls Standard Drawings and Specifications, any applicable Federal, State and Local requirements and as directed by the Engineer.

## SCHEDULE OF WORK

Complete all work associated with this project in the time frame disclosed under Article 6 of Document 00410 (Bid Form). Submit a construction schedule at or before the preconstruction conference detailing durations for major aspects of the work to be performed. Notice to Proceed will be issued and Contract Time accounting will commence no later than **August 3, 2026**.

## GROUND DISTURBANCE

It is estimated that less than 1 acre of ground disturbance will occur as a result of this project. Therefore, no Storm Water Pollution Prevention Plan is required.

## INLET PROTECTION

Protect and maintain those storm water inlets encountered within the project limits or that collect storm water from the project site. Utilize an approved BMP. The work will be considered incidental to other pay items. No separate payment will be made.

## MATERIAL SOURCES

Furnish, from the Contractor's own source or from a commercial source and approved by the City of Idaho Falls, all materials such as portland cement concrete, asphalt plantmix pavement, 3/4-inch aggregate for base and any required backfill material such as granular borrow, base stabilization gravel, etc.

## UTILITY LOCATIONS

Request a location of all utilities prior to commencement of any phase of construction. This location must be obtained by calling 811 to locate all utilities. Additional locations in the same area for a specific utility should be arranged with the individual utility at the time of the scheduled "Locate". Maintain a record of these locations for use during construction.

**NOTE: THE LOCATION OF VARIOUS UTILITIES IS APPROXIMATE, DEPTH IS UNKNOWN. LOCATIONS, IF ANY, ARE PICTORIAL REPRESENTATION ONLY.**

## UTILITY SERVICE

Maintain all utility services in a manner as to cause the least inconvenience to property owners affected by the Work. Should utility service be necessarily disrupted as a result of the Contractor's operations, provide utility service to the property owner when not actually working on that utility and maintain service to the property owner until the Work is completed.

## PUBLIC NOTIFICATION

Notify individual businesses affected by the Work one (1) week prior to the start of construction. Notify the public of the Work forty-eight (48) hours prior to the start of construction, through the local news media, specifically the local newspaper, a local radio station and a local television station. Include in all notices the Project name, the Contractor's name, the Contractor's phone number, the type of work to be performed, tentative start and end of construction, and any anticipated disruption of services. Any changes which may affect the start or end of construction by more than one week require re-notification of the public and all businesses of the changed schedule. The above notifications may be waived if the City determines it to be unnecessary.

Notify all pertinent agencies such as School District Bus personnel, INL Bus personnel at telephone number 360-5486, Fire Department, Police Department, Sanitation Department, U.S. Post Office, etc. of any road closures, detours, etc. which might affect their normal operations. Provide such notices with enough time for those agencies to reschedule their affected personnel and customers.

## BUSINESS ACCESS

Keep the businesses within the project area continually advised of the proposed schedule of operations. Provide continuous access to and from those businesses and parking lots. Schedule street construction such that there is continuous access from one end or the other for fire and police protection, garbage collection, and freight or merchandise deliveries.

## RESIDENTIAL ACCESS

To the extent possible, keep those individual property owners affected by the project aware of the progression of Work. In addition, the Contractor shall minimize impacts to residential access during construction.

## TRAFFIC CONTROL

Adhere to City of Idaho Falls traffic control policy, which can be accessed on the website: https://www.idahofallsidaho.gov/352/Design-Construction-Standards

Perform the Work in such manner that traffic can be safely and efficiently maintained within the construction area. Ensure that traffic access to all signalized intersections is maintained at all times, unless otherwise approved by the Engineer in writing. Keep all streets under construction open to traffic unless otherwise approved. Cooperate with the Police and Fire Departments to adequately ensure that fire protection access requirements and vehicular traffic control and access are being provided.

Submit a construction schedule detailing areas and type of work to be performed and a traffic control plan to minimize delays and to protect the public traffic. Conform to the current Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) and include details on proposed detours or changes in traffic control devices or pavement markings. **Perform no work until a traffic control plan has been approved by the City Engineer and all traffic control devices have been installed.**

Furnish, erect, maintain, and remove all necessary construction signs, barricades, and traffic control devices required on this project in accordance with the approved traffic control plan. Any costs associated with the furnishing and maintenance of the various required traffic control devices shall be incidental to and included in other bid items.

Furnish an individual or individuals certified as a Traffic Control Supervisor by the American Traffic Safety Services Association (ATSSA) and knowledgeable in traffic control procedures to maintain safe and efficient traffic control for the project at all times when the work is in progress. Such individual or individuals shall have traffic control as a primary responsibility and duty, shall be present on site to direct the work of the technicians and flaggers, and shall be available at all times that work is in progress to perform these duties. For any needed flagging activities, provide individuals with ATSSA Flagger certification. For all other traffic control workers on site, provide individuals with ATSSA Traffic Control Technician or Traffic Control Supervisor certification. During non-working days and non-working hours, certified individuals need not be on duty, but shall be readily available by telephone contact to perform maintenance of traffic control devices as necessary. During non-working days, certified individual(s) shall review project traffic control at least twice daily and perform any maintenance needed. **Have certification cards for each individual available on their person at all times that they are performing traffic control duties.**

## DISPOSAL OF WASTE; COMPLIANCE WITH ENVIRONMENTAL LAWS

Remove, transport and properly dispose of all asphalt, debris, and waste material removed from the work site as required under the terms and conditions hereof at the Contractor’s sole expense and in accordance with all statutes, laws, regulations and ordinances of the United States government, the State of Idaho or other

agencies or local governments having jurisdiction thereof. Prior to the disposal of any hazardous chemical or regulated waste at any landfill, provide written proof satisfactory to the City that the operator of such landfill possesses all permits and licenses required by law in order to accept waste to be removed from the project site. Prior to acceptance of the Work by the City, and as a condition of Owner's release of any retainage, deliver to the City a certificate from the operator of any landfill wherein such waste has been delivered, stating that all such waste material has been properly disposed of in accordance with all such laws, statutes and regulations. Indemnify and hold the City harmless from all fines, penalties, costs, claims and demands of any kind, including attorney's fees and court costs, arising from any act or omission by Contractor while removing, transporting or disposing of any hazardous substance or regulated waste at the project site.

## GENERAL CLEANUP

Perform general cleanup of the project site, such as smoothing and rounding of back slopes, leveling mounds, filling voids with appropriate material and removal of all excess material and in all other respects meeting the requirements of the General Conditions (see especially Paragraph 5.02.C). Any material used to meet the requirements of this paragraph is considered incidental to the project and no additional compensation will be allowed.

## SURVEY CONTROL AND STAKES

See Paragraph SC-4.03 of the Supplementary Conditions for City and Contractor responsibilities with regards to staking and monuments.

## OWNER RELEASES

Prior to any work adjacent and/or on private property, meet with the affected property owner to discuss the extent of the work. Document and review with the property owner the existing condition of any adjacent and surrounding objects, features, and facilities that may be affected by the construction. To the greatest extent possible, preserve, protect, restore and/or replace such facilities so that after completion of the project construction all such facilities are in a condition as good as, or better than, their original condition. Obtain a release from the property owner stating that the construction was completed correctly and as discussed in advance.

## REMOVE AND RESET SIGNS

As directed by the Engineer, remove and reset any signs that would otherwise be damaged by construction activities or confuse motorists. Should construction activities damage the signs, replace the signs at no additional cost to the City. No separate payment will be made for this work. It shall be considered incidental to other bid items.

## AS-BUILT DRAWINGS

Furnish plan markups and/or other documentation that defines as-built changes to the Plans as requested by the Engineer. Submit said information with each request for partial payment for any changes related to work included in that payment request. At project completion, retainage will not be released until all as-built information requested from the Contractor has been submitted to the Engineer.

## SPECIAL PROVISION BID ITEMS

## S1111 STREET LIGHT & FOUNDATION, 40 FT ROADWAY (BREAK AWAY)

Contractor is responsible for ensuring all trench, conduit, ground sleeves and or foundation bases have been successfully inspected and approved by City of Idaho Falls prior to Idaho Falls Power installing street light poles.

Idaho Falls Power to furnish 40 ft street light pole, break aways, LED cobra head fixture, anchor bolts with hardware and grounding butt plate with ground wire. Allow 48 hours notice to arrange pick up with Idaho Falls Power warehouse.

Contractor to ensure accurate position and location of all new infrastructure.

Contractor to furnish all equipment, labor, tools, and materials necessary to install street light foundations as designated in the Plans, in compliance with Idaho Falls Power 2026 Service Policy (reference Figure 10), as specified in these Special Provisions, and as directed by the Engineer. Contractor to install street light poles and luminaires, provided by Idaho Falls Power.

Contractor to make all “dead” terminations.

Pre-cast street light foundations are allowable with approval by City of Idaho Falls inspection staff. If forming and pouring the foundation, prior to ordering concrete delivery, Contractor is responsible for coordinating and scheduling pre-pour inspection of base foundation forms, rebar cage, conduit position and alignment and the grounding assembly. An anchor bolt template is available for loan, coordinate with City of Idaho Falls inspection staff.

Contractor to make all “dead” terminations. After all inspections are successful and approved, Idaho Falls Power will make final terminations and energize through Contractor scheduled “connect order”. Contractor is responsible for coordinating and scheduling all inspections with City of Idaho Falls.

Measurement and Payment as follows:
Bid Schedule Payment Reference: S1111
Bid Schedule Description: Street Light & Foundation, 40 Ft Roadway (Break Away)
Units: Each (EA)

## S1112 REMOVE WIRE CONDUCTOR – UNDERGROUND

**Prior to any work, coordinate with Idaho Falls Power to field identify and de-energize existing wire conductor and equipment.**

Contractor to furnish all equipment, labor, tools, and materials necessary to remove existing electrical wire in existing conduit as designated in the Plans, in compliance

with Idaho Falls Power 2026 Service Policy, as specified in these Special Provisions, and as directed by the Engineer

Contractor to bind wire in three-foot-wide coils and deposit as specified by Idaho Falls Power.

Damage caused by or as a result of this work will be reported immediately to City of Idaho Falls inspection staff associated with the project and repaired at Contractor's expense and considered incidental.

Measurement and Payment as follows:
Bid Schedule Payment Reference: S1112
Bid Schedule Description: Remove Wire Conductor - Underground
Units: Linear Feet (LF)

**S1114 SECONDARY SERVICE PEDESTAL (GROUND SLEEVE) (IFP)**

Contractor is responsible for ensuring all trench, conduit and ground sleeves have been successfully inspected and approved by City of Idaho Falls prior to installing wire conductor.

City of Idaho Falls to furnish all secondary service pedestal ground sleeve/enclosure assemblies. Allow 48 hours notice to arrange pick up with Idaho Falls Power warehouse.

Contractor to furnish all equipment, labor, tools, and materials necessary to install all secondary service pedestal ground sleeve/enclosure assemblies as designated in the Plans and as directed by the Engineer. Refer to the Idaho Falls Power 2026 Service Policy Figure 7.

Contractor to make all "dead" terminations. After all inspections are successful and approved, Idaho Falls Power will make final terminations and energize through Contractor scheduled "connect order". Contractor is responsible for coordinating and scheduling all inspections with City of Idaho Falls.

Measurement and Payment as follows:
Bid Schedule Payment Reference: S1114
Bid Schedule Description: SECONDARY SERVICE PEDESTAL (GROUND SLEEVE) (IFP)
Units: Linear Feet (EA)

**S1115 POWER POLE RISER – SECONDARY 3"**

Idaho Falls Power to furnish all equipment, labor, tools, and materials necessary to remove and replace wood pole. Idaho Falls Power to furnish 8" standoff brackets

with lag screws. Allow 48 hours notice to arrange pick up with Idaho Falls Power warehouse.

Contractor to furnish all equipment, labor, tools, and materials necessary to install a 3” secondary pole riser assembly on newly replaced pole as designated in the Plans, in compliance with Idaho Falls Power 2026 Service Policy Figure 17, as specified in these Special Provisions, and as directed by the Engineer.

Contractor is responsible for coordinating and scheduling sequence of pole removal and replacement as well as all inspections with City of Idaho Falls. A minimum of 2 weeks’ notice is required for scheduling Idaho Falls Power line crews.

Prior to trenching up to the new pole, Contractor will coordinate with Idaho Falls Power to determine standoff bracket attachment positions and locations on new pole.

Contractor is responsible for ensuring all trench, conduit, ground sleeves and or foundation bases have been successfully inspected and approved by City of Idaho Falls prior to backfilling trenches.

Contractor to make all “dead” terminations. After all inspections are successful and approved, Idaho Falls Power will install the remaining portion of riser above the Contractor installed pole base riser and run secondary wire conductor down the pole to secondary service pedestal (ground sleeve) nearest to the pole in order to make final terminations and energize through Contractor scheduled “connect order”. Contractor is responsible for coordinating and scheduling all inspections with City of Idaho Falls.

Measurement and Payment as follows:
Bid Schedule Payment Reference: S1115
Bid Schedule Description: POWER POLE RISER – SECONDARY 3”
Units: Each (EA)

**S1116 WIRE CONDUCTOR, #10/4 THWN (R, BLK, WHT, GRN)**

**Prior to any work, coordinate with Idaho Falls Power to field identify and de-energize existing wire conductor and equipment.**

Contractor is responsible for ensuring all trench, conduit, ground sleeves and or foundation bases have been successfully inspected and approved by City of Idaho Falls prior to installing wire conductor.

Contractor to furnish all equipment, labor, tools, and materials necessary to install #10 – 4 conductor THWN (Red, Black, White and Green) as designated in the Plans, in compliance with Idaho Falls Power 2026 Service Policy Figure 17, as specified in these Special Provisions, and as directed by the Engineer.

Contractor to make all “dead” terminations. After all inspections are successful and approved, Idaho Falls Power will make final terminations and energize through Contractor scheduled “connect order”. Contractor is responsible for coordinating and scheduling all inspections with City of Idaho Falls.

Measurement and Payment as follows:
Bid Schedule Payment Reference: S1116
Bid Schedule Description: WIRE CONDUCTOR, #10/4 THWN (R, BLK, WHT, GRN)
Units: Linear Feet (LF)

**S1117 WIRE CONDUCTOR, #1/0 AL TRIPLEX**

**Prior to any work, coordinate with Idaho Falls Power to field identify and de-energize existing wire conductor and equipment.**

Contractor is responsible for ensuring all trench, conduit, ground sleeves and or foundation bases have been successfully inspected and approved by City of Idaho Falls prior to installing wire conductor.

Contractor to furnish all equipment, labor, tools, and materials necessary to install #1/0 AL TRIPLEX as designated in the Plans, in compliance with Idaho Falls Power 2026 Service Policy Figure 17, as specified in these Special Provisions, and as directed by the Engineer.

Contractor to make all “dead” terminations. After all inspections are successful and approved, Idaho Falls Power will make final terminations and energize through Contractor scheduled “connect order”. Contractor is responsible for coordinating and scheduling all inspections with City of Idaho Falls.

Measurement and Payment as follows:
Bid Schedule Payment Reference: S1117
Bid Schedule Description: WIRE CONDUCTOR, #1/0 AL TRIPLEX
Units: Linear Feet (LF)

**S1118 SERVICE PEDESTAL (CABINET)**

**Prior to any work, coordinate with Idaho Falls Power to field identify and de-energize existing wire conductor and equipment.**

Contractor is responsible for ensuring all trench, conduit, ground sleeves and or foundation bases have been successfully inspected and approved by City of Idaho Falls prior to installing commercial lighting control panel.

City of Idaho Falls to furnish commercial lighting control panel (Myers Power Products, Inc., model MEUG20-M100TS).

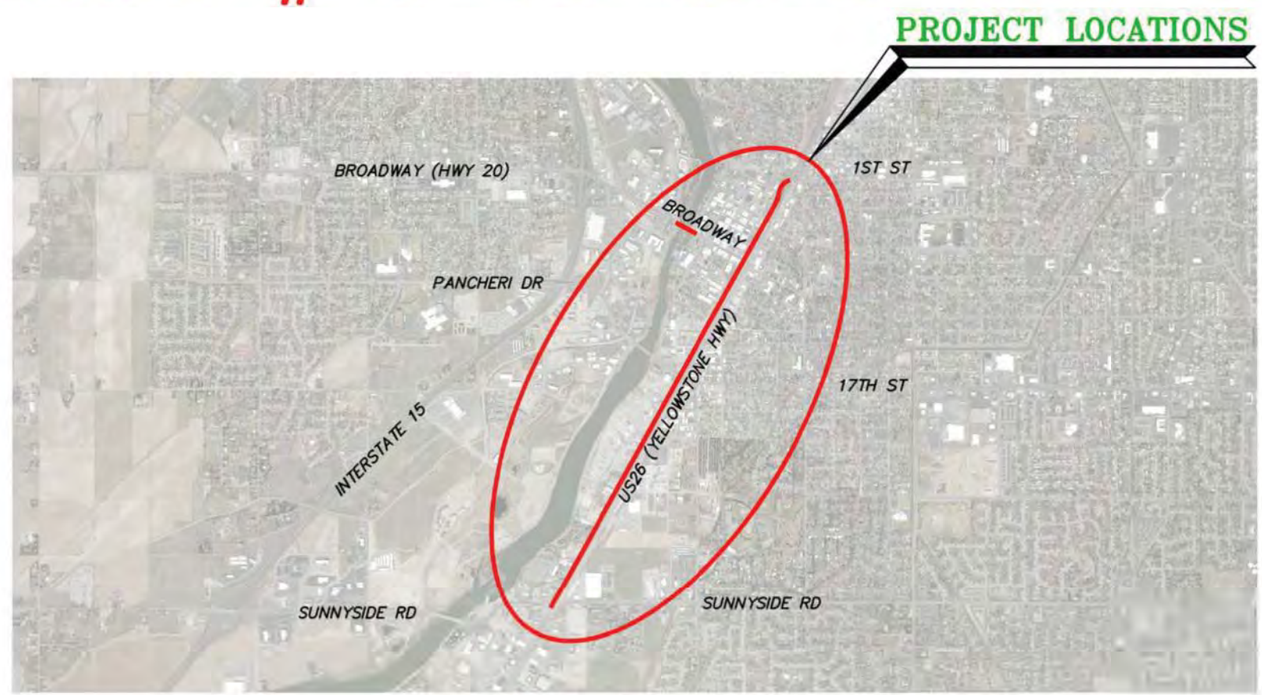
Contractor to furnish all equipment, labor, tools, and materials necessary to install concrete base foundation and the provided commercial lighting control panel as designated in the Plans, in compliance with Idaho Falls Power 2026 Service Policy Figure 17, as specified in these Special Provisions, and as directed by the Engineer.

Contractor is responsible to ensure retrofitting of existing ducts/conduits are proofed clear and are modified, if necessary, to comply with Idaho Falls Power 2026 Service Policy. Where specified commercial lighting control panels are being “removed and replaced”, removal of the existing foundation is incidental to pay item 2.04 (ISPWC 201.4.1.F.1.b Removal of Service Pedestal).

Contractor to make all “dead” terminations. After all inspections are successful and approved, Idaho Falls Power will make final terminations and energize through Contractor scheduled “connect order”. Contractor is responsible for coordinating and scheduling all inspections with City of Idaho Falls.

Measurement and Payment as follows:
Bid Schedule Payment Reference: S1118
Bid Schedule Description: SERVICE PEDESTAL (CABINET)
Units: Each (EA)

# CITY OF IDAHO FALLS LIGHTING UPGRADE
# KEY #23247
# IDAHO PROJECT #A023(247)
## CITY PROJECT # 0-00-00-0-OTH-2025-35




**MAYOR**

Lisa Burtenshaw

**CITY COUNCIL**

Michelle Ziel-Dingman
Brandon Lee
Kirk Larsen
Jim Francis
John B. Radford
Jim Freeman

**ENGINEERING DIVISION**

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

**CITY ENGINEER**
Jon Knowles, P.E.

2026

Digitally signed by AJ Morin
Date: 2026.04.13 '09:58:50 -06'00

PROFESSIONAL ENGINEER LICENSED 1961275 STATE OF IDAHO ALFRED J. MORIN II

WORK ORDER #46786

AS BUILT DATE | BY:
_____ / _____

SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE
TITLE PAGE

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
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## GENERAL CONSTRUCTION AND ELECTRICAL NOTES

1. ALL NEW ELECTRICAL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT IDAHO FALLS POWER SERVICE POLICY. COORDINATE ALL ELECTRICAL CONSTRUCTION WITH IDAHO FALLS POWER.
2. GROUND RODS SHALL BE PROVIDED BY IFP, BUT SHALL BE PICKED UP AT THE IFP WAREHOUSE AND/OR WEST SIDE YARD AND INSTALLED BY THE CONTRACTOR.
3. ALL PVC ELECTRIC CONDUITS SHALL BE PVC SCHEDULE 40 (SEE NOTE 5 AND 6 FOR EXCEPTIONS). FOR ALL SECONDARY VOLTAGE RUNS, ALL ELBOWS SHALL BE PVC SCHEDULE 40 STANDARD RADIUS. HDPE CONTINUOUS DUCT IS ACCEPTABLE WITH IFP APPROVAL. RGS CONDUIT MUST BE USED AT RISER POLES. CONDUITS MUST BE CAPPED AND LABELED TO IDENTIFY ROUTING.
4. THE MINIMUM SECONDARY POWER TRENCH SHALL HAVE A MINIMUM DEPTH OF TWENTY-FOUR INCHES (24") AND MAXIMUM DEPTH OF THIRTY-SIX INCHES (36") BELOW FINISH GRADE. INCLUDING 6" OF SAND BEDDING BELOW AND ABOVE TOP OF CONDUITS (18" TO 24" OF COVER). MAXIMUM TRENCH WIDTH SHALL BE TWENTY-FOUR INCHES (24"), UNLESS OTHERWISE NOTED. BOTTOM OF TRENCHES MUST BE LEVEL FOR CONDUIT INSTALLATION. ALL TRENCHES AND CONDUITS (INCLUDING ROAD CROSSINGS) MUST BE INSPECTED BY CITY OF IDAHO FALLS PRIOR TO BACK-FILLING. BACKFILL AND COMPACT ALL TRENCHES TO A MINIMUM OF 95% OF MAX DENSITY.
5. MINIMUM CONDUIT DEPTH CAN BE REDUCED TO EIGHTEEN INCHES (18") OF COVER BELOW FINAL GRADE THROUGH BASALT OR OTHER ROCK UPON PRIOR APPROVAL OF IFP. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. IFP WILL SPECIFY THE CONDUIT SIZE.
6. CONTRACTOR TO INSTALL A 2500 LB MULE TAPE STRING THROUGH EACH PRIMARY POWER CONDUIT RUN MORE THAN 75 LF, ALL SERVICES FROM THE METER BASE TO THE TRANSFORMER / SECONDARY PEDESTAL.
7. THE CONTRACTOR SHALL PROVIDE ALL STAKING AND LAYOUT OF NEW ELECTRICAL FACILITIES..
8. THE CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING CITY POWER/COMMUNICATION POLES AND ELECTRICAL AND FIBER FACILITIES DURING CONSTRUCTION. ALSO, REPAIR / REPLACE ALL CONCRETE, ASPHALT, AND LANDSCAPING THAT IS DISTURBED DURING CONSTRUCTION.
9. ALL NEW LIGHT POLE, POLE FOUNDATIONS AND LIGHTING CONDUITS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN ACCORDANCE WITH CURRENT CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS. IFP WILL FURNISH TO THE CONTRACTOR POLES, LUMINAIRES, A BOLT HOLE TEMPLATE (PENDING AVAILABILITY), ANCHOR BOLTS, NUTS, WASHERS, GROUNDING BUTT PLATE, AND GROUND WIRE NEEDED FOR THE INSTALLATION OF THE LIGHT POLES.
10. IDAHO FALLS POWER SHALL REMOVE EXISTING STREET LIGHT POLES AND EXISTING OVERHEAD WIRE AS DESIGNATED IN THESE PLANS. THE CONTRACTOR SHALL REMOVE POLE FOUNDATIONS. WITH CITY OF IDAHO FALLS APPROVAL, THE CONTRACTOR SHALL REMOVE FOUNDATION A MINIMUM OF TWO FEET BELOW FINISH GRADE AS DESIGNATED IN THESE PLANS.
11. IDAHO FALLS POWER WILL PROVIDE GROUND RODS AND CONTRACTOR WILL INSTALL GROUND RODS PRIOR TO INSTALLATION OF CONDUIT.

## GENERAL NOTES

1. USE CAUTION WHEN EXCAVATING IN THIS AREA. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 811 FOR LOCATES, (FOR SIGNAL & ILLUMINATION LOCATES CONTACT IDAHO TRANSPORTATION DEPARTMENT (208) 745-7781).
2. RETAIN & PROTECT ALL UTILITIES WHERE POSSIBLE UNLESS SHOWN OTHERWISE. IF ANY UTILITIES NEED TO BE ADJUSTED BASED ON THE FIELD LOCATE, COORDINATE WITH THE UTILITY OWNER.
3. CONTRACTOR SHALL VERIFY ALL UTILITY ELEVATIONS. MAINTAIN 18" VERTICAL & 10' HORIZONTAL CLEARANCE BETWEEN POTABLE AND NON-POTABLE LINES. MAINTAIN MINIMUM 5' HORIZONTAL SEPARATION BETWEEN POWER AND WET UTILITY.
4. RETAIN AND PROTECT EXISTING SIDEWALK, ADA RAMPS AND CURB & GUTTER UNLESS INDICATED AS NEW ON PLANS.
5. MAINTAIN A MINIMUM OF 6' OF COVER OVER WATER LINES.
6. CALCULATE MANHOLE RING ELEVATIONS FOR ADJUSTMENTS AFTER RECONSTRUCTED ROADWAY ELEVATIONS HAVE BEEN ESTABLISHED.
7. SURFACE RESTORATION REQUIRED AND IS INCIDENTAL TO ASSOCIATED PAY ITEMS.

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | ALIGNMENT |
| | | SIDEWALK |
| | | CURB & GUTTER |
| OHP | | OVERHEAD POWER (PRIMARY) |
| SEC OH | | OVERHEAD POWER (SECONDARY) |
| UGP | | UNDERGROUND POWER (PRIMARY) |
| SEC UG | | UNDERGROUND POWER (SECONDARY) |
| C-4 | | CONDUIT - 4" |
| C-3 | C-3 | CONDUIT - 3" |
| C-2 | C-2 | CONDUIT - 2" |
| | | POWER POLE |
| | | STREET LIGHT |
| | | ANCHOR GUY |
| JB | JB | JUNCTION BOX |
| SP | SP | SERVICE CABINET |
| P | P | SECONDARY PEDESTAL |
| X | | FENCE - CHAINLINK |
| | | FENCE - WOOD |
| T | | TELEPHONE LINE |
| FO | | FIBER OPTIC LINE |
| GAS | | GAS LINE |
| SS | | SEWER LINE |
| SD | | STORM LINE |
| W | | WATER LINE |
| | | SEWER SERVICE LINE |
| | | WATER SERVICE LINE |
| PL | | PROPERTY LINE |
| ROW | | RIGHT-OF-WAY |
| | | INLET BOX |
| | | STORM MANHOLE |
| | | SANITARY SEWER MANHOLE |
| | | WATER VALVE |
| | | FIRE HYDRANT |
| | | CURB STOP |
| | | SIGN |

## INDEX


| SHEET NO. | SHEET NAME |
|---|---|
| 1 | TITLE PAGE |
| 2 | NOTES |
| 3 | SURVEY CONTROL |
| 4-6 | DETAILS |
| 7-27 | PLANS |
| 28 | TRAFFIC CONTROL PLAN |


## REFERENCES

STR-2013-33
STR-1990-1
STR-1989-2
F-RRP-6501(36)
F-RRP-7446(001)
STR-1968-1

Know what's below.
Call before you dig.

IDAHO FALLS POWER
SERVICE POLICY

Digitally signed by AJ Morin
Date: 2026.04.13 10:27:18 -06'00'

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AS BUILT DATE | BY:
____ / ____

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE
NOTES

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
|---|---|---|---|
| AC | WEM | 4/13/2026 | 2 OF 28 |

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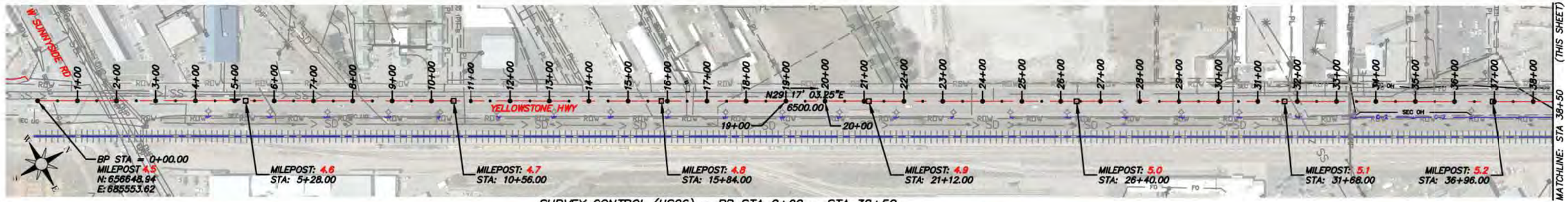



SURVEY CONTROL (US26) – BP STA 0+00 – STA 38+50

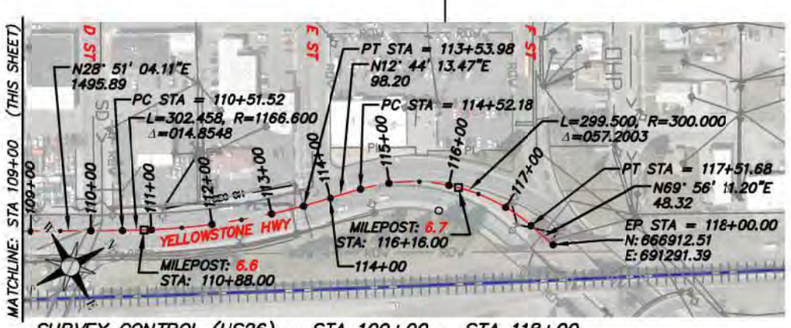
SCALE: 1" = 250'

SURVEY CONTROL (US26) – STA 38+50 – STA 77+50

SCALE: 1" = 250'

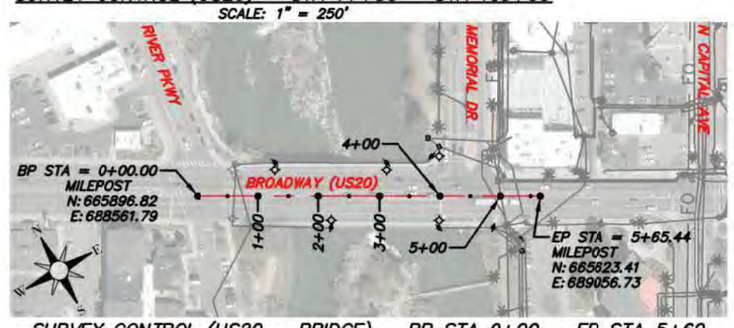
SURVEY CONTROL (US26) – STA 77+50 – STA 109+00

SCALE: 1" = 250'




SURVEY CONTROL (US26) – STA 109+00 – STA 118+00

SCALE: 1" = 250'




SURVEY CONTROL (US20 – BRIDGE) – BP STA 0+00 – EP STA 5+60

SCALE: 1" = 250'

0 250 HORIZONTAL FEET 500

## BASIS OF BEARINGS

THE BEARING ALONG THIS LINE IS THE BASIS FOR ALL OTHER BEARINGS LISTED ON THE PROJECT SURVEY. THIS BEARING RELATES 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.

## ENGINEERS NOTE:

IN COMPLIANCE WITH IDAHO CODE § 55-1613 A FIELD SEARCH AND LOCATION SURVEY HAS BEEN CONDUCTED UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR PRIOR TO THIS PROJECT'S CONSTRUCTION. ALL POINTS THAT WILL BE DISTURBED WILL BE REPLACED BY CITY FORCES.

## CONTROL POINT NOTE:

ALL CONTROL IS PURSUANT TO THE CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004 AND THE VERTICAL CONTROL DATUM OF GEOID 18 AND THE CITY OF IDAHO FALLS NAVD 88.

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Date: 2026.04.13 '11:37:33 -06'00'

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_____ / _____

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IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE
SURVEY CONTROL

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| AC | WEM | 3/26/2026 | 3 OF 28 |

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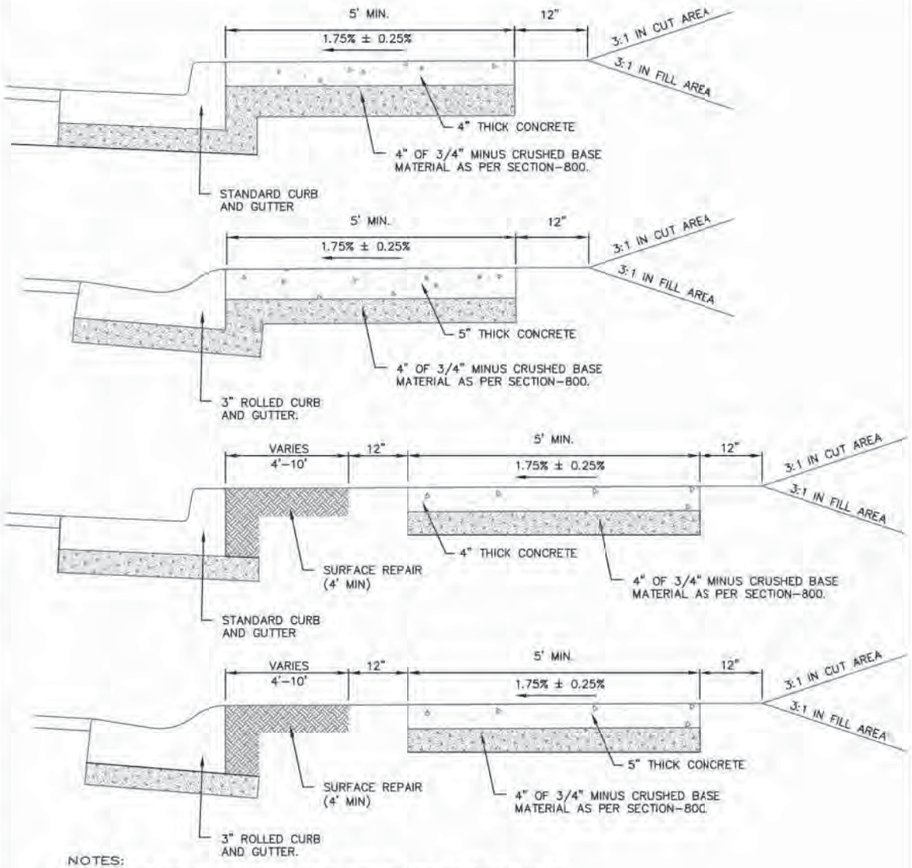



NOTES:

(A) LOCATION GRADE AND WIDTH TO BE ESTABLISHED OR APPROVED BY THE OWNER.

(B) BASE TO BE COMPACTED TO EXCEED 95% OF STANDARD DENSITY.

(C) SLOPE SIDEWALK TOWARD THE STREET NOT TO EXCEED 1.75% ± 0.25% UNLESS OTHERWISE SPECIFIED BY THE OWNER.

(D) SCORE AT INTERVALS TO MATCH WIDTH OF WALK NOT TO EXCEED 5 FEET SPACING. IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTION FOR SIDEWALK GREATER THAN 5 FEET IN WIDTH.

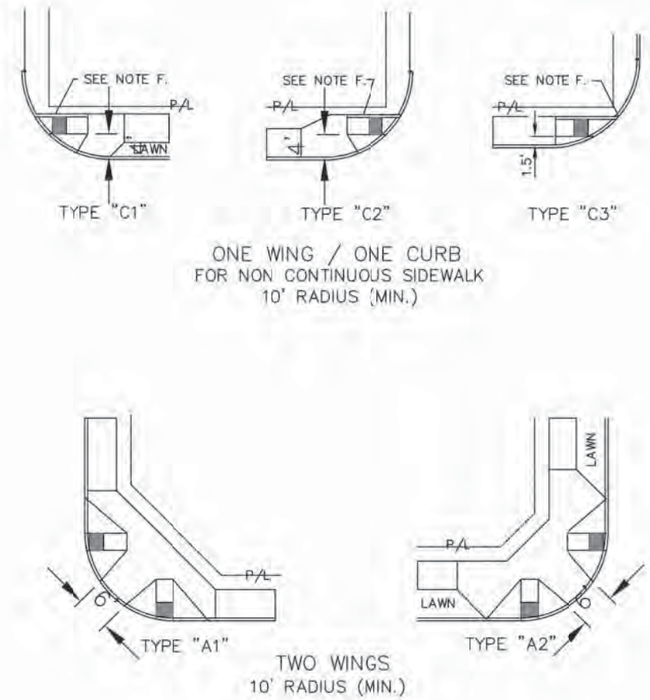
(E) 1/2" TRANSVERSE PREFORMED BITUMINOUS JOINTS AT THE TERMINUS POINTS FOR CURVE AND WHERE SIDEWALK IS PLACED BETWEEN TWO PERMANENT FOUNDATIONS OR ADJACENT TO A STRUCTURE, PLACE 1/2" EXPANSION JOINT MATERIAL ALONG THE BACK OF WALK THE FULL LENGTH.

(F) SINGLE FAMILY DRIVEWAY APPROACH ACROSS PLANTER STRIP & WALK TO BE 5" MINIMUM (7" MINIMUM ALL OTHER APPROACHES) CONCRETE OVER 4" OF 3/4" MINUS CRUSHED BASE.

(G) SIDEWALK CONSTRUCTION JOINTS SHALL BE CONSTRUCTED APPROXIMATELY $\frac{1}{8}$" WIDE, D/3 IN DEPTH (D IS DEPTH OF SIDEWALK) AND FINISHED AND EDGED SMOOTH. A PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED EVERY 40' FOR NEW SIDEWALK CONSTRUCTION.

2021 REVISION

| CITY OF IDAHO FALLS | CONCRETE SIDEWALK | STANDARD DRAWING NO. IF-709 |
|---|---|---|




NOTES:

(A) THESE STYLES OF RAMPS MAY BE USED WHERE EXISTING STREET CORNERS NEED NEW CURBS AND RAMPS AND THE RADIUS IS 10 FOOT MIN. OR LARGER.

(B) CURB ON THE RADIUS SHOULD MATCH THE HEIGHT AND STYLE OF THE ADJOINING EXISTING CURB ANY VARIANCE FROM THIS MUST BE APPROVED BY THE OWNER.

(C) RAMP DIMENSIONS ARE BASED ON THE HEIGHT OF THE CURB. SEE TABLE BELOW.

RAMP DIMENSION TABLE

| CURB | 3" | 4" | 5" | 6" | 7" | 8" |
|---|---|---|---|---|---|---|
| DEPTH | 4' | 5' | 6' | 7' | 8' | 9' |
| WING | 3' | 4' | 5' | 6' | 7' | 8' |
| THROAT | 4' | 4' | 4' | 4' | 4' | 4' |

(D) ALL RAMPS TO HAVE A 4 FOOT WIDE CONTINUOUS PATH BEHIND THEM FOR PEDESTRIANS.

(E) ALL RAMP SURFACES MUST BE 12 TO 1 SLOPE TO CONFORM TO A.D.A. REQUIREMENTS.

(F) RAMP WINGS MAY BE REPLACED BY A 6 INCH WIDE CURB IF RAMP SIDE ABUTS A LAWN OR PLANTER. THE CURB IS 0 INCHES TALL AT BACK OF APPROACH AND MATCHES CURB HEIGHT AT THE STREET.

(G) ALL CONCRETE ADJOINING THE RADIUS WITHIN AND AROUND THE RAMPS TO BE 7 INCHES THICK ON ARTERIAL CORNERS AND 5 INCHES THICK ON ALL OTHER CORNERS WITH 4 INCHES OF 3/4 INCH AGGREGATE BASE.

2021 REVISION

| CITY OF IDAHO FALLS | PEDESTRIAN RAMPS WITHIN RADIUS FOR MODIFYING EXISTING CORNERS | STANDARD DRAWING NO. IF-712D |
|---|---|---|

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Date: 2026.04.13 '11:38:29 -06'00

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IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE DETAILS

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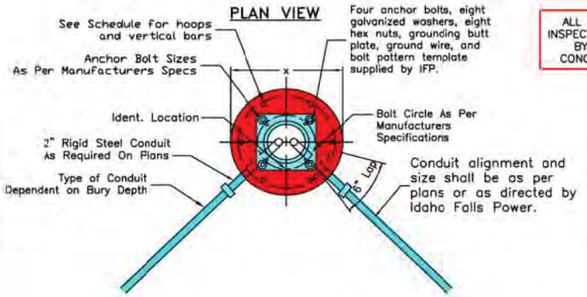
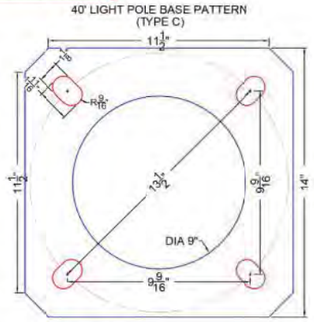
# LIGHT POLE FOUNDATION DETAIL



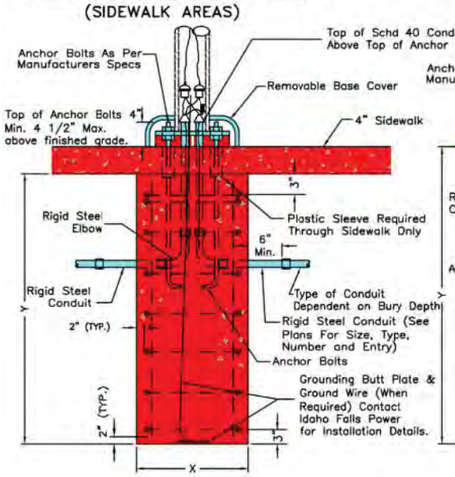

ALL BASES SHALL BE INSPECTED AND APPROVED BY IFP PRIOR TO CONCRETE PLACEMENT

NOT TO SCALE

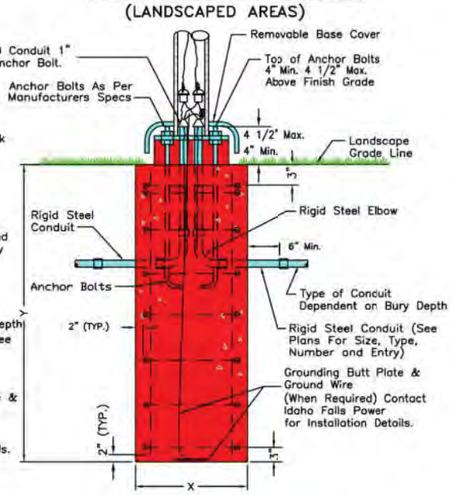



| POLE FOUNDATION SCHEDULE | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| STRUCTURE TYPE | FOUNDATION TYPE | X | Y | HOOPS | | | VERTICAL RODS | | | CU. YDS. CONCRETE |
| | | | | NO. | SIZE | LIN. FT. | NO. | SIZE | LIN. FT. | |
| 30' Light Pole Pedestrian Signal Pole | A | 2'-0" | 5'-0" | 4 | #4 | 23'-0" | 6 | #4 | 28'-0" | 0.6 |
| 40' Light Pole | C | 3'-0" | 8'-0" | 5 | #4 | 44'-2" | 8 | #6 | 61'-4" | 2.1 |

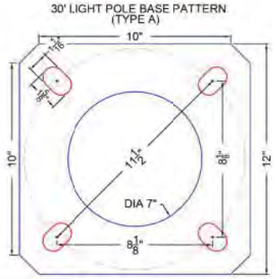
SIDE VIEW
POLE FOUNDATION BASE DETAIL
(SIDEWALK AREAS)




SIDE VIEW
POLE FOUNDATION BASE DETAIL
(LANDSCAPED AREAS)




30' LIGHT POLE BASE PATTERN (TYPE A)




IF PRE-CAST CONCRETE LIGHT POLE IT SHALL MEET OR EXCEED ALL SPECIFICATIONS ABOVE

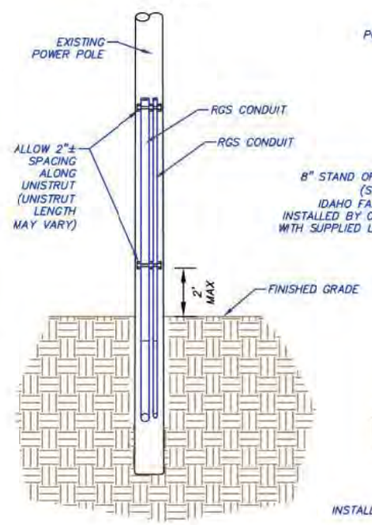
CONCRETE SHALL BE CLASS 4 CONCRETE (4,000 PSI) SEE SECTION 703.2.4 CONCRETE MIX CITY OF IDAHO FALLS SUPPLEMENTAL ISPWC STANDARDS

IDAHO FALLS POWER
SERVICE POLICY
FIGURE 10
DATE MODIFIED: 01/24/2024

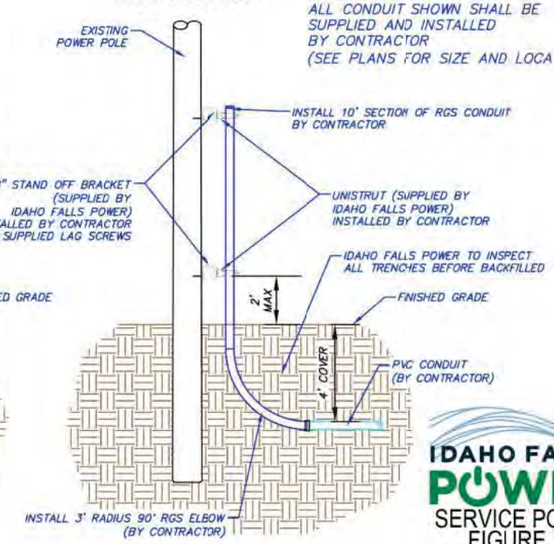
| SOLARMAX LED – SMX-105WIE-NV-LL5-00-3070-T302-P-10-P7TL | | | | | | |
|---|---|---|---|---|---|---|
| Installation | HPS Equivalent (W) | Field Adj. (FA) Position | Lumens % | Delivered Lumens | Wattage % | Wattage LED (W) |
| | 150W | 1 | 72% | 12,197 | 72% | 76W |
| Roadway | 170W | 2 | 78% | 13,294 | 77% | 81W |
| | 190W | 3 | 87% | 14,694 | 84% | 88W |
| Roadway | 210W | 4 | 92% | 15,658 | 91% | 96W |
| | 230W | 5 | 98% | 16,632 | 97% | 102W |
| | 250W | 6 | 100% | 16,955 | 100% | 105W |

# RISER DETAIL FOR 2" - 4" CONDUIT

SIDE VIEW



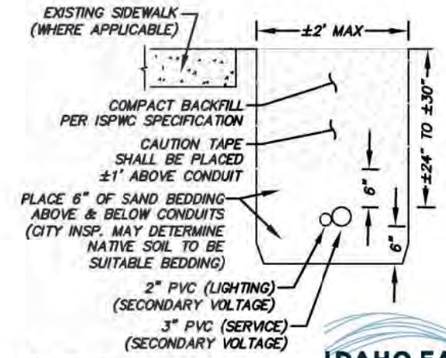

PROFILE VIEW




NOTE:
ALL CONDUIT SHOWN SHALL BE SUPPLIED AND INSTALLED BY CONTRACTOR (SEE PLANS FOR SIZE AND LOCATION).

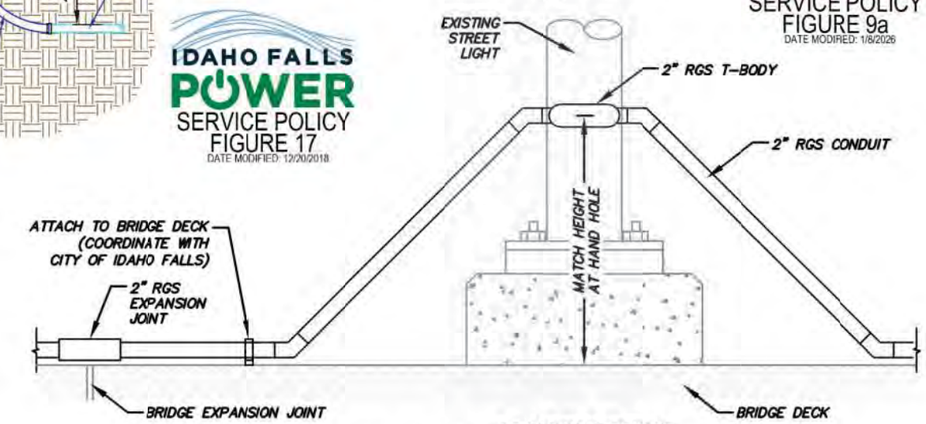
IDAHO FALLS POWER
SERVICE POLICY
FIGURE 17
DATE MODIFIED: 12/20/2018

# TRENCH DETAIL

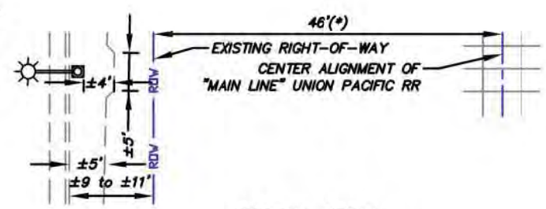



MODIFIED FIGURE 9 – TRENCH DETAIL
SECONDARY VOLTAGE
NTS

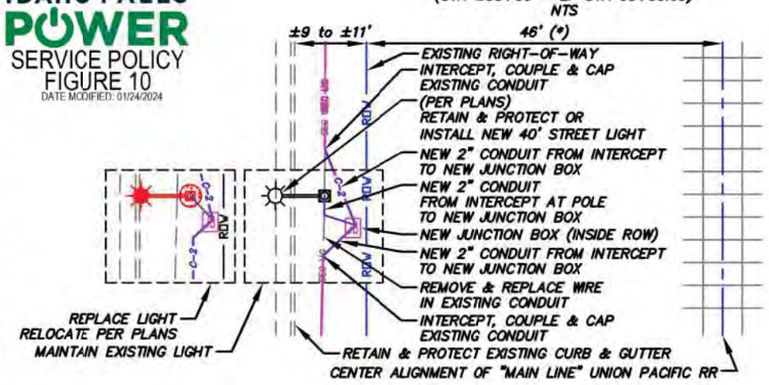
IDAHO FALLS POWER
SERVICE POLICY
FIGURE 9a
DATE MODIFIED: 1/8/2026



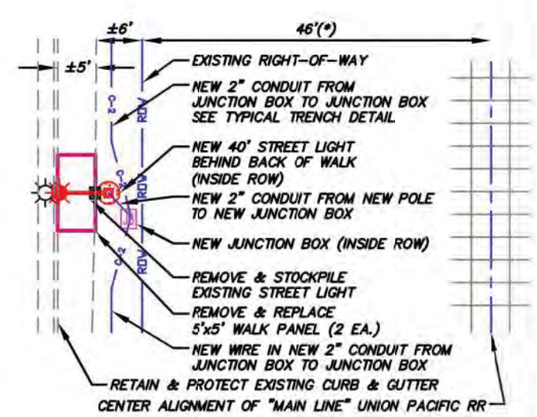

BROADWAY BRIDGE
2" RGS CONDUIT SURFACE MOUNT & POLE ATTACHMENT
NTS




TYPICAL DETAIL
EXISTING LIGHT WITH WALK
(STA ±55+00 – EP STA 95+55.63)
NTS




TYPICAL DETAIL
MAINTAIN & REPLACE LIGHT WITHOUT WALK
(STA ±4+00 – STA ±55+00)
NTS




TYPICAL DETAIL
LIGHT REPLACEMENT WITH WALK
(STA ±55+00 – EP STA 95+55.63)
NTS

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Date: 2026.04.13 '11:39:17 -06'00

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LIGHTING UPGRADE DETAILS

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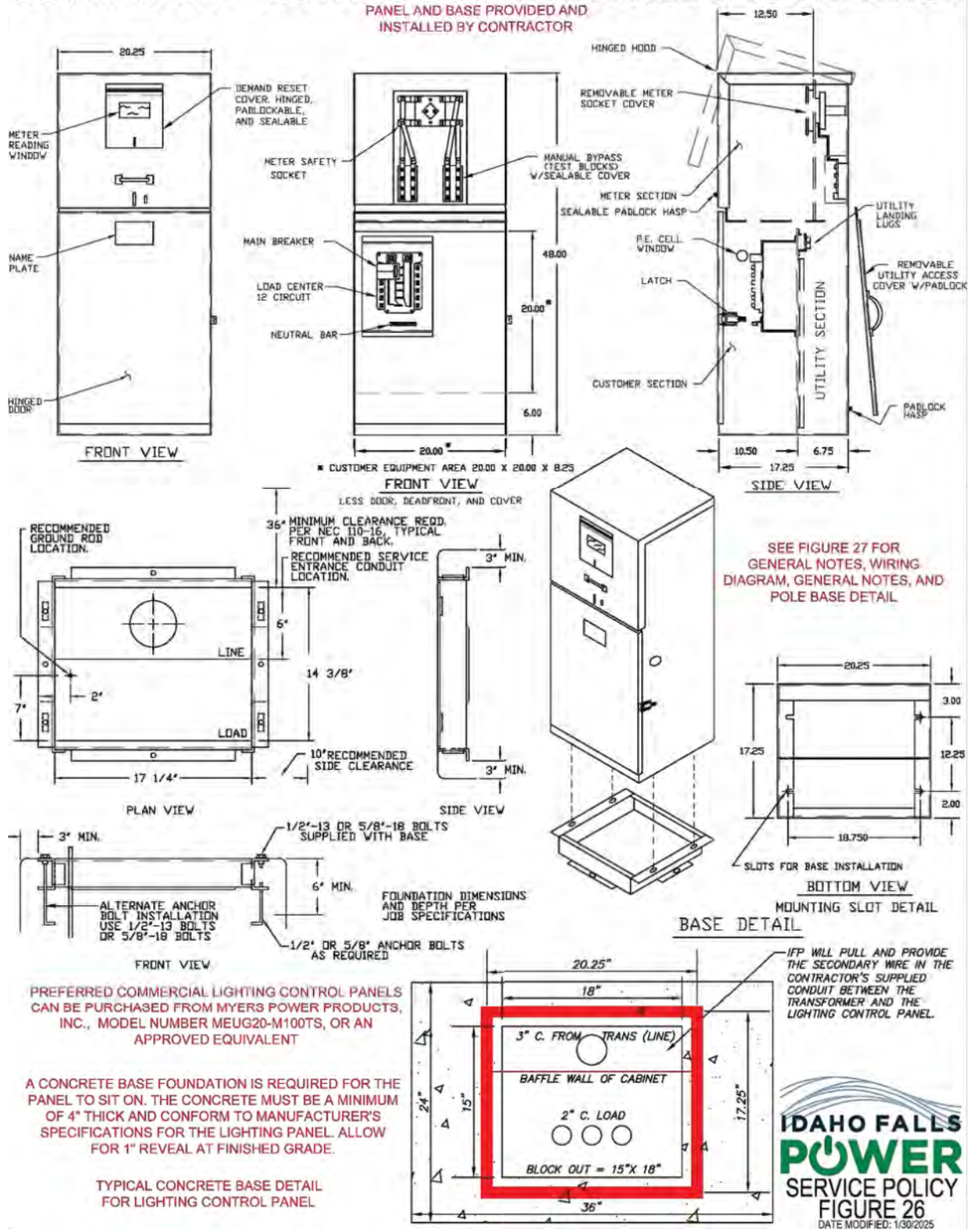
# COMMERCIAL LIGHTING CONTROL PANEL & FOUNDATION

PANEL AND BASE PROVIDED AND INSTALLED BY CONTRACTOR




SEE FIGURE 27 FOR GENERAL NOTES, WIRING DIAGRAM, GENERAL NOTES, AND POLE BASE DETAIL

PREFERRED COMMERCIAL LIGHTING CONTROL PANELS CAN BE PURCHASED FROM MYERS POWER PRODUCTS, INC., MODEL NUMBER MEUG20-M100TS, OR AN APPROVED EQUIVALENT

A CONCRETE BASE FOUNDATION IS REQUIRED FOR THE PANEL TO SIT ON. THE CONCRETE MUST BE A MINIMUM OF 4" THICK AND CONFORM TO MANUFACTURER'S SPECIFICATIONS FOR THE LIGHTING PANEL. ALLOW FOR 1" REVEAL AT FINISHED GRADE.

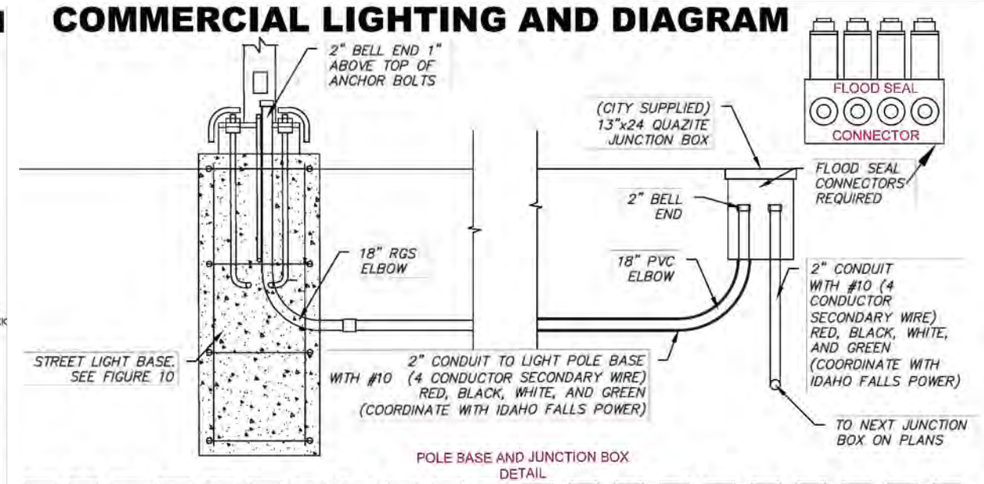
TYPICAL CONCRETE BASE DETAIL FOR LIGHTING CONTROL PANEL



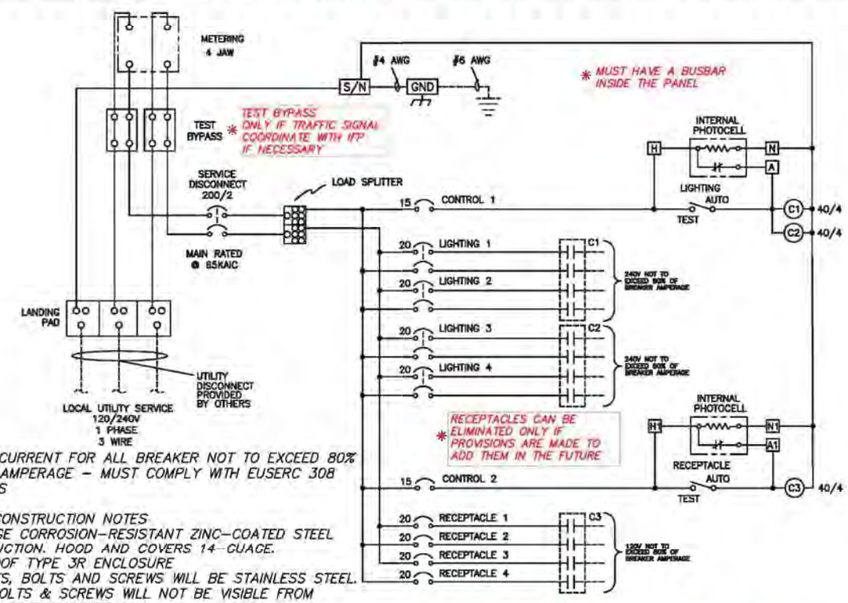

IFP WILL PULL AND PROVIDE THE SECONDARY WIRE IN THE CONTRACTOR'S SUPPLIED CONDUIT BETWEEN THE TRANSFORMER AND THE LIGHTING CONTROL PANEL.

IDAHO FALLS POWER
SERVICE POLICY
FIGURE 26
DATE MODIFIED: 1/30/2025

# COMMERCIAL LIGHTING AND DIAGRAM




POLE BASE AND JUNCTION BOX DETAIL




NOTE: LOAD CURRENT FOR ALL BREAKER NOT TO EXCEED 80% OF BREAKER AMPERAGE – MUST COMPLY WITH EUSERC 308 REQUIREMENTS

ENCLOSURE CONSTRUCTION NOTES

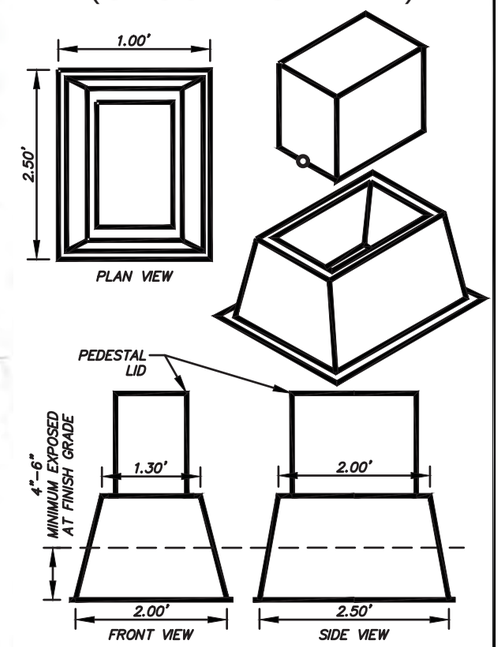
1. 12-GAUGE CORROSION-RESISTANT ZINC-COATED STEEL CONSTRUCTION. HOOD AND COVERS 14 GUAGE.
2. RAINPROOF TYPE 3R ENCLOSURE
3. ALL NUTS, BOLTS AND SCREWS WILL BE STAINLESS STEEL.
4. NUTS, BOLTS & SCREWS WILL NOT BE VISIBLE FROM OUTSIDE OF ENCLOSURE.
5. CONTROL WIRING WILL BE MARKED AT BOTH ENDS BY PERMANENT WIRE MARKERS.
6. A PLASTIC COVERED WIRING DIAGRAM WILL BE ATTACHED TO THE INSIDE OF THE FRONT DOOR.
7. ENCLOSURE WILL BE FACTORY WIRED AND CONFORM TO REQUIRED NEMA AND UL 508A STANDARDS.
8. REQUIRED TO HAVE A 100 AMP MAIN SERVICE BREAKER
9. IFP WILL PULL AND PROVIDE THE SECONDARY WIRE IN THE CONTRACTOR'S SUPPLIED CONDUIT BETWEEN THE TRANSFORMER AND THE LIGHTING CONTROL PANEL.

SERVICE EQUIPMENT WIRING DIAGRAM

SEE FIGURE 26 FOR COMMERCIAL LIGHTING CONTROL PANEL AND FOUNDATION DRAWINGS

IDAHO FALLS POWER
SERVICE POLICY
FIGURE 27
DATE MODIFIED: 1/30/2025

# SECONDARY SERVICE PEDESTAL BASE (GROUND SLEEVE)




1. THE TOP OF THE SECONDARY BASE SHALL BE INSTALLED A MINIMUM OF 4"-6" ABOVE FINISHED GRADE AND TOP OF THE FIBER BOX SHALL BE INSTALLED A MINIMUM OF 2"-4" ABOVE FINISHED GRADE.
2. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE PEDESTAL BASE.

IDAHO FALLS POWER
SERVICE POLICY
FIGURE 7
DATE MODIFIED: 01/08/2025

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Date: 2026.04.13 '11:40:14 -06'00'

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IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE DETAILS

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
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| AC | WEM | 3/26/2026 | 6 OF 28 |

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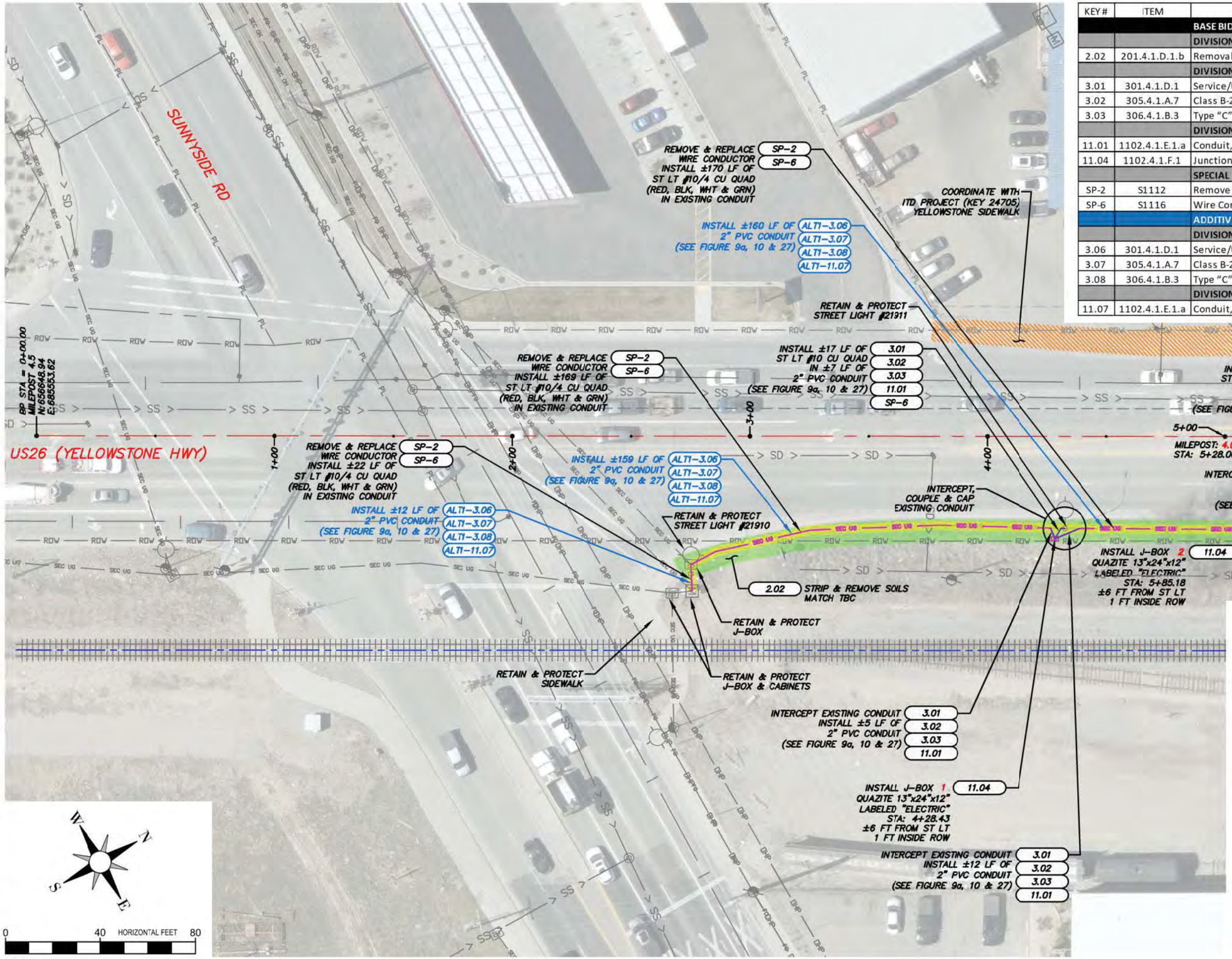


| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **BASE BID** | | |
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.02 | 201.4.1.D.1.b | Removal of Soils | 369 | SY |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 48 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 48 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 48 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 48 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 2 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-2 | S1112 | Remove Wire Conductor - Underground | 361 | LF |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 395 | LF |
| | | **ADDITIVE ALTERNATE BID SCHEDULE NO.1** | | |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.06 | 301.4.1.D.1 | Service/Utility Trench Excavation | 331 | LF |
| 3.07 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 331 | LF |
| 3.08 | 306.4.1.B.3 | Type "C" Trench Backfill | 331 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.07 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 331 | LF |

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Date: 2026.04.13 11:43:23 -06'00'

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IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA BP 0+00 TO STA 6+00

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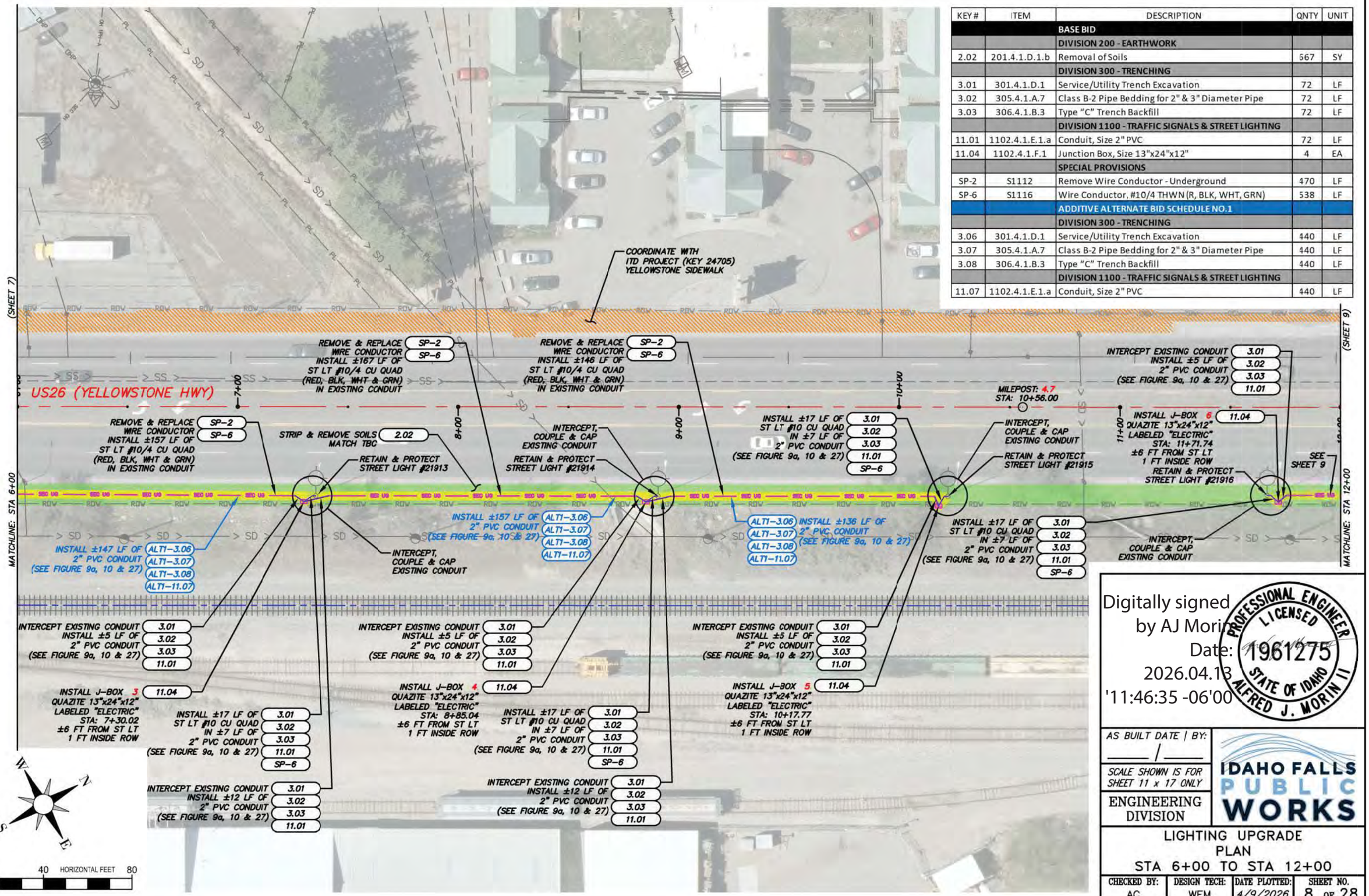
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **BASE BID** | | |
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.02 | 201.4.1.D.1.b | Removal of Soils | 667 | SY |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 72 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 72 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 72 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 72 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 4 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-2 | S1112 | Remove Wire Conductor - Underground | 470 | LF |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 538 | LF |
| | | **ADDITIVE ALTERNATE BID SCHEDULE NO.1** | | |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.06 | 301.4.1.D.1 | Service/Utility Trench Excavation | 440 | LF |
| 3.07 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 440 | LF |
| 3.08 | 306.4.1.B.3 | Type "C" Trench Backfill | 440 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.07 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 440 | LF |

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 6+00 TO STA 12+00

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| AC | WEM | 4/9/2026 | 8 OF 28 |

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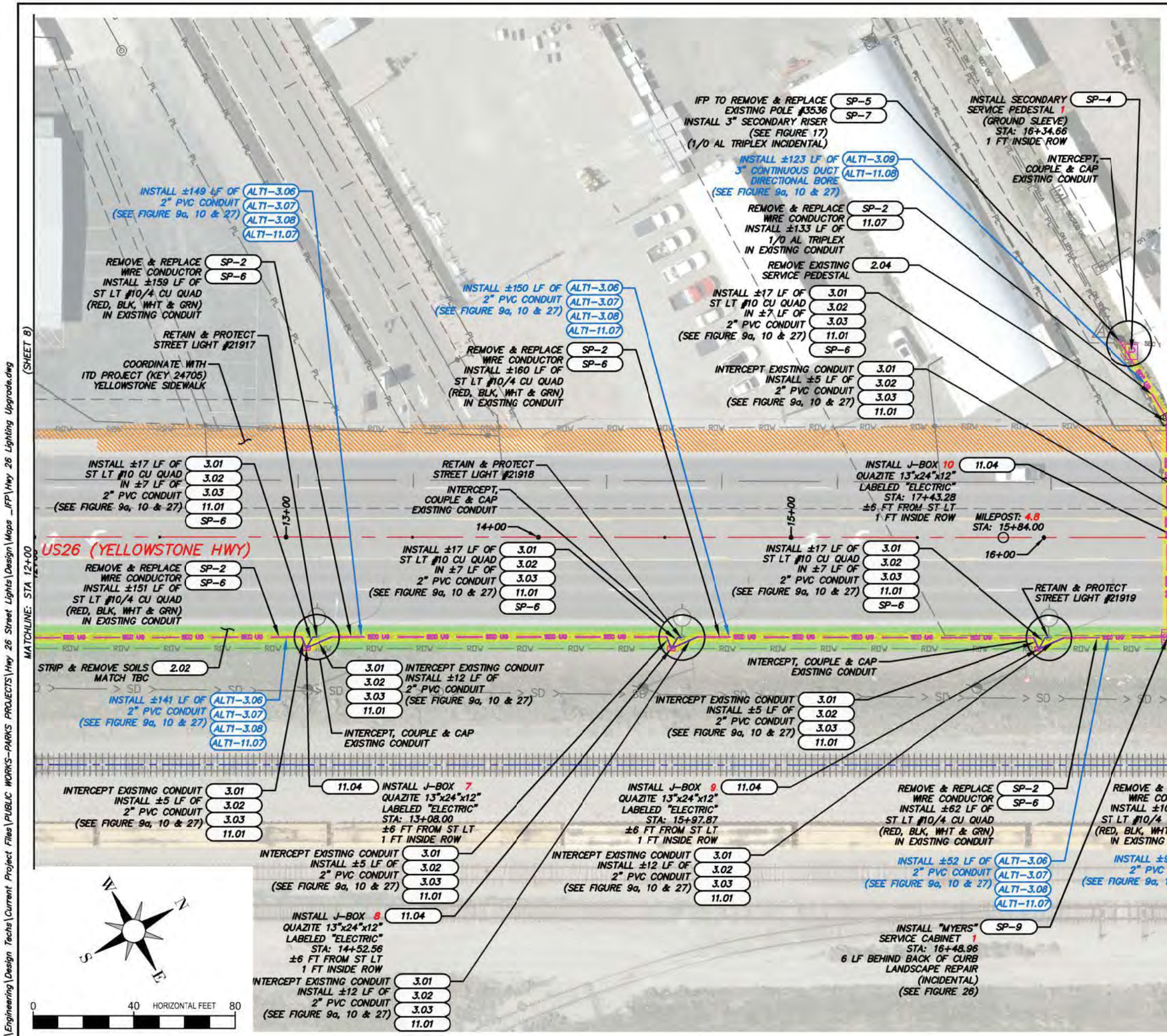


| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **BASE BID** | | |
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.02 | 201.4.1.D.1.b | Removal of Soils | 567 | SY |
| 2.04 | 201.4.1.F.1.b | Removal of Service Pedestal | 1 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 96 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 96 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 96 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 96 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 4 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-2 | S1112 | Remove Wire Conductor - Underground | 773 | LF |
| SP-4 | S1114 | Secondary Service Pedestal (Ground Sleeve)(IFP) | 1 | EA |
| SP-5 | S1115 | Power Pole Riser - Secondary 3" | 1 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 708 | LF |
| SP-7 | S1117 | Wire Conductor, #1/0 AL Triplex | 133 | LF |
| SP-8 | S1118 | Service Pedestal (Cabinet) | 1 | EA |
| | | **ADDITIVE ALTERNATE BID SCHEDULE NO.1** | | |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.06 | 301.4.1.D.1 | Service/Utility Trench Excavation | 590 | LF |
| 3.07 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 590 | LF |
| 3.08 | 306.4.1.B.3 | Type "C" Trench Backfill | 590 | LF |
| 3.09 | 309.4.1.A.1.b | Horizontal Directional Drilling - 3" HDPE | 123 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.07 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 590 | LF |
| 11.08 | 1102.4.1.E.1.b | Conduit, Size 3" PVC | 123 | LF |

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IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 12+00 TO STA 18+00

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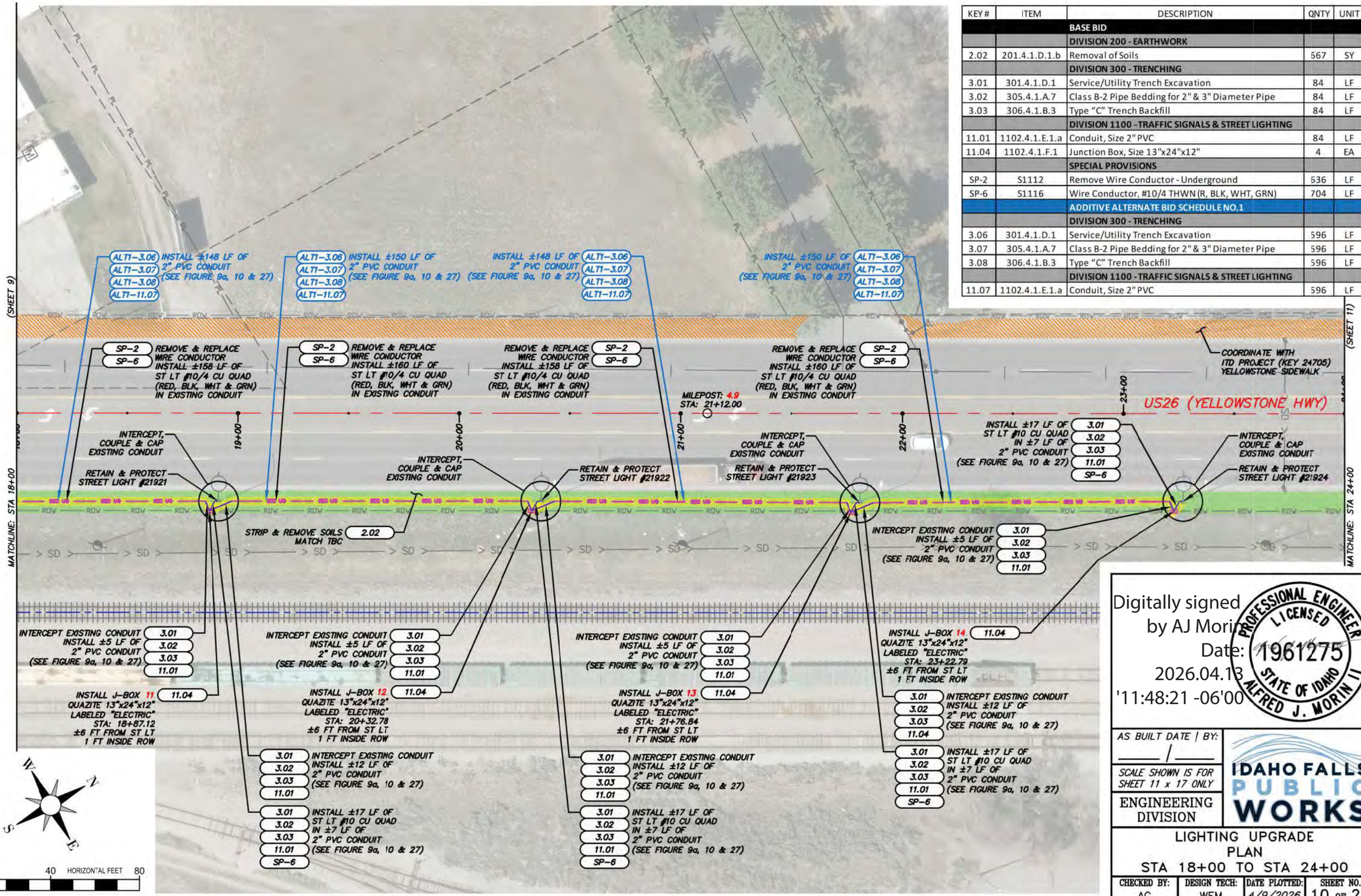
| AC | WEM | 4/9/2026 | 9 OF 28 |

| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **BASE BID** | | |
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.02 | 201.4.1.D.1.b | Removal of Soils | 567 | SY |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 84 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 84 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 84 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 84 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 4 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-2 | S1112 | Remove Wire Conductor - Underground | 636 | LF |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 704 | LF |
| | | **ADDITIVE ALTERNATE BID SCHEDULE NO.1** | | |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.06 | 301.4.1.D.1 | Service/Utility Trench Excavation | 596 | LF |
| 3.07 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 596 | LF |
| 3.08 | 306.4.1.B.3 | Type "C" Trench Backfill | 596 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.07 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 596 | LF |

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 18+00 TO STA 24+00

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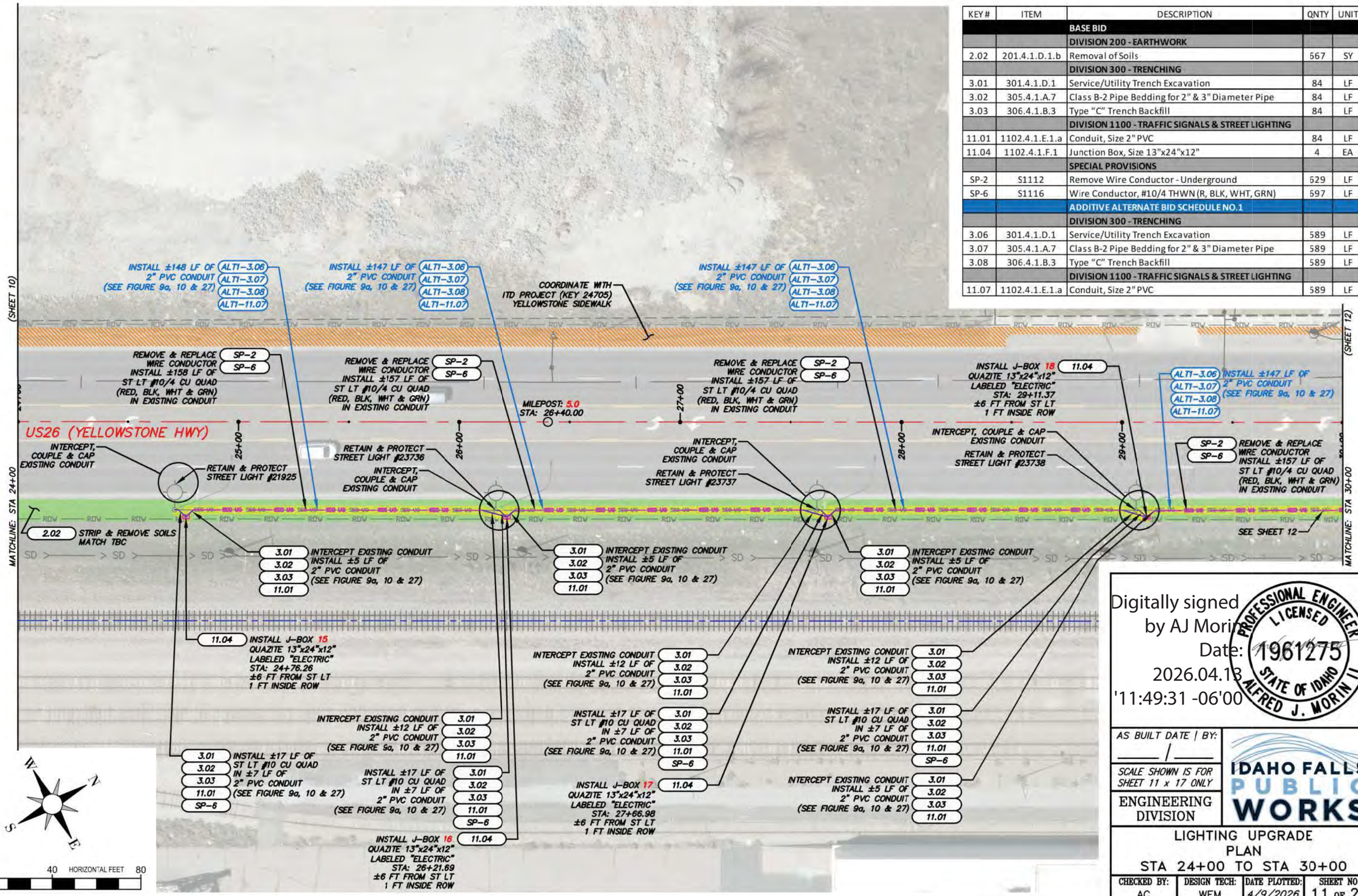
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **BASE BID** | | |
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.02 | 201.4.1.D.1.b | Removal of Soils | 567 | SY |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 84 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 84 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 84 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 84 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 4 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-2 | S1112 | Remove Wire Conductor - Underground | 529 | LF |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 597 | LF |
| | | **ADDITIVE ALTERNATE BID SCHEDULE NO.1** | | |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.06 | 301.4.1.D.1 | Service/Utility Trench Excavation | 589 | LF |
| 3.07 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 589 | LF |
| 3.08 | 306.4.1.B.3 | Type "C" Trench Backfill | 589 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.07 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 589 | LF |

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 24+00 TO STA 30+00

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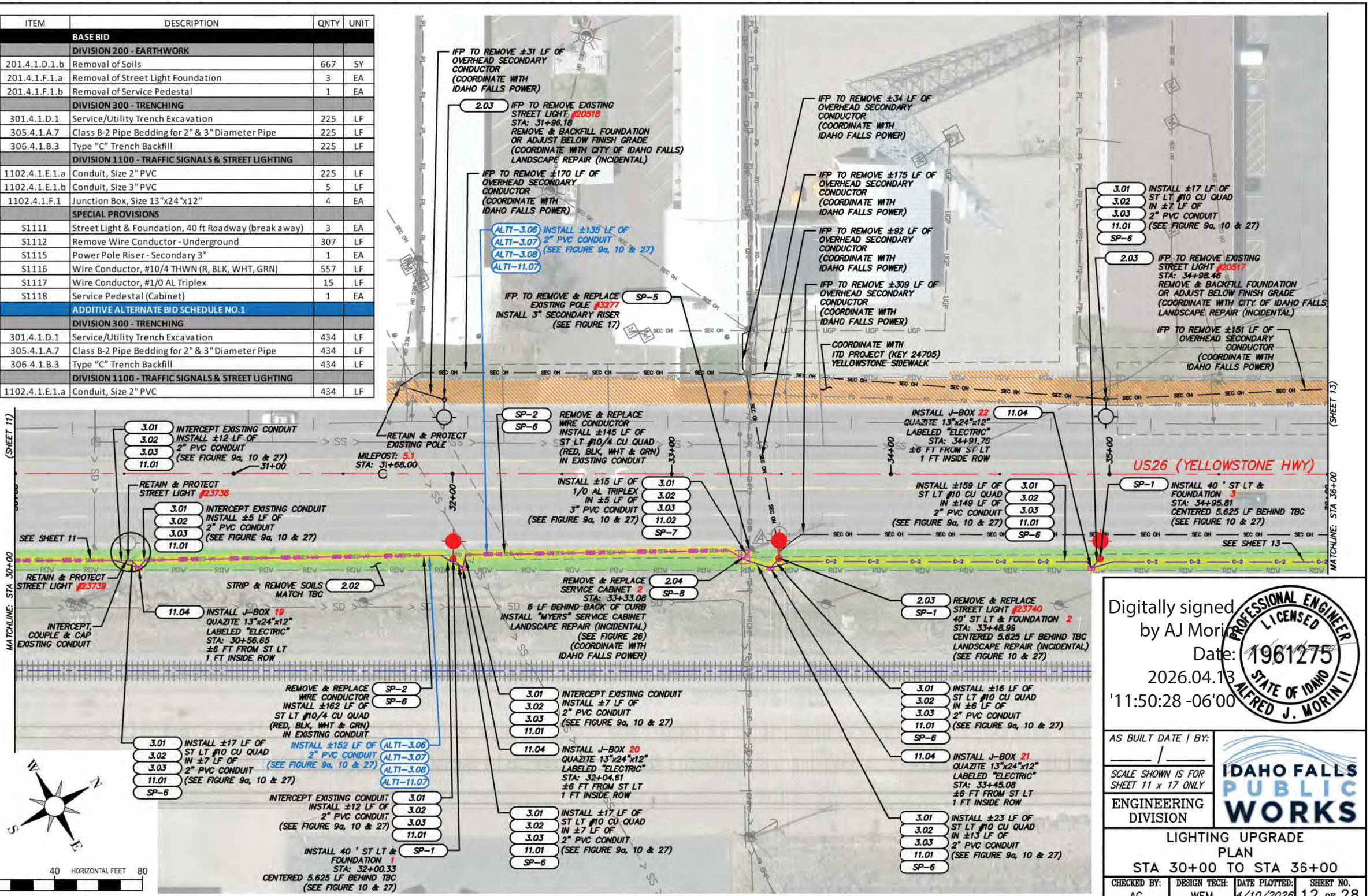
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **BASE BID** | | |
| | | DIVISION 200 - EARTHWORK | | |
| 2.02 | 201.4.1.D.1.b | Removal of Soils | 667 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 3 | EA |
| 2.04 | 201.4.1.F.1.b | Removal of Service Pedestal | 1 | EA |
| | | DIVISION 300 - TRENCHING | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 225 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 225 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 225 | LF |
| | | DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 225 | LF |
| 11.02 | 1102.4.1.E.1.b | Conduit, Size 3" PVC | 5 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 4 | EA |
| | | SPECIAL PROVISIONS | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 3 | EA |
| SP-2 | S1112 | Remove Wire Conductor - Underground | 307 | LF |
| SP-5 | S1115 | Power Pole Riser - Secondary 3" | 1 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 557 | LF |
| SP-7 | S1117 | Wire Conductor, #1/0 AL Triplex | 15 | LF |
| SP-8 | S1118 | Service Pedestal (Cabinet) | 1 | EA |
| | | **ADDITIVE ALTERNATE BID SCHEDULE NO.1** | | |
| | | DIVISION 300 - TRENCHING | | |
| 3.06 | 301.4.1.D.1 | Service/Utility Trench Excavation | 434 | LF |
| 3.07 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 434 | LF |
| 3.08 | 306.4.1.B.3 | Type "C" Trench Backfill | 434 | LF |
| | | DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING | | |
| 11.07 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 434 | LF |

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Date: 2026.04.13 '11:50:28 -06'00'

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IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 30+00 TO STA 36+00

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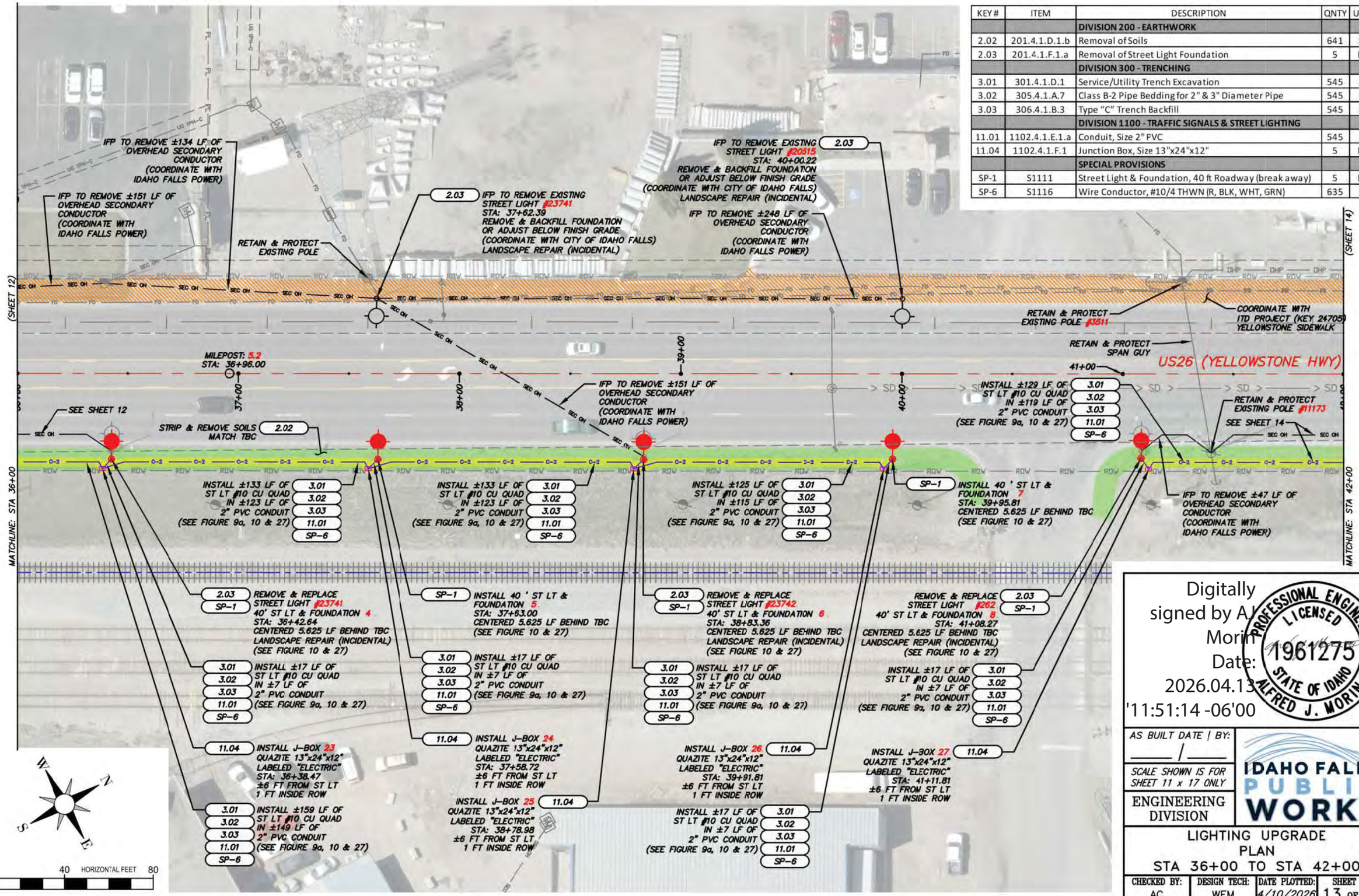
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.02 | 201.4.1.D.1.b | Removal of Soils | 641 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 5 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 545 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 545 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 545 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 545 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 5 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 5 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 635 | LF |

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Date: 2026.04.13 11:51:14 -06'00'

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AS BUILT DATE | BY: ____ / ____

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 36+00 TO STA 42+00

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
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| AC | WEM | 4/10/2026 | 13 OF 28 |

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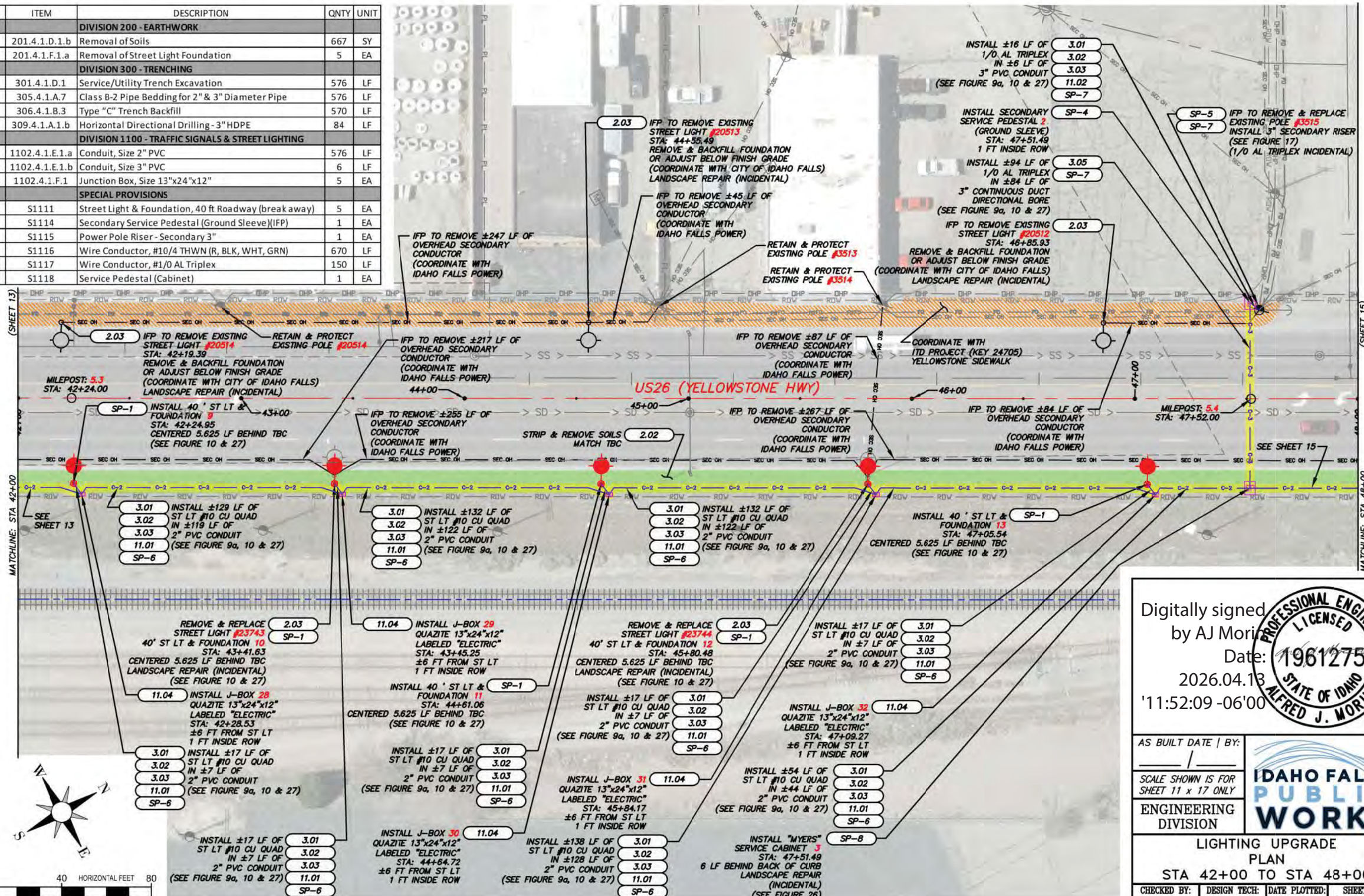
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.02 | 201.4.1.D.1.b | Removal of Soils | 667 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 5 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 576 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 576 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 570 | LF |
| 3.05 | 309.4.1.A.1.b | Horizontal Directional Drilling - 3" HDPE | 84 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 576 | LF |
| 11.02 | 1102.4.1.E.1.b | Conduit, Size 3" PVC | 6 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 5 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 5 | EA |
| SP-4 | S1114 | Secondary Service Pedestal (Ground Sleeve)(IFP) | 1 | EA |
| SP-5 | S1115 | Power Pole Riser - Secondary 3" | 1 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 670 | LF |
| SP-7 | S1117 | Wire Conductor, #1/0 AL Triplex | 150 | LF |
| SP-8 | S1118 | Service Pedestal (Cabinet) | 1 | EA |

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PROFESSIONAL ENGINEER LICENSED 1961275 STATE OF IDAHO ALFRED J. MORIN II

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 42+00 TO STA 48+00

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| AC | WEM | 4/10/2026 | 14 OF 28 |

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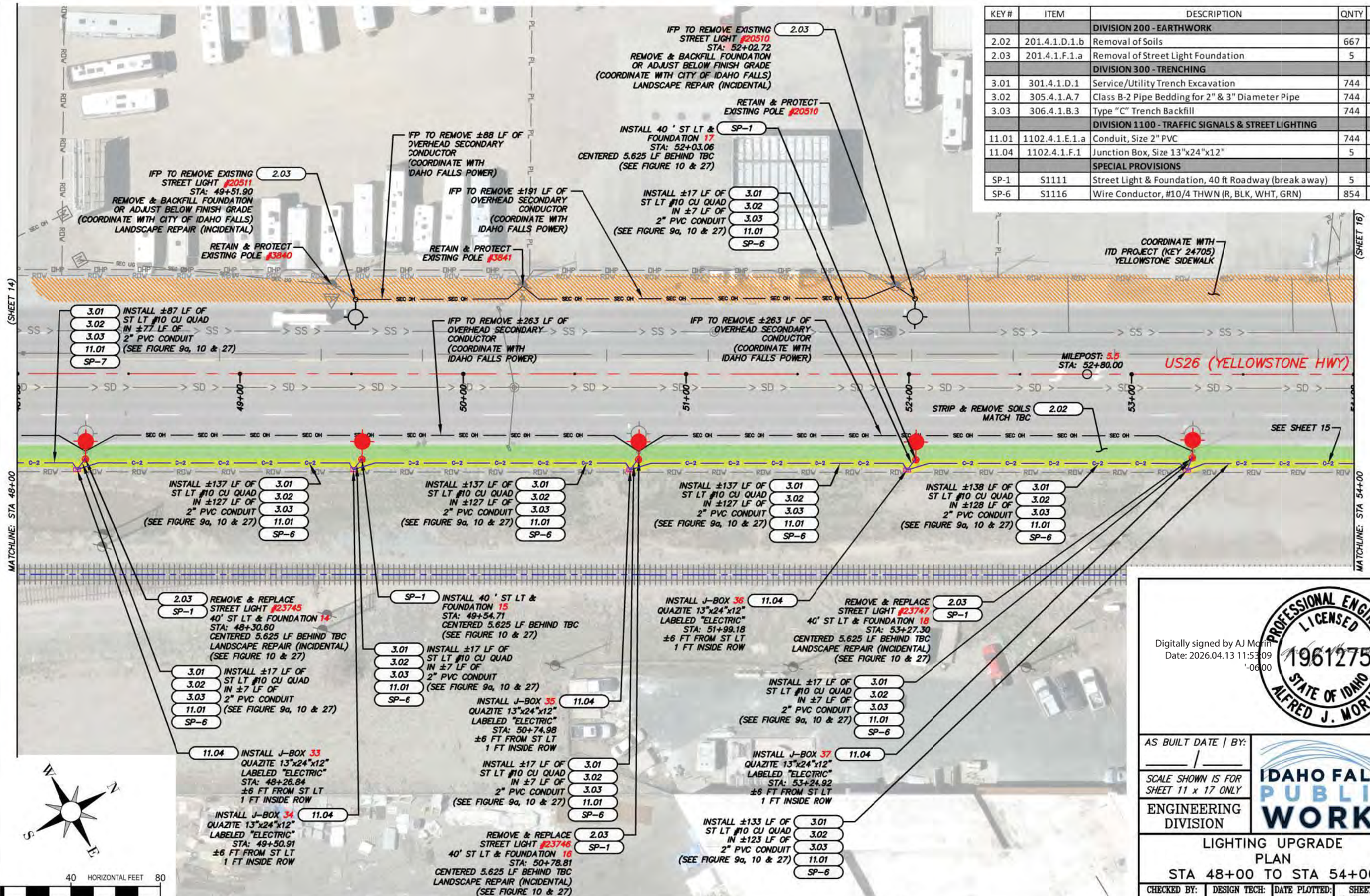
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.02 | 201.4.1.D.1.b | Removal of Soils | 667 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 5 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 744 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 744 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 744 | LF |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 744 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 5 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 5 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 854 | LF |

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 48+00 TO STA 54+00

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| AC | WEM | 4/10/2026 | 15 OF 28 |

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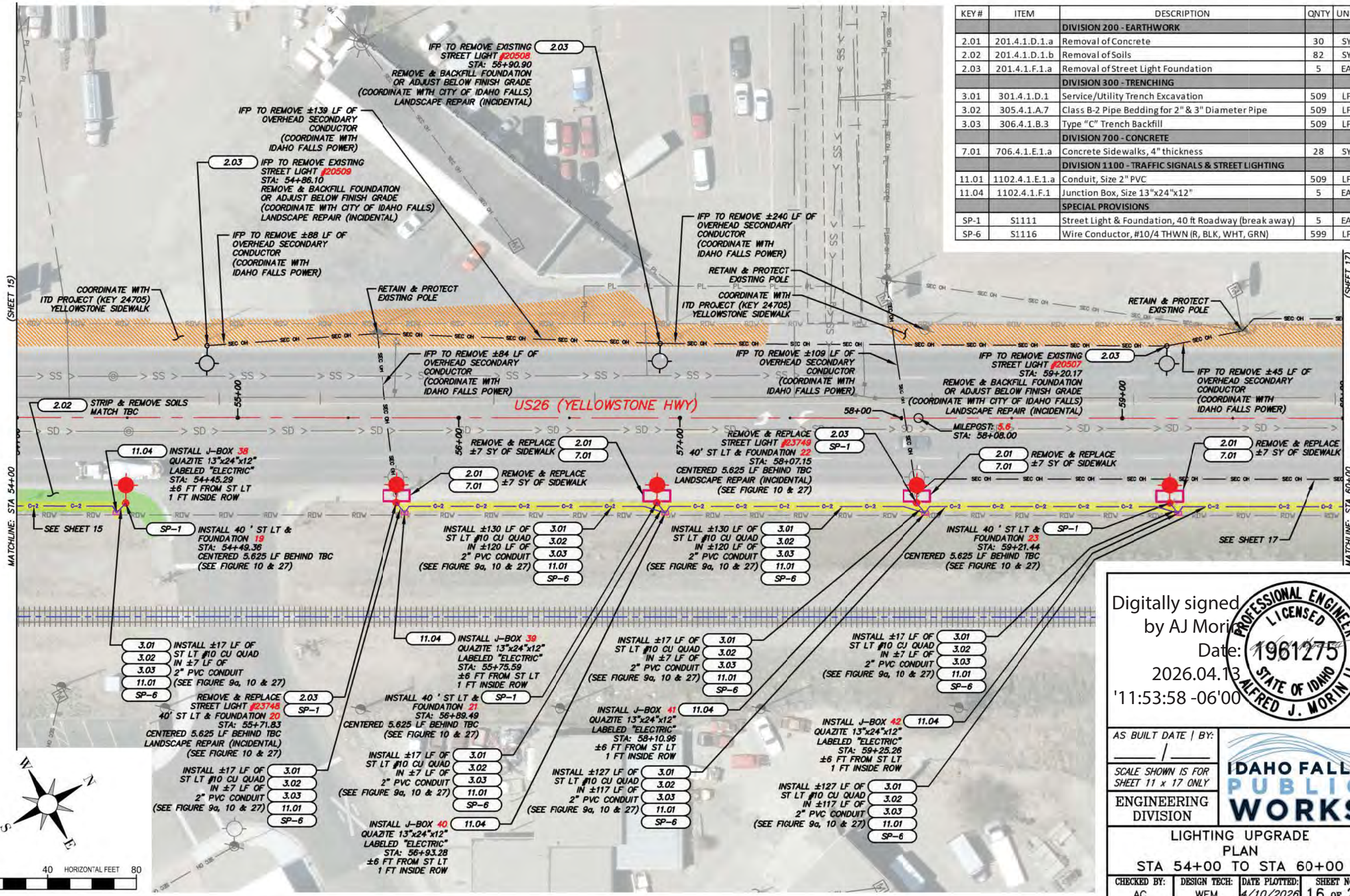
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | DIVISION 200 - EARTHWORK | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 30 | SY |
| 2.02 | 201.4.1.D.1.b | Removal of Soils | 82 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 5 | EA |
| | | DIVISION 300 - TRENCHING | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 509 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 509 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 509 | LF |
| | | DIVISION 700 - CONCRETE | | |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 28 | SY |
| | | DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 509 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 5 | EA |
| | | SPECIAL PROVISIONS | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 5 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 599 | LF |

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 54+00 TO STA 60+00

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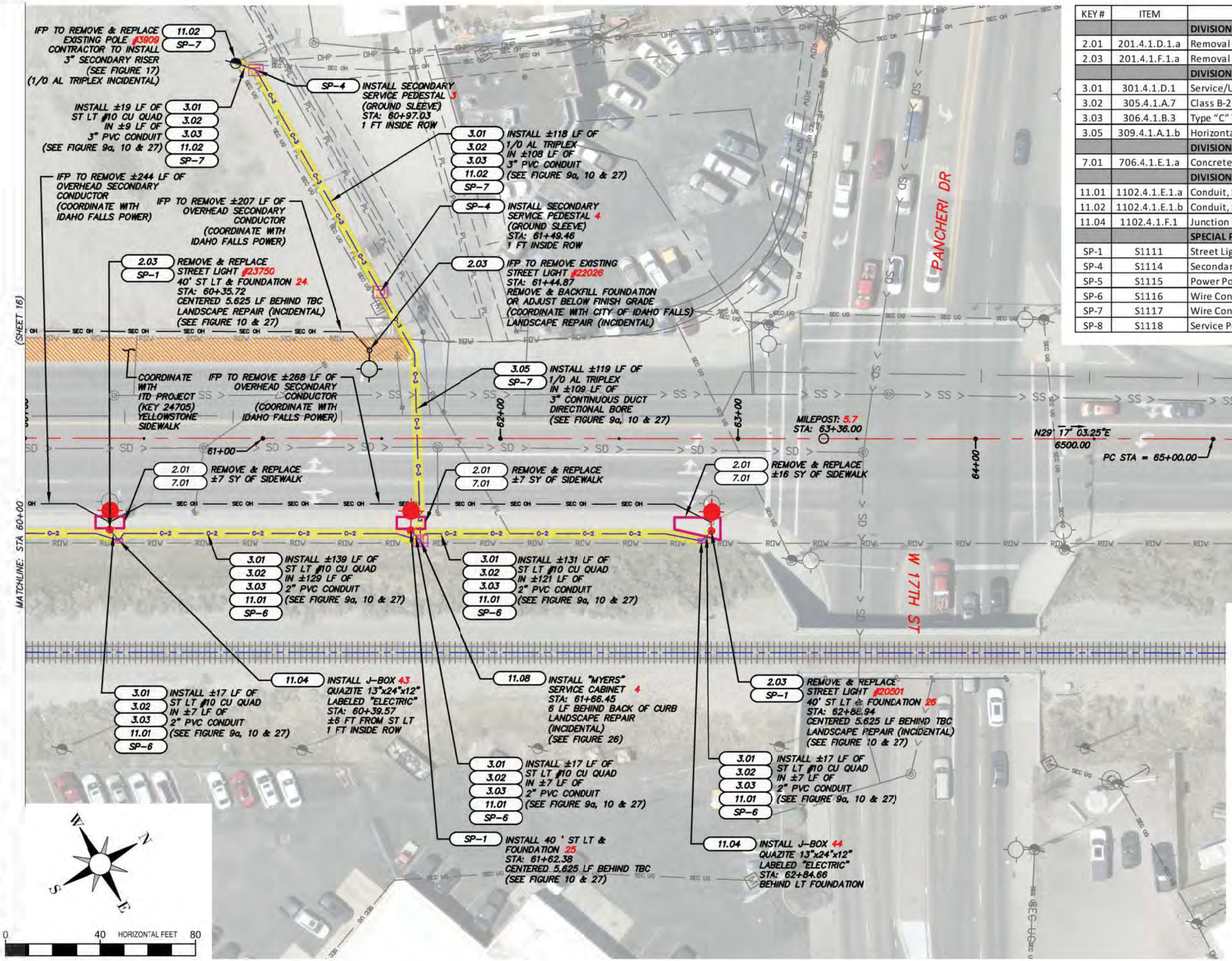


| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 31 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 3 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 379 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 379 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 379 | LF |
| 3.05 | 309.4.1.A.1.b | Horizontal Directional Drilling - 3" HDPE | 109 | LF |
| | | **DIVISION 700 - CONCRETE** | | |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 30 | SY |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 271 | LF |
| 11.02 | 1102.4.1.E.1.b | Conduit, Size 3" PVC | 117 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 2 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 3 | EA |
| SP-4 | S1114 | Secondary Service Pedestal (Ground Sleeve)(IFP) | 2 | EA |
| SP-5 | S1115 | Power Pole Riser - Secondary 3" | 1 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 321 | LF |
| SP-7 | S1117 | Wire Conductor, #1/0 AL Triplex | 256 | LF |
| SP-8 | S1118 | Service Pedestal (Cabinet) | 1 | EA |

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE
PLAN
STA 60+00 TO STA 66+00

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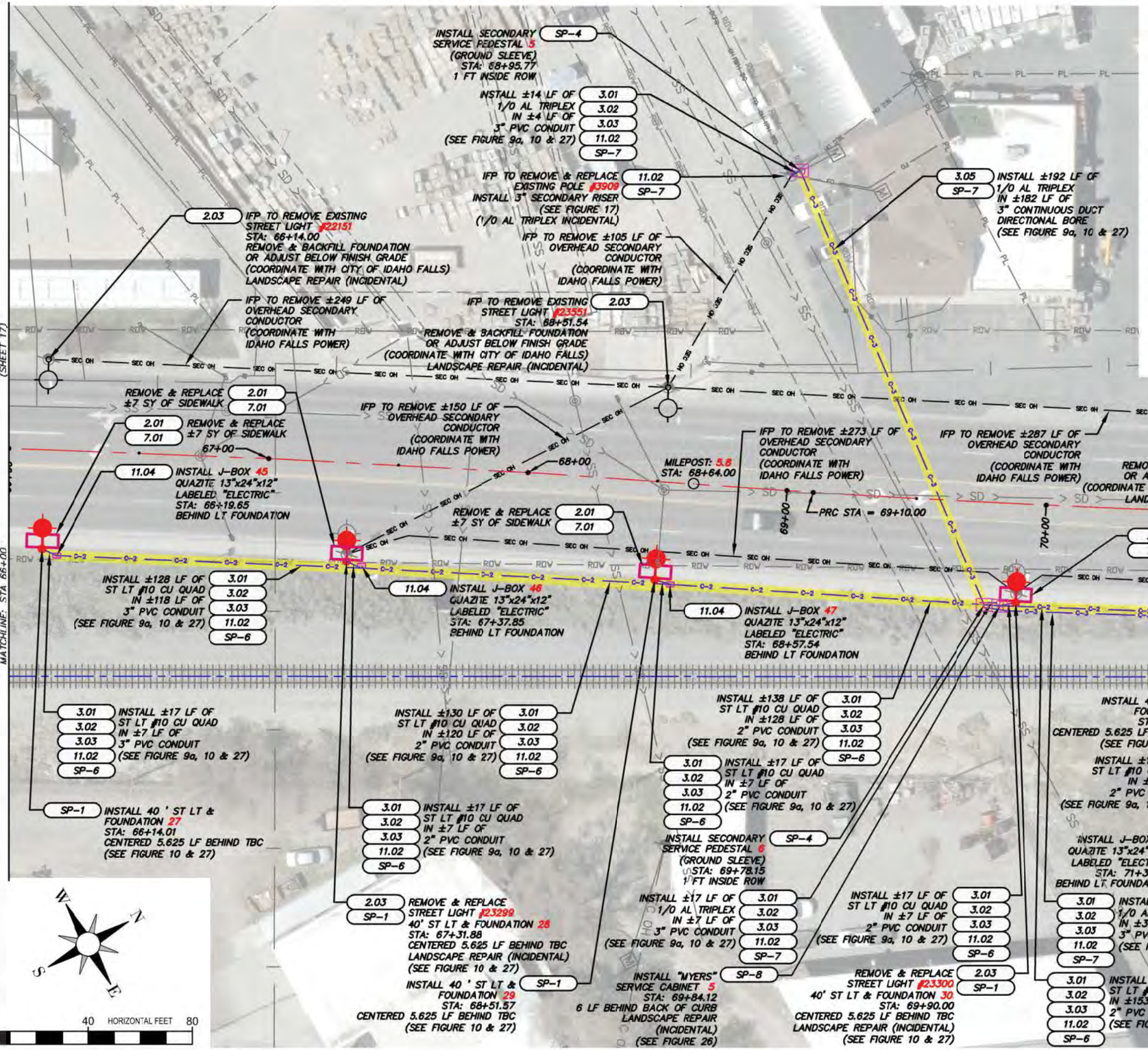


| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 37 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 5 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 554 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 554 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 554 | LF |
| 3.05 | 309.4.1.A.1.b | Horizontal Directional Drilling - 3" HDPE | 182 | LF |
| | | **DIVISION 700 - CONCRETE** | | |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 35 | SY |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 554 | LF |
| 11.02 | 1102.4.1.E.1.b | Conduit, Size 3" PVC | 328 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 4 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 5 | EA |
| SP-4 | S1114 | Secondary Service Pedestal (Ground Sleeve)(IFP) | 2 | EA |
| SP-5 | S1115 | Power Pole Riser - Secondary 3" | 1 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 644 | LF |
| SP-7 | S1117 | Wire Conductor, #1/0 AL Triplex | 563 | LF |
| SP-8 | S1118 | Service Pedestal (Cabinet) | 1 | EA |

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE
PLAN
STA 66+00 TO STA 72+00

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
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| AC | WEM | 4/10/2026 | 18 OF 28 |

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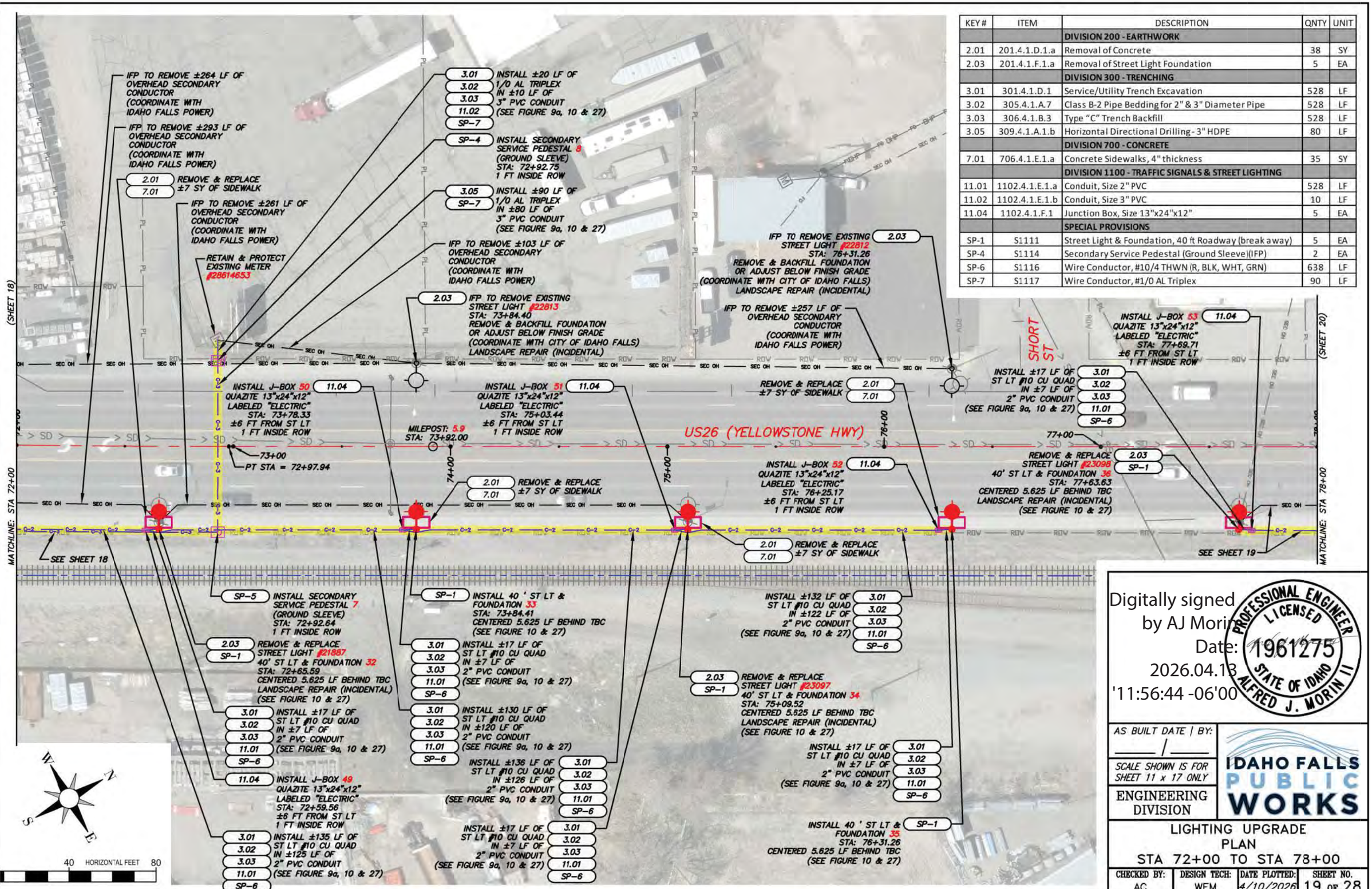


| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 38 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 5 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 528 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 528 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 528 | LF |
| 3.05 | 309.4.1.A.1.b | Horizontal Directional Drilling - 3" HDPE | 80 | LF |
| | | **DIVISION 700 - CONCRETE** | | |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 35 | SY |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 528 | LF |
| 11.02 | 1102.4.1.E.1.b | Conduit, Size 3" PVC | 10 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 5 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 5 | EA |
| SP-4 | S1114 | Secondary Service Pedestal (Ground Sleeve)(IFP) | 2 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 638 | LF |
| SP-7 | S1117 | Wire Conductor, #1/0 AL Triplex | 90 | LF |

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 72+00 TO STA 78+00

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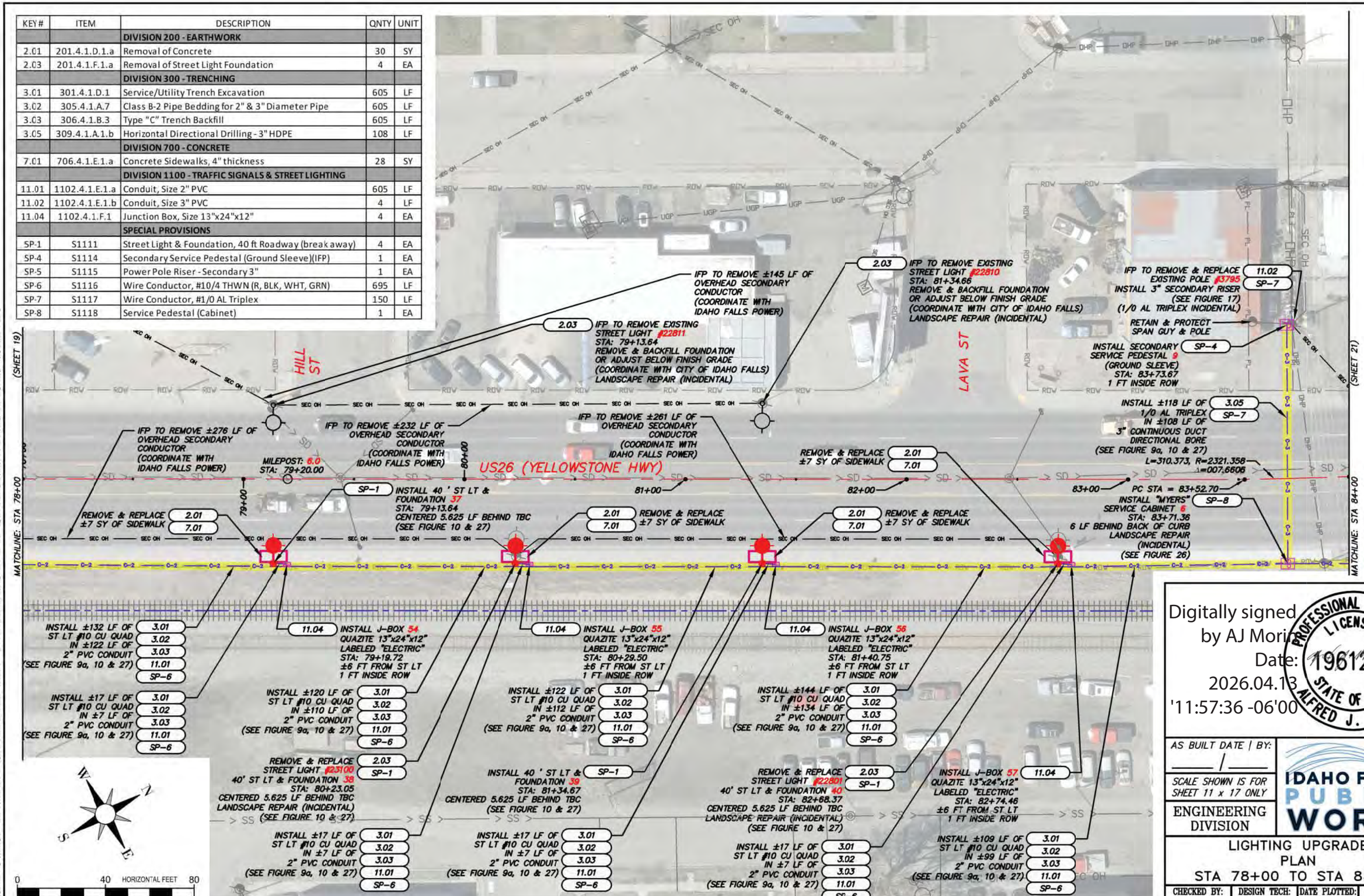
| AC | WEM | 4/10/2026 | 19 OF 28 |

| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 30 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 4 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 605 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 605 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 605 | LF |
| 3.05 | 309.4.1.A.1.b | Horizontal Directional Drilling - 3" HDPE | 108 | LF |
| | | **DIVISION 700 - CONCRETE** | | |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 28 | SY |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 605 | LF |
| 11.02 | 1102.4.1.E.1.b | Conduit, Size 3" PVC | 4 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 4 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 4 | EA |
| SP-4 | S1114 | Secondary Service Pedestal (Ground Sleeve)(IFP) | 1 | EA |
| SP-5 | S1115 | Power Pole Riser - Secondary 3" | 1 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 695 | LF |
| SP-7 | S1117 | Wire Conductor, #1/0 AL Triplex | 150 | LF |
| SP-8 | S1118 | Service Pedestal (Cabinet) | 1 | EA |

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 78+00 TO STA 84+00

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| AC | WEM | 4/10/2026 | 20 OF 28 |

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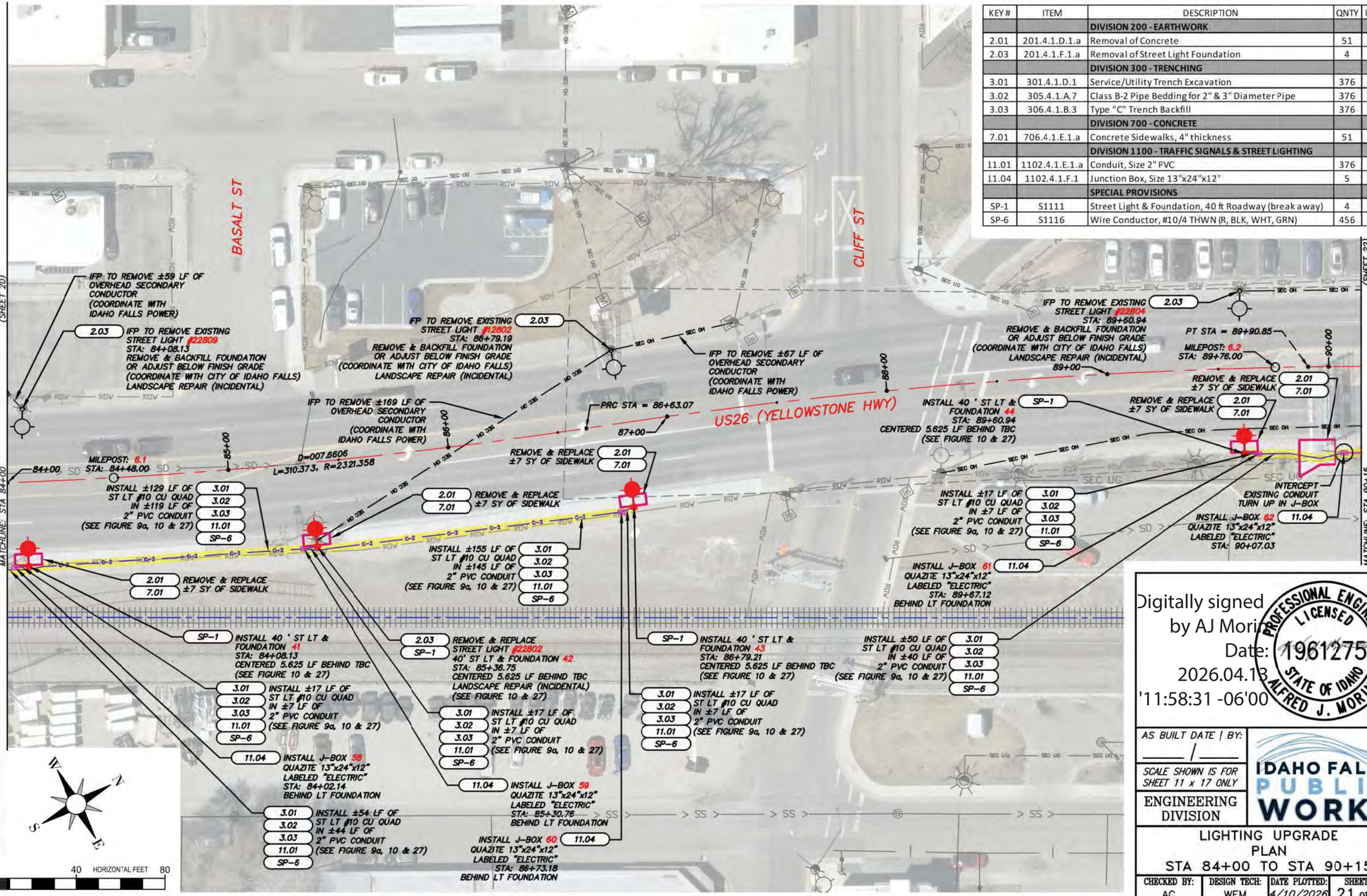
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 51 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 4 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 376 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 376 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 376 | LF |
| | | **DIVISION 700 - CONCRETE** | | |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 51 | SY |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 376 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 5 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 4 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 456 | LF |

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 84+00 TO STA 90+15

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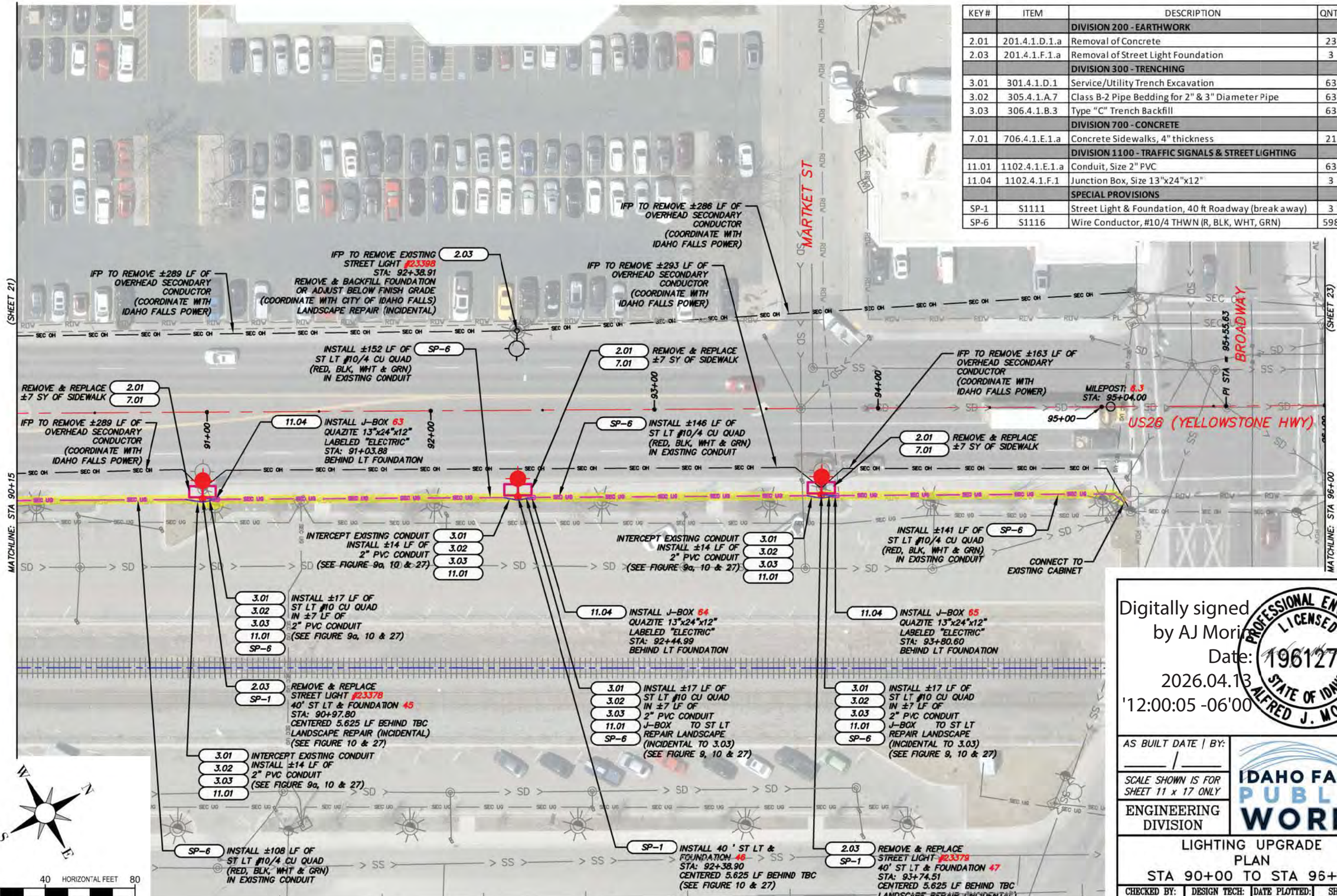
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 23 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 3 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 63 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 63 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 63 | LF |
| | | **DIVISION 700 - CONCRETE** | | |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 21 | SY |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 63 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 3 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 3 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 598 | LF |

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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 90+00 TO STA 96+00

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
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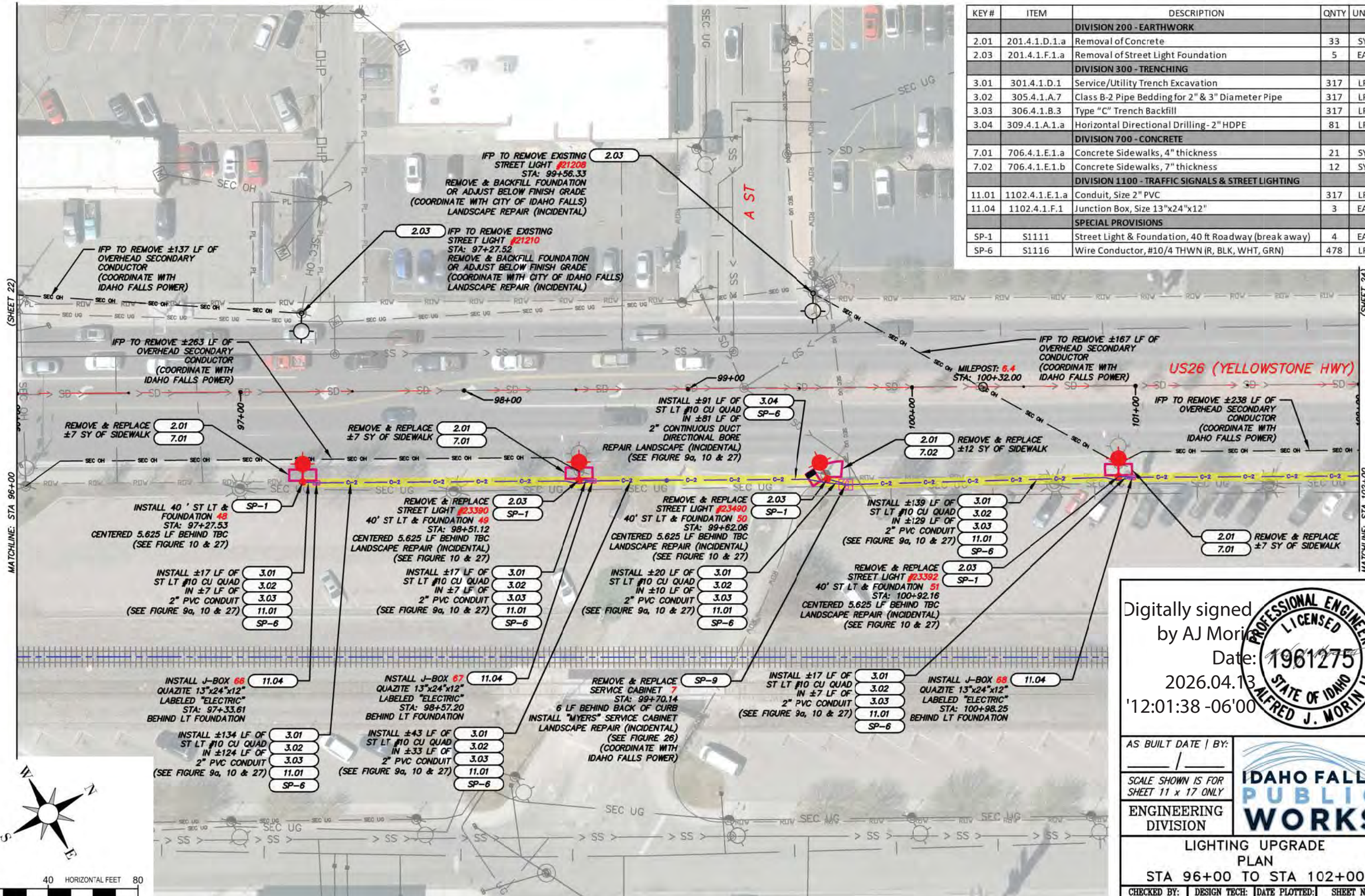
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | DIVISION 200 - EARTHWORK | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 33 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 5 | EA |
| | | DIVISION 300 - TRENCHING | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 317 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 317 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 317 | LF |
| 3.04 | 309.4.1.A.1.a | Horizontal Directional Drilling - 2" HDPE | 81 | LF |
| | | DIVISION 700 - CONCRETE | | |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 21 | SY |
| 7.02 | 706.4.1.E.1.b | Concrete Sidewalks, 7" thickness | 12 | SY |
| | | DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 317 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 3 | EA |
| | | SPECIAL PROVISIONS | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 4 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 478 | LF |

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Date: 2026.04.13 '12:01:38 -06'00'

PROFESSIONAL ENGINEER LICENSED 1961275 STATE OF IDAHO ALFRED J. MORIN II

AS BUILT DATE | BY: ____ / ____

SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 96+00 TO STA 102+00

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
|---|---|---|---|
| AC | WEM | 4/10/2026 | 23 OF 28 |

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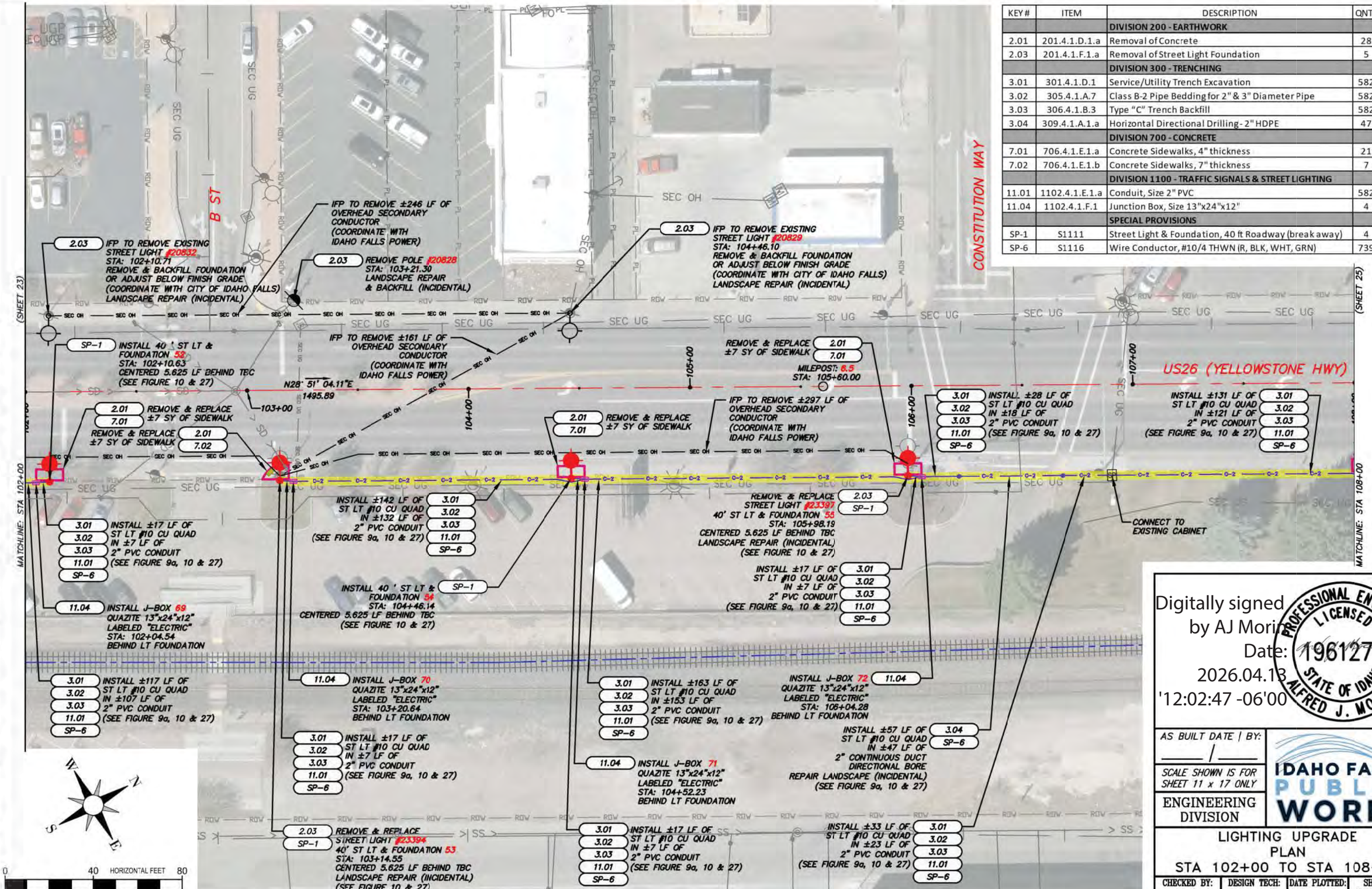
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 28 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 5 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 582 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 582 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 582 | LF |
| 3.04 | 309.4.1.A.1.a | Horizontal Directional Drilling - 2" HDPE | 47 | LF |
| | | **DIVISION 700 - CONCRETE** | | |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 21 | SY |
| 7.02 | 706.4.1.E.1.b | Concrete Sidewalks, 7" thickness | 7 | SY |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 582 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 4 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 4 | EA |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 739 | LF |

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Date: 2026.04.13 '12:02:47 -06'00'

PROFESSIONAL ENGINEER LICENSED 1961275 STATE OF IDAHO ALFRED J. MORIN II

AS BUILT DATE | BY: ____ / ____

SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 102+00 TO STA 108+00

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
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| AC | WEM | 4/10/2026 | 24 OF 28 |

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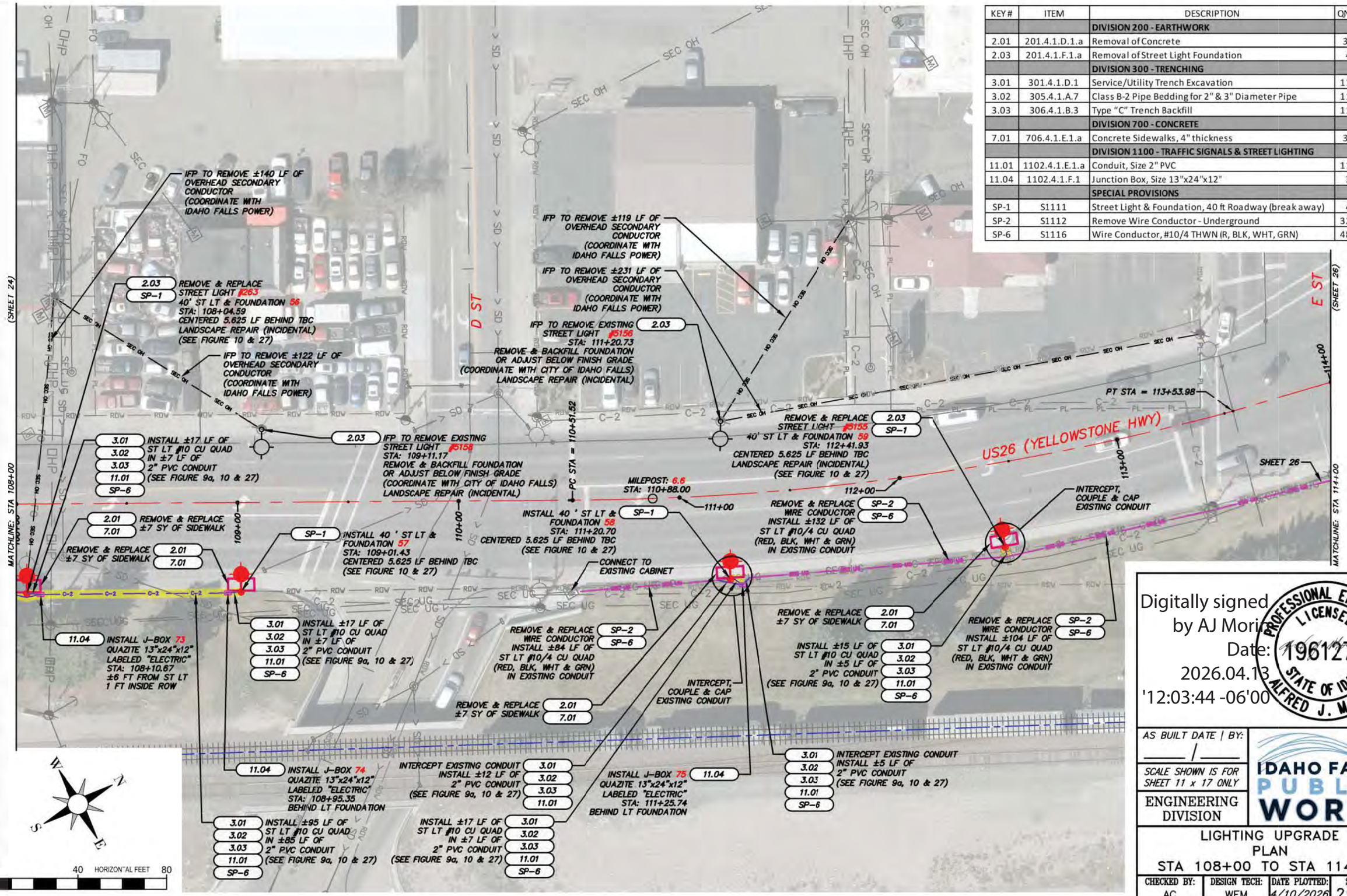
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 30 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 4 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 111 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 111 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 111 | LF |
| | | **DIVISION 700 - CONCRETE** | | |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 30 | SY |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 111 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 3 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 4 | EA |
| SP-2 | S1112 | Remove Wire Conductor - Underground | 320 | LF |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 481 | LF |

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Date: 2026.04.13 '12:03:44 -06'00'

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AS BUILT DATE | BY: ____/____

SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE PLAN
STA 108+00 TO STA 114+00

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
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| AC | WEM | 4/10/2026 | 25 OF 28 |

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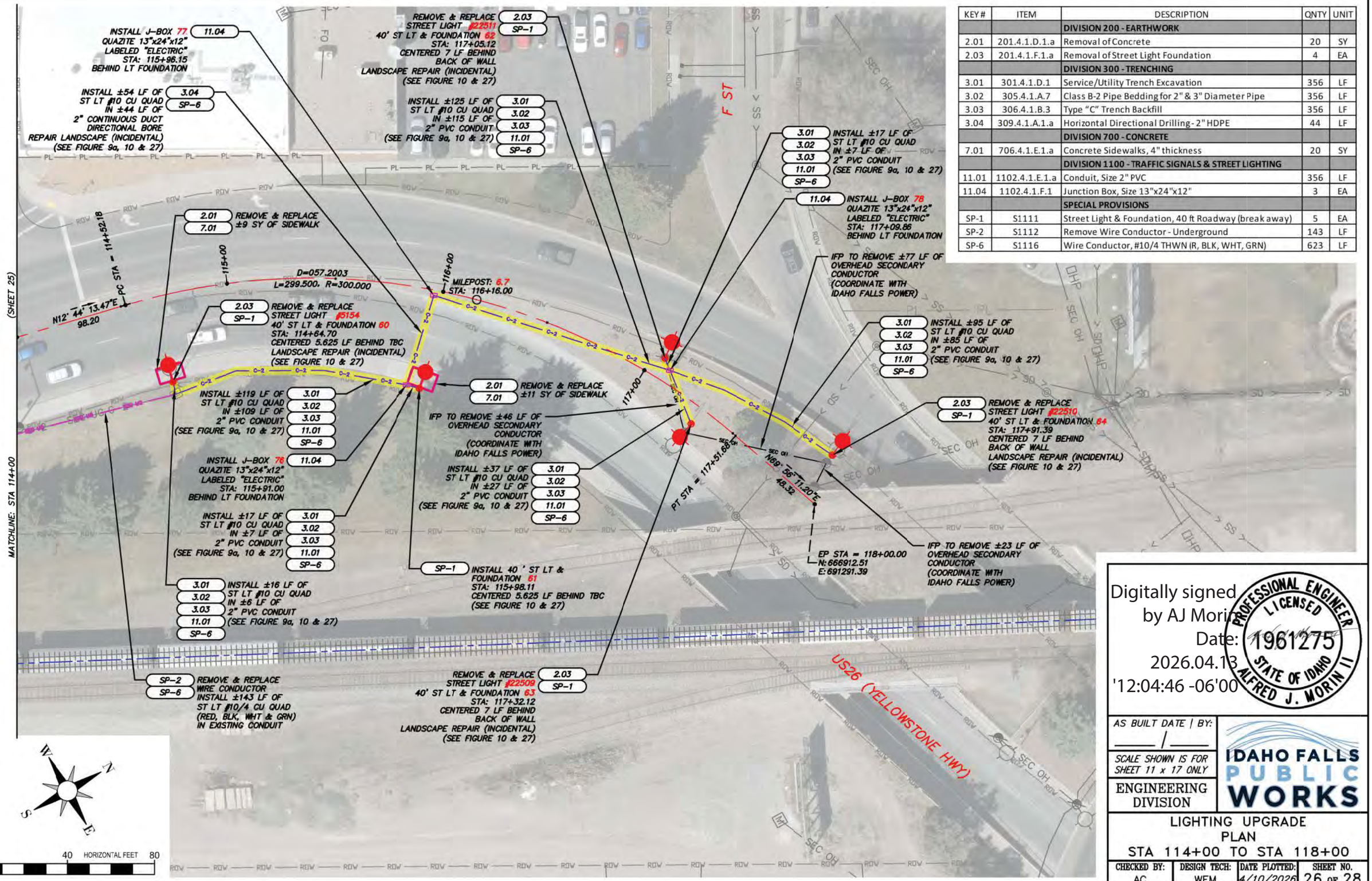


| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | **DIVISION 200 - EARTHWORK** | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 20 | SY |
| 2.03 | 201.4.1.F.1.a | Removal of Street Light Foundation | 4 | EA |
| | | **DIVISION 300 - TRENCHING** | | |
| 3.01 | 301.4.1.D.1 | Service/Utility Trench Excavation | 356 | LF |
| 3.02 | 305.4.1.A.7 | Class B-2 Pipe Bedding for 2" & 3" Diameter Pipe | 356 | LF |
| 3.03 | 306.4.1.B.3 | Type "C" Trench Backfill | 356 | LF |
| 3.04 | 309.4.1.A.1.a | Horizontal Directional Drilling - 2" HDPE | 44 | LF |
| | | **DIVISION 700 - CONCRETE** | | |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 20 | SY |
| | | **DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING** | | |
| 11.01 | 1102.4.1.E.1.a | Conduit, Size 2" PVC | 356 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 3 | EA |
| | | **SPECIAL PROVISIONS** | | |
| SP-1 | S1111 | Street Light & Foundation, 40 ft Roadway (break away) | 5 | EA |
| SP-2 | S1112 | Remove Wire Conductor - Underground | 143 | LF |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 623 | LF |

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Date: 2026.04.13 '12:04:46 -06'00'

PROFESSIONAL ENGINEER LICENSED 1961275 STATE OF IDAHO ALFRED J. MORIN II

AS BUILT DATE | BY: ____ / ____

SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE
PLAN
STA 114+00 TO STA 118+00

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
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| AC | WEM | 4/10/2026 | 26 OF 28 |

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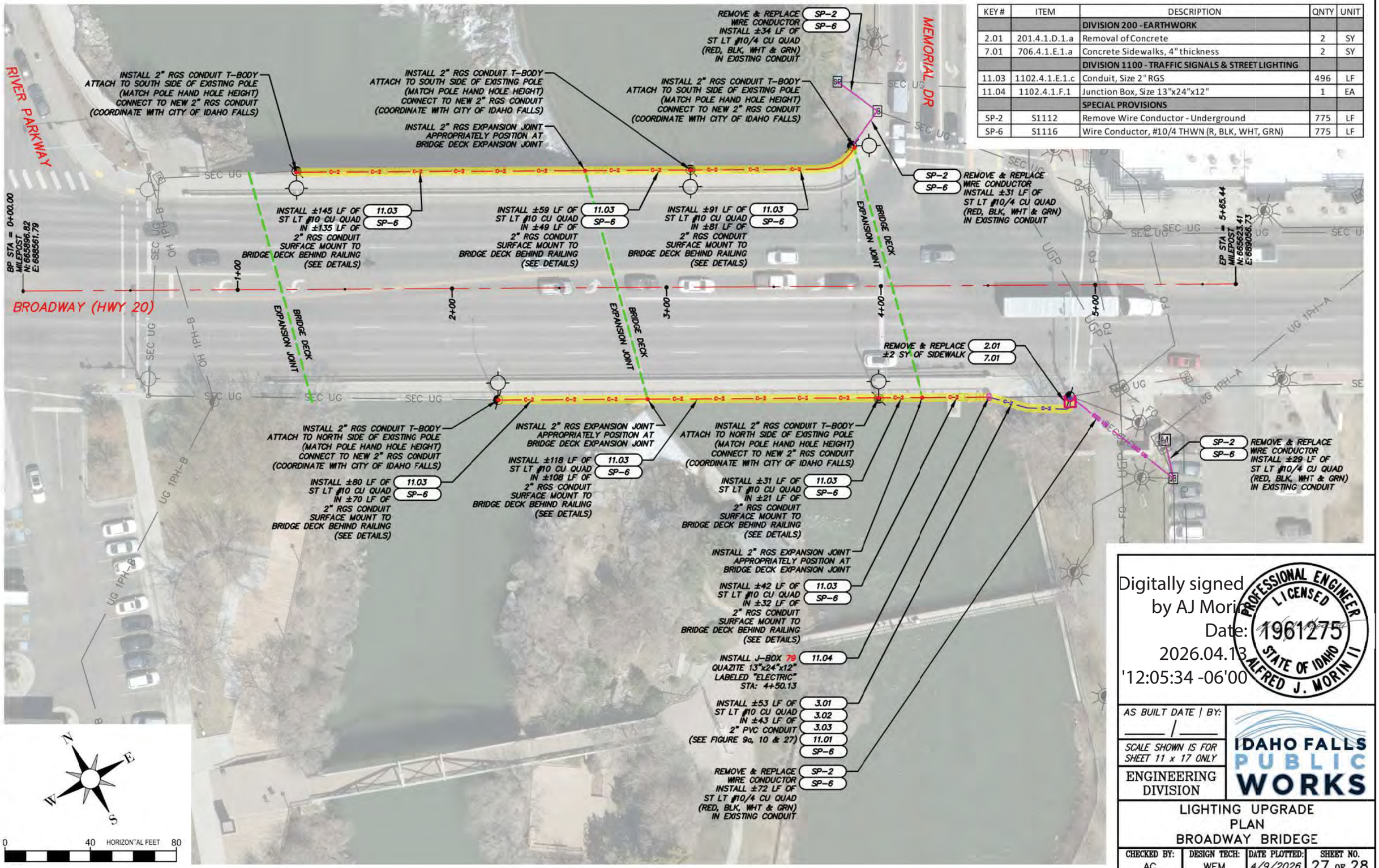
| KEY # | ITEM | DESCRIPTION | QNTY | UNIT |
|---|---|---|---|---|
| | | DIVISION 200 - EARTHWORK | | |
| 2.01 | 201.4.1.D.1.a | Removal of Concrete | 2 | SY |
| 7.01 | 706.4.1.E.1.a | Concrete Sidewalks, 4" thickness | 2 | SY |
| | | DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING | | |
| 11.03 | 1102.4.1.E.1.c | Conduit, Size 2" RGS | 496 | LF |
| 11.04 | 1102.4.1.F.1 | Junction Box, Size 13"x24"x12" | 1 | EA |
| | | SPECIAL PROVISIONS | | |
| SP-2 | S1112 | Remove Wire Conductor - Underground | 775 | LF |
| SP-6 | S1116 | Wire Conductor, #10/4 THWN (R, BLK, WHT, GRN) | 775 | LF |

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Date: 2026.04.13 12:05:34 -06'00'

PROFESSIONAL ENGINEER LICENSED 19612 75 STATE OF IDAHO ALFRED J. MORIN II

AS BUILT DATE | BY: ____ / ____

SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE
PLAN
BROADWAY BRIDEGE

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
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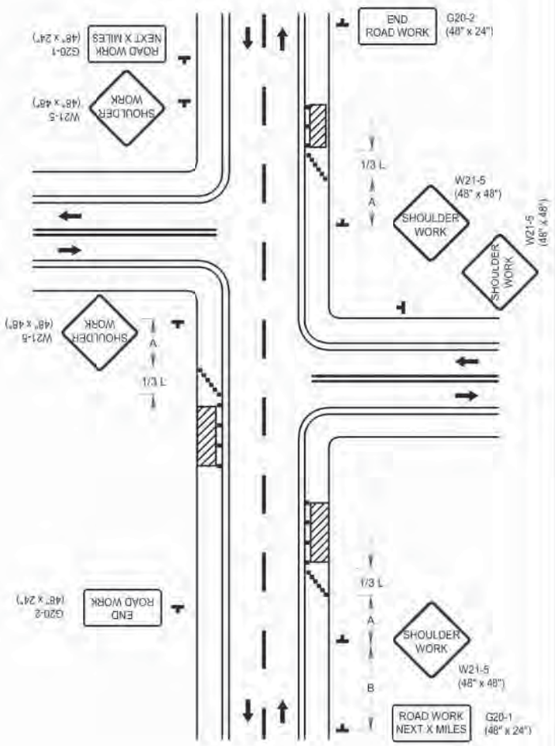
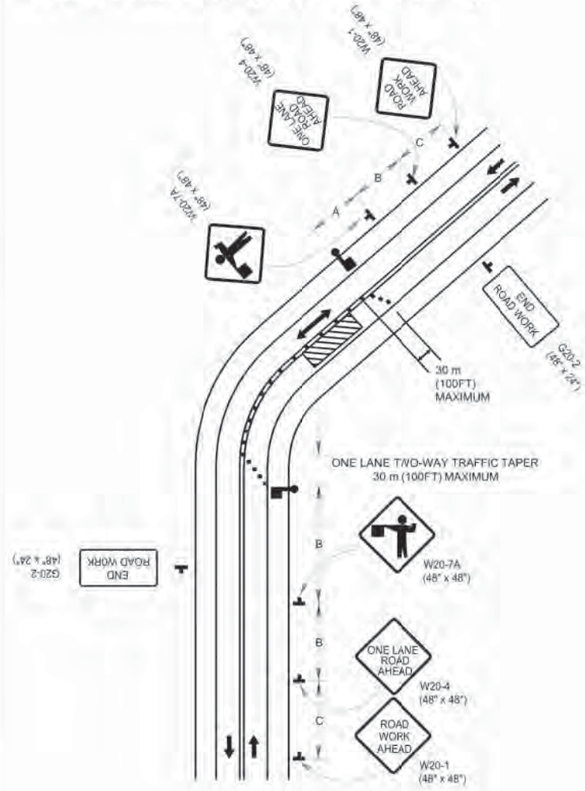
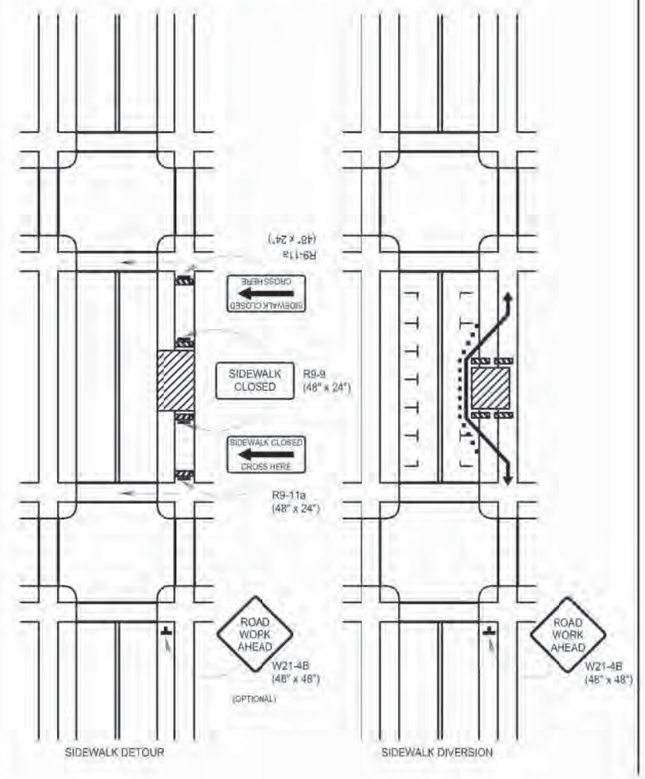
## WORK ON SHOULDERS (M.U.T.C.D. TA–3)



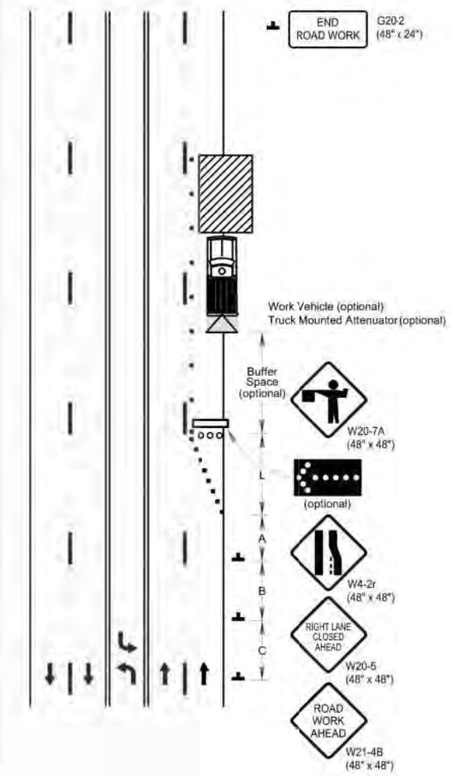

## LANE CLOSURE ON TWO LANE ROAD USING FLAGGERS (M.U.T.C.D. TA–10)




## SIDEWALK DETOUR OR DIVERSION (M.U.T.C.D. TA–28)




## LANE CLOSURE ON 5 LANE ROADWAY




## MEANING OF SYMBOLS ON TYPICAL DIAGRAMS

- CHANNELIZING DEVICE
- DIRECTION OF TRAFFIC
- DIRECTION OF TEMPORARY TRAFFIC DETOUR
- FLAGGER
- HIGH LEVEL WARNING DEVICE (FLAG TREE)
- SIGN
- TYPE III BARRICADE
- WORK SPACE

## MEANING OF LETTER CODES ON TYPICAL APPLICATION DIAGRAMS

| ROAD TYPE | DISTANCE BETWEEN SIGNS** | | |
|---|---|---|---|
| | A | B | C |
| URBAN (LOW SPEED)* | 30 (100) | 30 (100) | 30 (100) |
| URBAN (HIGH SPEED)* | 100 (350) | 100 (350) | 100 (350) |
| RURAL | 150 (500) | 150 (500) | 150 (500) |
| EXPRESSWAY / FREEWAY | 300 (1,000) | 450 (1,500) | 800 (2,640) |

* SPEED CATEGORY TO BE DETERMINED BY HIGHWAY AGENCY

** DISTANCES ARE SHOWN IN METERS (FEET). THE COLUMN HEADINGS A, B, AND C ARE THE DIMENSIONS SHOWN IN FIGURES 6H–1 THROUGH 6H–46. THE A DIMENSION IS THE DISTANCE FROM THE TRANSITION OR POINT OF RESTRICTION TO THE FIRST SIGN. THE B DIMENSION IS THE DISTANCE BETWEEN THE FIRST AND SECOND SIGNS. THE C DIMENSION IS THE DISTANCE BETWEEN THE SECOND AND THIRD SIGNS. (THE THIRD SIGN IS THE FIRST ONE IN A THREE–SIGN SERIES ENCOUNTERED BY A DRIVER APPROACHING A TEMPORARY TRAFFIC CONTROL ZONE.)

FORMULAS FOR L ARE AS FOLLOWS:

FOR SPEED LIMITS OF 60 KM/H (40 MPH) OR LESS:

$$L=\frac{WS^2}{150} \quad \left( L=\frac{WS^2}{60} \right)$$

FOR SPEED LIMITS OF 70 KM/H (45 MPH) OR GREATER:

$$L=\frac{WS}{1.6} \quad ( L-WS )$$

WHERE:
L = TAPER LENGTH IN METER (FEET)
W = WIDTH OF OFFSET IN METER (FEET)
S = POSTED SPEED LIMIT, OR OFF–PEAK 85TH–PERCENTILE SPEED PRIOR TO WORK STARTING, OR THE ANTICIPATED OPERATING SPEED IN KM/H (MPH)

## NOTES:

1. RECOMMENDED SIGNING SEQUENCE AT THE BEGINNING OF THIS PROJECT. SIGNS WITHIN BRACKET ARE TO BE PLACED AT INTERVALS AS DIRECTED BY THE ENGINEER.
2. CONFIRMING M.P.H. SIGNS SHALL BE PLACED AT THE END OF THE WORK ZONE.
3. COVER ALL CONFLICTING SIGNS WITHIN THE PROJECT. SIGNS SHALL BE COVERED USING AN APPROVED METHOD. SIGNS DAMAGED SHALL BE REPLACED AT NO COST TO THE STATE.
4. SIGNING IS TYPICAL FOR BOTH DIRECTIONS OF TRAFFIC.
5. TEMPORARY FLEXABLE RAISED PAVEMENT MARKERS SHALL BE SUPPLIED AND PLACED BY THE CONTRACTOR, AND CONSIST OF APPROXIMATELY 10,300 TABS. TABS SHALL BE PLACED ACCORDING TO THE TEMP, FLEX, RAISED PAVEMENT MARKING SHEET. ALL TABS SHALL BE DOUBLE COVERED.

Digitally signed by AJ Morin
Date: 2026.04.13 12:07:18 -06'00'

PROFESSIONAL ENGINEER LICENSED 1961275 STATE OF IDAHO ALFRED J. MORIN II

AS BUILT DATE | BY: ____ / ____

SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

LIGHTING UPGRADE
TRAFFIC CONTROL PLAN

| CHECKED BY: | DESIGN TECH: | DATE PLOTTED: | SHEET NO. |
|---|---|---|---|
| AC | WEM | 3/26/2026 | 28 OF 28 |

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# Memorandum

**File #:** 26-244 **City Council**

DATE: Wednesday, July 1, 2026 AGENDA: Regular
FROM: Chris Canfield, Public Works Director DEPARTMENT: Public Works

**Title**
Easement Vacation - Lots 1 and 2, Block 1 of Broadway Commercial Plaza

☒ Ordinance ☐ Resolution
☐ Quasi-Judicial Public Hearing ☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance ☐ Approval/Authorization/Ratification

**Action(s) Requested:**
Approve the Ordinance vacating an easement 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 property owner has formally requested the vacation of the easement as described in the accompanying exhibit and detailed in the referenced Ordinance. Following an internal evaluation, city staff have reviewed the request and determined that the proposed vacation is warranted. As a result, they recommend approval of the request.
By enabling property owners to make more effective use of their land, these actions align with long-term development goals.

**This item has been reviewed by the City's Legal & Public Works Departments.**

26-244

**ORDINANCE NO. 2026-**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF PORTIONS OF TWO EASEMENTS LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED EASEMENTS 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, a portion of a ten foot (10′) power line easement is not being used in its original configuration, and there are other public utility easements that are sufficient for future development;

WHEREAS, the storm sewer easement is not being used in its original configuration;

WHEREAS, the unused storm sewer easement and the unused power line easement (together, the "Easements") unnecessarily encumber 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. Portions of the Easements, as shown on Instrument Numbers 576399, dated 11/05/1979; 750414, dated 05/31/1988; 755077, dated 09/07/1988; and 755734, dated 09/15/1988; with the portions of Easements to be vacated more particularly described in Exhibits "A" and "B", and as depicted in Exhibit "C" of this Ordinance.

**SECTION 2.** Exceptions from Vacation. Vacation of property described in Section 1 of this Ordinance shall not include any easement not dedicated to the City of Idaho Falls and any other underlying easement or any franchise rights that are not described in Section 1 above, which includes any easements dedicated to the City of Idaho Falls that serve purposes separate from the said public utility easement and said storm sewer easements.

**SECTION 3.** Easement Vacation. Council deems it expedient for the public good and to be in the best interest of the underlying and adjoining property and declares that the portions of Easements described in Section 1 and Exhibits A and B of this Ordinance are hereby vacated in their entirety to the underlying property owner: Marco Najera The mailing address for the property owner is 1670 Broadway, Idaho Falls, Idaho 83402.

**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 _____, 2026.

ATTEST:

_____ _____

Linda Lundquist, City Clerk Lisa Burtenshaw, Mayor

(SEAL)

STATE OF IDAHO )
) ss:
County of Bonneville )

I, LINDA LUNDQUIST, 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 PORTIONS OF TWO EASEMENTS LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED EASEMENTS 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."

A copy of the full text of the ordinance is available at City Hall.

_____
Linda Lundquist
(SEAL) City Clerk

# EXHIBIT "A"

A parcel of land located in the Southeast 1/4 of Section 14, Township 2 North, Range 37 East, B.M., being a portion of a deed of easement for power lines as described in the conveyance filed with the Office of the Recorder, Bonneville County, Idaho, as Instrument Number 576399, this partial area also being described as follows:

Commencing from the southeast corner of Section 14, Township 2 North, Range 37 East, Boise Meridian, Bonneville County, Idaho; Thence, S 89° 37' 37" W along the south boundary of said Section for a distance of 237.02 feet; Thence, N 00° 03' 00" W for a distance of 44.92 feet to the southwest corner of Westland Heights, Division No. 3, First Amended Plat, recorded as Instrument No. 1500900 in Bonneville County; Thence, N 00° 03' 00" W along the west boundary of said subdivision for a distance of 115.19 feet; Thence, N 35° 24' 03" W along said boundary for a distance of 17.28 feet; Thence, N 00° 00' 41" W along said boundary for a distance of 35.04 feet to the TRUE POINT OF BEGINNING; Thence, N 86° 05' 20" W for a distance of 72.87 feet; Thence, N 03° 54' 40" E for a distance of 10.00 feet; Thence, S 86° 05' 20" E for a distance of 72.18 feet; Thence, S 00° 00' 41" E for a distance of 10.02 feet to the TRUE POINT OF BEGINNING.


Prepared by:

Firm Name: Badger Aerial Mapping and Surveying

Contact Name: Justin Steffler

Phone Number: 208-540-1419

Email: justin@badgeraerial.com


Ref: Easement Vacation Description

PROFESSIONAL LAND SURVEYOR
LICENSE
14222
6-30-26
STATE OF IDAHO
JUSTIN M. STEFFLER

# EXHIBIT "B"

A parcel of land located in the Southeast 1/4 of Section 14, Township 2 North, Range 37 East, B.M., being all remaining interests in the following easements for a Storm Sewer as described in the conveyances filed with the Office of the Recorder, Bonneville County, Idaho, as Instrument Numbers 750414, 755077, and 755734, also being described as follows:

Commencing from the southeast corner of Section 14, Township 2 North, Range 37 East, Boise Meridian, Bonneville County, Idaho; Thence, S 89° 37' 37" W along the south boundary of said Section for a distance of 237.02 feet; Thence, N 00° 03' 00" W for a distance of 44.92 feet to the southwest corner of Westland Heights, Division No. 3, First Amended Plat, recorded as Instrument No. 1500900 in Bonneville County; Thence, N 09° 24' 41" W for a distance of 127.06 feet to the TRUE POINT OF BEGINNING; Thence along the combined boundary lines of said Storm Sewer easements for the following thirteen (13) courses and distances:

1) N 23° 33' 33" W for a distance of 91.03 feet,
2) Thence, N 39° 56' 50" W for a distance of 99.47 feet,
3) Thence, N 74° 57' 40" W for a distance of 229.31 feet,
4) Thence, N 45° 17' 12" W for a distance of 29.33 feet to a point on the westerly line of Westland Heights Addition Division Number 3, filed with the Office of the Recorder for Bonneville County as Instrument Number 277147,
5) Thence, N 00° 00' 03" E for a distance of 35.01 feet along said westerly line to the northwest corner of said plat,
6) Thence, S 47° 01' 14" E for a distance of 9.77 feet along a northeasterly line of said plat to an angle point of said plat,
7) Thence, N 89° 57' 49" E for a distance of 63.54 feet along a northerly line of said plat,
8) Thence, S 18° 44' 20" W for a distance of 35.35 feet,
9) Thence, S 74° 57' 40" E for a distance of 204.06 feet,
10) Thence, S 39° 56' 50" E for a distance of 110.96 feet,
11) Thence, S 23° 33' 33" E for a distance of 45.47 feet to a point on the westerly line of an existing alley,
12) Thence, S 00° 13' 00" E for a distance of 53.54 feet along said westerly line of the existing alley,
13) Thence, S 66° 26' 27" W for a distance of 3.79 feet to the TRUE POINT OF BEGINNING.


Prepared by:

Firm Name: Badger Aerial Mapping and Surveying

Contact Name: Justin Steffler

Phone Number: 208-540-1419

Email: justin@badgeraerial.com


Ref: Easement Vacation Description

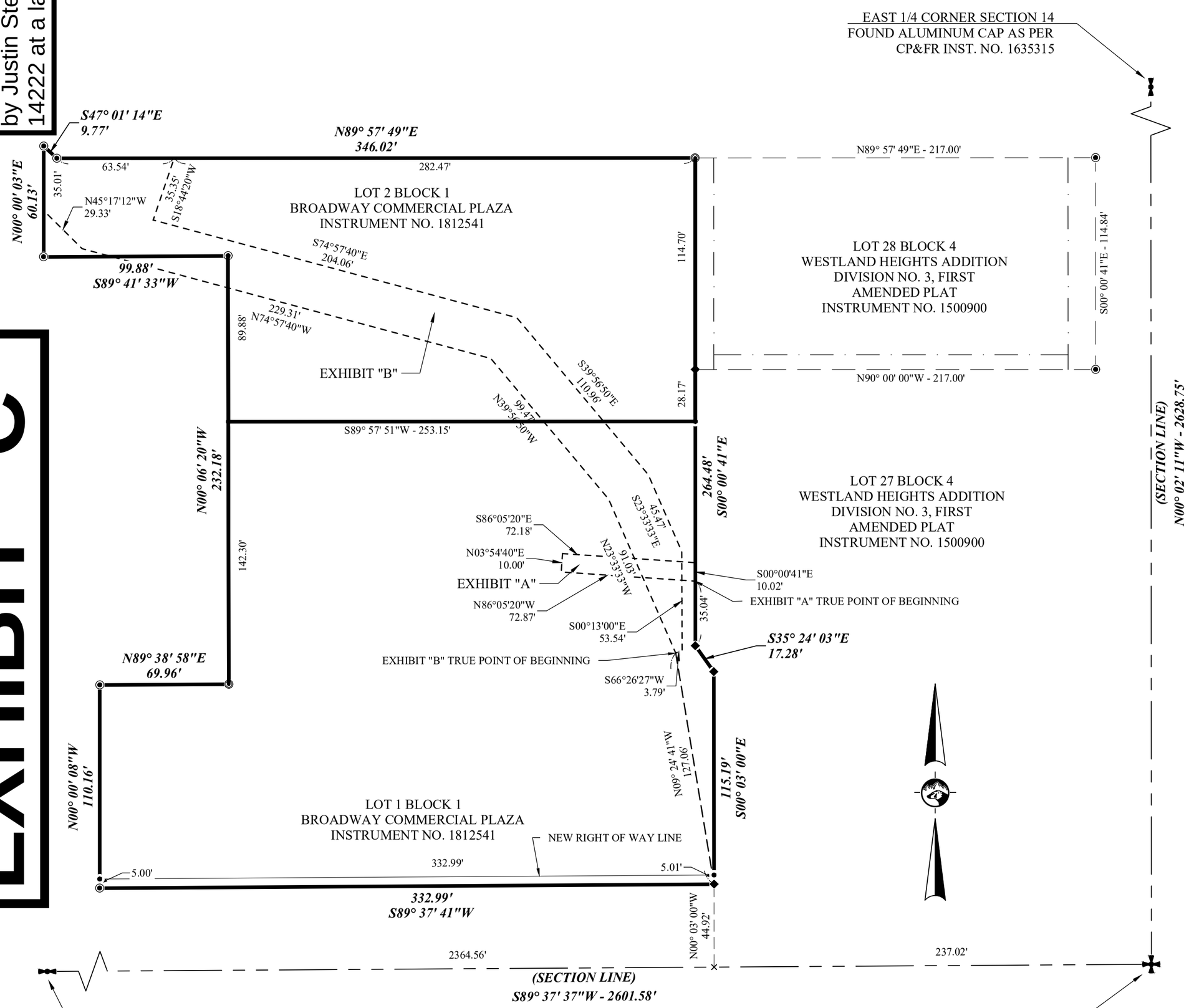
PROFESSIONAL LAND SURVEYOR
LICENSED
14222
6-30-26
STATE OF IDAHO
JUSTIN M. STEFFLER

This exhibit is a depiction of a preliminary unsigned Record of Survey to be filed by Justin Steffler, PLS 14222 at a later date.

# EASEMENT VACATION EXHIBIT

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 37 EAST, B.M., BONNEVILLE COUNTY, IDAHO

EXHIBIT "C"




## EASEMENT VACATION LEGAL DESCRIPTIONS

EXHIBIT "A"

A parcel of land located in the Southeast 1/4 of Section 14, Township 2 North, Range 37 East, B.M., being a portion of a deed of easement for power lines as described in the conveyance filed with the Office of the Recorder, Bonneville County, Idaho, as Instrument Number 576399, this partial area also being described as follows:

Commencing from the southeast corner of Section 14, Township 2 North, Range 37 East, Boise Meridian, Bonneville County, Idaho; Thence, S 89° 37' 37" W along the south boundary of said Section for a distance of 237.02 feet; Thence, N 00° 03' 00" W for a distance of 44.92 feet to the southwest corner of Westland Heights, Division No. 3, First Amended Plat, recorded as Instrument No. 1500900 in Bonneville County; Thence, N 00° 03' 00" W along the west boundary of said subdivision for a distance of 115.19 feet; Thence, N 35° 24' 03" W along said boundary for a distance of 17.28 feet; Thence, N 00° 00' 41" W along said boundary for a distance of 35.04 feet to the TRUE POINT OF BEGINNING; Thence, N 86° 05' 20" W for a distance of 72.87 feet; Thence, N 03° 54' 40" E for a distance of 10.00 feet; Thence, S 86° 05' 20" E for a distance of 72.18 feet; Thence, S 00° 00' 41" E for a distance of 10.02 feet to the TRUE POINT OF BEGINNING.

EXHIBIT "B"

A parcel of land located in the Southeast 1/4 of Section 14, Township 2 North, Range 37 East, B.M., being all remaining interests in the following easements for a Storm Sewer as described in the conveyances filed with the Office of the Recorder, Bonneville County, Idaho, as Instrument Numbers 750414, 755077, and 755734, also being described as follows:

Commencing from the southeast corner of Section 14, Township 2 North, Range 37 East, Boise Meridian, Bonneville County, Idaho; Thence, S 89° 37' 37" W along the south boundary of said Section for a distance of 237.02 feet; Thence, N 00° 03' 00" W for a distance of 44.92 feet to the southwest corner of Westland Heights, Division No. 3, First Amended Plat, recorded as Instrument No. 1500900 in Bonneville County; Thence, N 09° 24' 41" W for a distance of 127.06 feet to the TRUE POINT OF BEGINNING; Thence along the combined boundary lines of said Storm Sewer easements for the following thirteen (13) courses and distances:

1) N 23° 33' 33" W for a distance of 91.03 feet,
2) Thence, N 39° 56' 50" W for a distance of 99.47 feet,
3) Thence, N 74° 57' 40" W for a distance of 229.31 feet,
4) Thence, N 45° 17' 12" W for a distance of 29.33 feet to a point on the westerly line of Westland Heights Addition Division Number 3, filed with the Office of the Recorder for Bonneville County as Instrument Number 277147,
5) Thence, N 00° 00' 03" E for a distance of 35.01 feet along said westerly line to the northwest corner of said plat,
6) Thence, S 47° 01' 14" E for a distance of 9.77 feet along a northeasterly line of said plat to an angle point of said plat,
7) Thence, N 89° 57' 49" E for a distance of 63.54 feet along a northerly line of said plat,
8) Thence, S 18° 44' 20" W for a distance of 35.35 feet,
9) Thence, S 74° 57' 40" E for a distance of 204.06 feet,
10) Thence, S 39° 56' 50" E for a distance of 110.96 feet,
11) Thence, S 23° 33' 33" E for a distance of 45.47 feet to a point on the westerly line of an existing alley,
12) Thence, S 00° 13' 00" E for a distance of 53.54 feet along said westerly line of the existing alley,
13) Thence, S 66° 26' 27" W for a distance of 3.79 feet to the TRUE POINT OF BEGINNING.

## SURVEY NARRATIVE

1. The purpose of this survey is to vacate the easements as shown and described hereon. The intent of the descriptions is only to vacate the portions of the easement within the subject parcels, as shown hereon.
2. Monuments were found in conjunction with this survey, and are shown for reference on this map.
3. Documents used in conjunction with this survey include Westland Heights Additional Division No. 3 First Amended Instrument No. 1500900, as well as the instrument numbers listed in the easement information listed on this map. This survey is being completed concurrently as Broadway Commercial Plaza. Information provided from Horrocks is also being used to complete this map.

## BASIS OF BEARING NOTE

The bearings on this exhibit 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

- PLSS SECTION CONTROL (AS NOTED)
- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS 19961"
- FOUND 1/2" IRON ROD WITH PLASTIC CAP MARKED "PLS 19961"
- FOUND 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS 4563"
- FOUND 5/8" IRON ROD WITH NO CAP
- CALCULATED POINT (NOT SET)
- SURVEY BOUNDARY
- EASEMENT BOUNDARY LINES
- PLSS SECTION LINE
- SURVEY TIES

## EXISTING EASEMENT INFORMATION

The descriptions contained on this survey are meant to vacate the portions of the easements listed below, which are contained within the subject parcels.

EXHIBIT "A" - 10' Power line easement pursuant to Instrument No. 576399 Dated 11/05/1979.
EXHIBIT "B" - Variable width storm sewer easement pursuant to Instrument No. 755734, dated 09/15/1988 & 750414, dated 05/31/1988, & 755077, dated 09/07/1988. See Notes.

## NOTES

1. Duplicate easements (Instrument No. 750414 and 755734 and 755077) are between the same parties, impacting the same portion of land, as shown hereon. A portion of Instrument No. 750414 was previously vacated pursuant to Ordinance No. 2212 and Quitclaimed to the property owner (Instrument No. 928269). The property shown hereon is not affected by the vacated portion of said easement.

## SURVEYOR CERTIFICATE

I, Justin M. Steffler, a Licensed Professional Land Surveyor in the State Of Idaho, Registration Number 14222, do hereby certify that the survey as shown hereon was performed under my responsible charge in accordance with Idaho State Code, Title 55, Chapter 19.

PROFESSIONAL LAND SURVEYOR LICENSE 14222 STATE OF IDAHO JUSTIN M. STEFFLER
PRELIMINARY

Justin M. Steffler, P.L.S. 14222 Date

50 0 50 100 150
GRAPHIC SCALE – FEET 1" = 50'

SHEET 1 OF 1

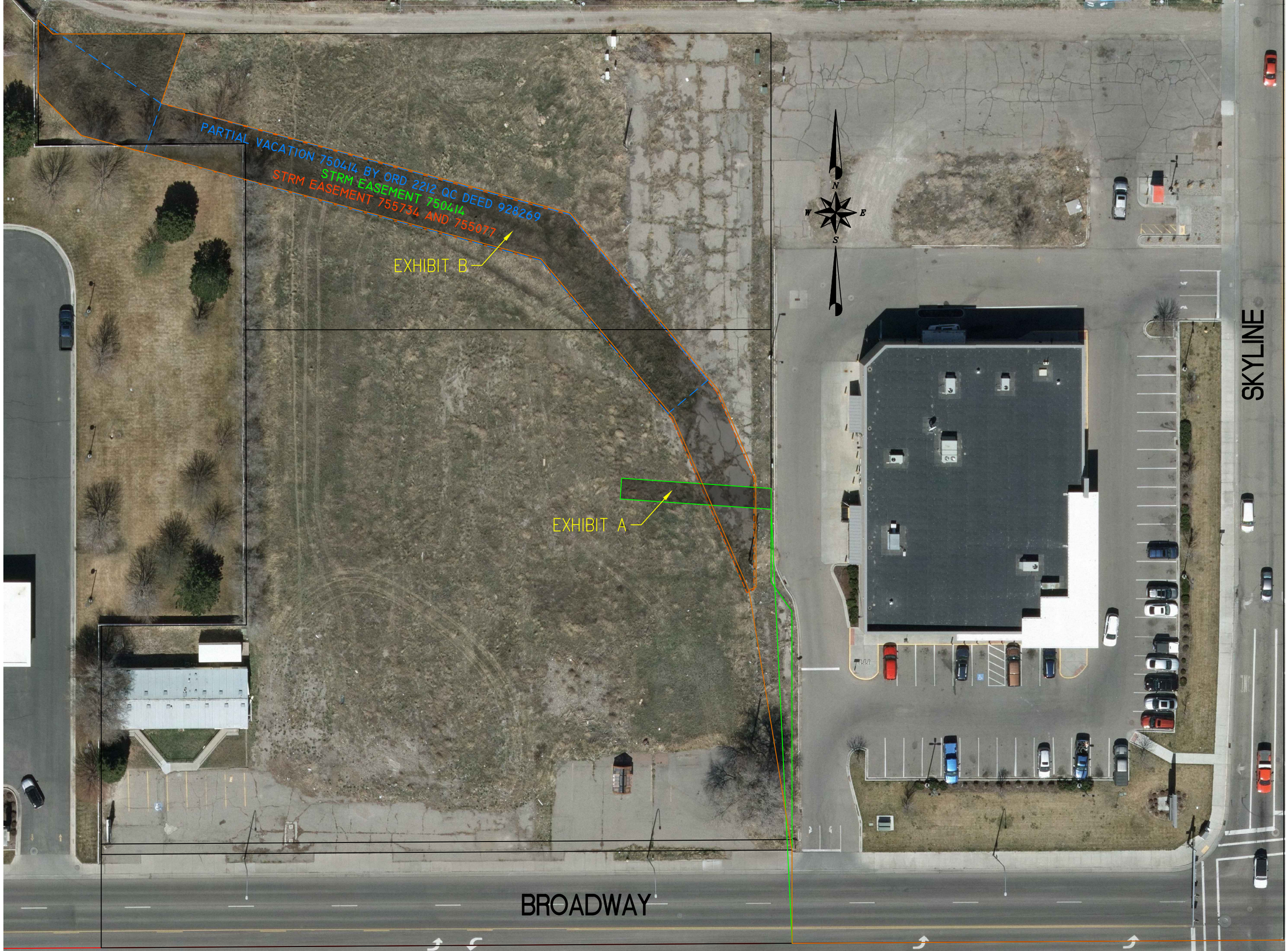
| 1/4 | SEC | T | R |
|---|---|---|---|
| | 14 | 2N | 37E |

MTN WEST ENGINEERING

| | |
|---|---|
| TITLE | EASEMENT VACATION EXHIBIT |
| DATE: 06/30/2026 | DRAWN/CHK BY: PS/JS |
| PROJECT: | 25162/T2NR37E/S14 |

BADGER AERIAL MAPPING & SURVEYING

430 SNAKE RIVER CIRCLE
RIGBY, ID 83442
208-715-4380




F:\Survey\7-VACATIONS\PWV26-002 Broadway Commercial Plaza Vacations\Broadway Vacations.dwg, 7/1/2026 3:48:02 PM

# Memorandum

**File #:** 26-243 **City Council**

DATE: Wednesday, July 1, 2026 AGENDA: Regular
FROM: Chris Canfield, Public Works Director DEPARTMENT: Public Works

**Title**
Easement Vacation - Lots 31 through 36 and 49, Block 1 of Cassiopeia Parks Subdivision

☒ Ordinance ☐ Resolution
☐ Quasi-Judicial Public Hearing ☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance ☐ Approval/Authorization/Ratification

**Action(s) Requested:**
Approve the Ordinance vacating an easement 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 property owner has formally requested the vacation of the easement as described in the accompanying exhibit and detailed in the referenced Ordinance. Following an internal evaluation, city staff have reviewed the request and determined that the proposed vacation is warranted. As a result, they recommend approval of the request.
By enabling property owners to make more effective use of their land, these actions align with long-term development goals.

**This item has been reviewed by the City's Legal & Public Works Departments.**

26-243

**ORDINANCE NO. 2026-**

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, there was a building built that encroaches into the public utility easement;

WHEREAS, it would create an excessive hardship to move the encroaching building;

WHEREAS, the building encroachment is minimal; and

WHEREAS, the encroachment into the easement does not prevent utility maintenance.

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 the public utility easement ("PUE"), as shown on Cassiopeia Parks Subdivision, Instrument Number 1757410, with the portion of the PUE to be vacated more particularly described in Exhibit "A" and as depicted in Exhibit "B" of this Ordinance.

**SECTION 2.** Exceptions from Vacation. Vacation of property described in Section 1 of this Ordinance shall not include any easement not dedicated to the City of Idaho Falls and any other underlying easement or any franchise rights that are not described in Section 1 above, which includes any easements dedicated to the City of Idaho Falls that serve purposes separate from the portion of the PUE to be vacated.

**SECTION 3.** Easement Vacation. Council deems it expedient for the public good and to be in the best interest of the underlying and adjoining property and declares that the portion of the PUE described in Section 1 and Exhibit A of this Ordinance is hereby vacated to the underlying property owner: SILVERADO CASSI, LLC, a Utah limited liability company. The mailing address for the property owner is 1510 E. 840 N., Orem, Utah 84097.

**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 _____, 2026.

ATTEST:

_____ _____

Linda Lundquist, City Clerk Lisa Burtenshaw, Mayor

(SEAL)

STATE OF IDAHO )
) ss:
County of Bonneville )

I, LINDA LUNDQUIST, 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."

A copy of the full text of the ordinance is available at City Hall.

_____
Linda Lundquist
City Clerk

(SEAL)

# Exhibit A

Located in Lots 31 through 36 and Lot 49, Block 1 of Cassiopeia Parks Subdivision filed as Instrument Number 1757410 being part of the Southwest Quarter of the Southwest Quarter of Section 13, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, State of Idaho more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 13 (from which the West Quarter corner of Section 13 bears N 89°29'10" W 2641.54 feet), thence N 89°29'10" W 1582.04 feet along the Latitudinal Centerline of Section 13, Thence S 00°30'51" W 1500.41 feet to a point on the Southern Right-of-way line of Cassiopeia Street point also being the Northeast Corner of Cassiopeia Parks Subdivision filed as Instrument Number 1757410; Thence N 89°46'58" W 32.03 feet along the North Boundary of the said Cassiopeia Parks Subdivision to the West Boundary of a Public Utility and Cross Access Easement; Thence S 00°03'06" W 12.00 feet along the said West Boundary of the Public Utility and Cross Access Easement to a Point on the south boundary of a 12 foot Public Utility Easement as shown on the Plat of Cassiopeia Parks Subdivision point also being the **Point of Beginning;**

Thence S 00°03'06" W 133.15 feet along the West Boundary of said Public Utility and Cross Access Easement to a point on the North Boundary of a 30 foot public Utility Easement granted by said Cassiopeia Parks Subdivision;

Thence S 89°59'49" E 0.86 feet along said North Boundary of the 30 foot Public utility Easement;

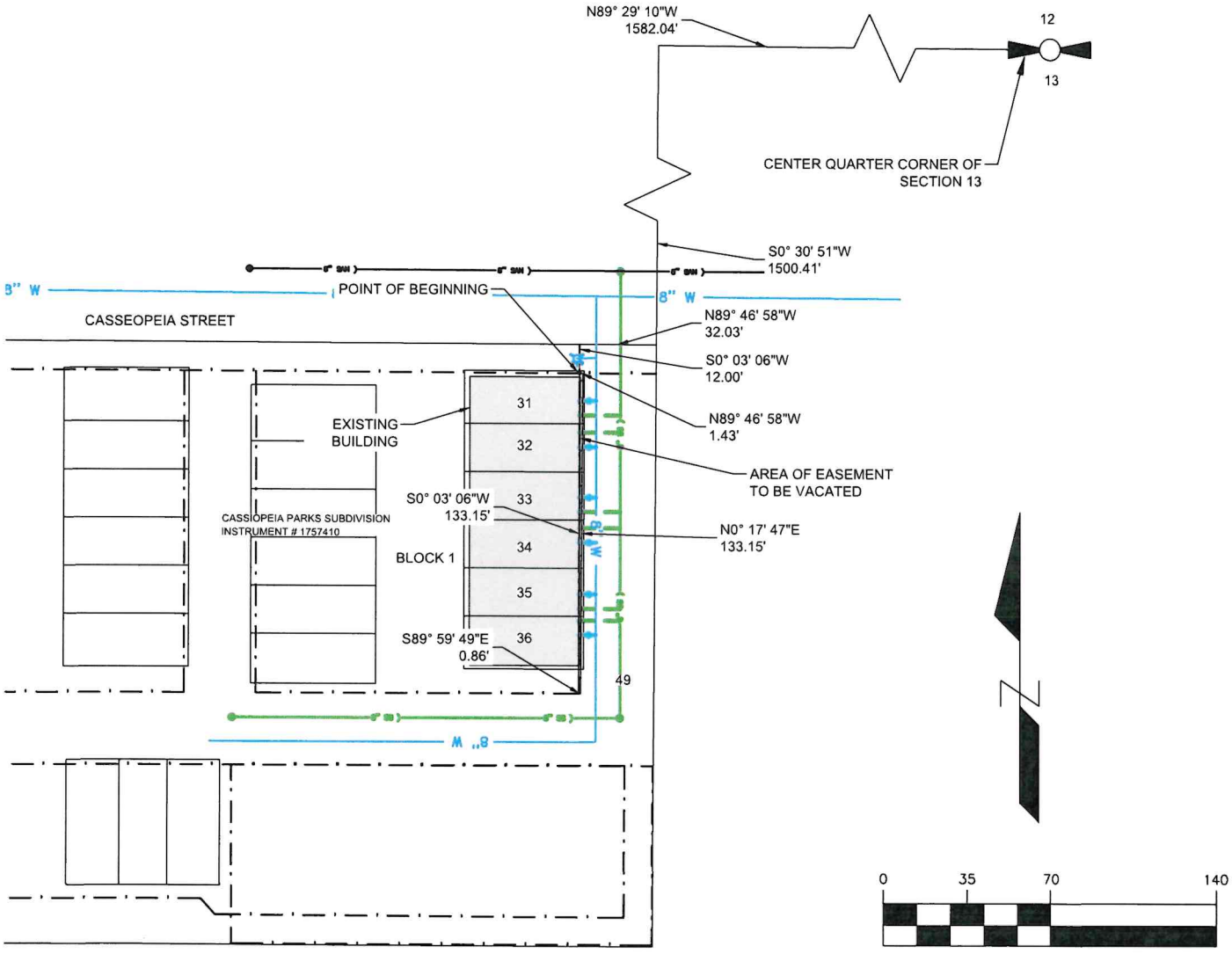
Thence N 00°17'47" E 133.15 feet to a point on said South Boundary of the 12 foot Public Utility Easement;

Thence N 89°46'58" W 1.43 feet along said South Boundary of the 12 foot Public Utility Easement to the **Point of Beginning.**

PROFESSIONAL LAND SURVEYOR
LICENSED
Cardon T. Payne
18405
6/23/26
STATE OF IDAHO
CARDON T. PAYNE

# EXHIBIT "B"

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 37 EAST, OF THE BOISE MERIDIAN




PROFESSIONAL LAND SURVEYOR
LICENSED
18405
STATE OF IDAHO
CARDON T. PAYNE
6/23/26

## NOTES:

1) EXISTING ~32' (FOOT) WIDE UTILITY EASEMENT PER INSTRUMENT No. 1757410 DATED: 11/07/2023

| | |
|---|---|
| IDAHO FALLS, ID | |
| DRAWN BY: TKP | REVIEWED BY: CTP |
| JOB NO: 26-073 | DATE: June 23, 2026 |


CONNECT ENGINEERING
The Civil Connection
2295 N YELLOWSTONE HWY, UNIT 6,
IDAHO FALLS, ID 83401
208.881.0081


CASSIOPEIA EASEMENT VACATION EXHIBIT

Cassiopeia St
BONNEVILLE COUNTY
Cassiopeia St
Cassiopeia St
Cassiopeia St
N Saturn Ave
N Saturn Ave
WHEELER RANDALL B
HOUCK KALEB
795
URRY GUY
775
1.43'±
0.86'±
SILVERADO CASSI LLC
Apt 1
Apt 2
Apt 3
Apt 4
Apt 5
Apt 6
1515
1512
BMT INVESTMENTS LLC
GROVER
PERRY
N
S
E
W

# Memorandum

**File #:** 26-233 **City Council**

DATE: Tuesday, June 30, 2026 AGENDA: Regular
FROM: Chris Canfield, Public Works Director DEPARTMENT: Public Works

**Title**
Easement Vacation of a portion of the public utility easements within Lots 1,2,3, Block 2 in Hodson Addition and within Lots 14 and 15, Block 2 of the First Amended Plat of Hodson Addition

☒ Ordinance ☐ Resolution
☐ Quasi-Judicial Public Hearing ☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance ☐ Approval/Authorization/Ratification

**Action(s) Requested:**
Approve the Ordinance vacating an easement 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 property owner has formally requested the easement vacation as described in the accompanying exhibit and detailed within the referenced Ordinance. Following an internal evaluation, City staff reviewed the request and determined that the proposed vacation is warranted. As a result, they recommend approval of the request.
By enabling property owners to make more effective use of their land, these actions align with long-term development goals.

**This item has been reviewed by the City's Legal, Public Works and Idaho Falls Power Departments.**

**ORDINANCE NO. 2026-**

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 public utility easement is not being used in its original configuration;

WHEREAS, the property owners built two buildings encroaching into the easements; 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 the public utility easement (the "PUE"), as shown on Hodson Addition having Instrument Number 454386 and First Amended Plat Hodson Addition having Instrument Number 508480, with the portion of PUE to be vacated more particularly described in Exhibit "A" and as depicted in Exhibit "B" of this Ordinance.

**SECTION 2.** Exceptions from Vacation. Vacation of property described in Section 1 of this Ordinance shall not include any easement not dedicated to the City of Idaho Falls and any other underlying easement or any franchise rights that are not described in Section 1 above, which includes any easements dedicated to the City of Idaho Falls that serve purposes separate from the public utility easement.

**SECTION 3.** Easement Vacation. Council deems it expedient for the public good and to be in the best interest of the underlying and adjoining property and declares that the portion of PUE described in Section 1 and Exhibit A of this Ordinance is hereby vacated in its entirety to the underlying property owners: J & M Cutler Trust, dated November 21, 2022; Gramber, LLC; and Precision, Inc. The mailing address for the property owners are as follows: J & M Cutler Trust, dated November 21, 2022 mailing address is 1522 Sanctuary Ridge, Mesquite, Nevada 89027. Gramber, LLC mailing address is 5897 Pheasant Drive, Ammon, Idaho, 83401. Precision, INC. mailing address is 2199 N. Woodruff Avenue, Idaho Falls, Idaho 83401

**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 _____, 2026.

ATTEST:

_____ _____

Linda Lundquist, City Clerk Lisa Burtenshaw, Mayor

(SEAL)

STATE OF IDAHO )
) ss:
County of Bonneville )

I, LINDA LUNDQUIST, 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."

_____
Linda Lundquist
(SEAL) City Clerk

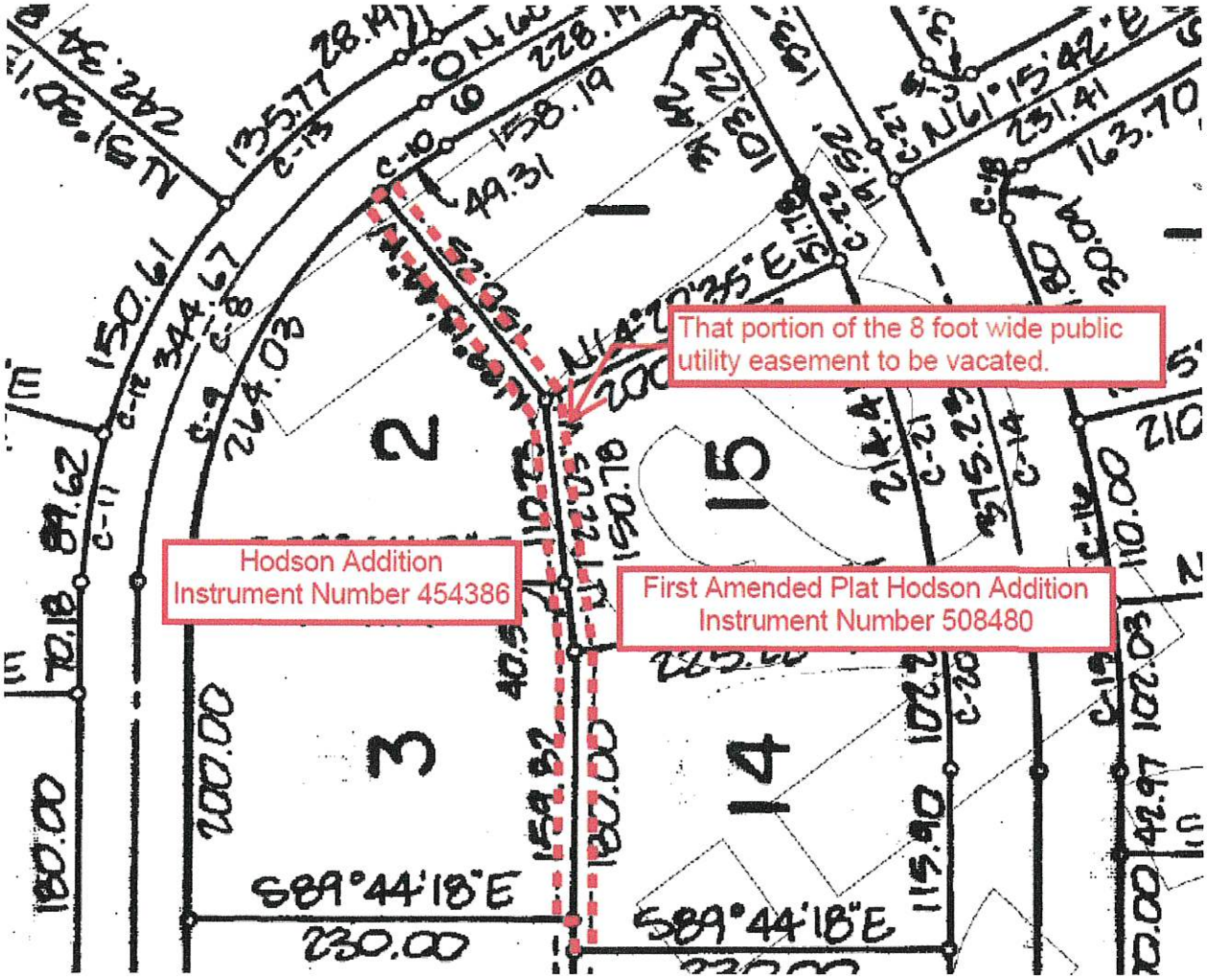
PETERSON
LAND SURVEYING PLLC
Idaho Falls, Idaho (208) 313-5033

Exhibit "A"

A portion of the public utility easement as shown on Hodson Addition having Instrument Number 454386 at the Bonneville County, Idaho, Recorder's Office being 8 feet in width lying within Lots 1, 2 and 3 of Block 2 and a portion of the public utility easement as shown on First Amended Plat of Hodson Addition having Instrument Number 508480 at said Bonneville County, Idaho, Recorder's Office being 8 feet in width within Lots 14 and 15 of Block 2.

PROFESSIONAL LAND SURVEYOR
LICENSED
03-02-2026
14750
STATE OF IDAHO
FRANK W. PETERSON

Vacation Exhibit Map



Building encroachment.
Easement area to be vacated.
Additional building encroachment.
N Woodruff Ave
Woodruff Cir
2199
2201
2198
2125
2098
2085
2307
Apt 1102
Bldg 1
2305
Apt 1307
Apt 1105
Apt 1308
Apt 1106
Apt 4101
Apt 4102
Apt 4303
Apt 4304
Apt 5203
Apt 5204
Bldg 5
Apt 5207
Apt 5208
Apt 6203
Apt 6204
Bldg 6
Apt 6207
Apt 6208
N
W
E
S