IDAHO HIGHLIGHTS

In the last half of 2008 Residential Building Activity in North Idaho reached a 30-year low. How long will that trend continue? Commercial building activity is slowing. However, several large projects are still being proposed. Our forecasts (Pp8) are based on a statistical model using historic data. For 2009 our forecasts may be too optimistic, given recent building activity.

For over 20 years we have chosen to identify or inventory dwelling units by areas that are smaller and more precise than census tracts (approximately one square mile sections) this data is now currently updated as often as it comes online by each entity, approximately every two weeks.

We also make adjustments to persons per household and vacancy rates whenever perceived or whenever real market conditions change. This year has been no exception and market conditions have drastically changed.

NEW DATA

This edition of the IND will feature some new data developed from our longstanding commitment to accurate local market information:

- 1 – we have expanded our data inventory to include Bonner County in Idaho. This stems in part from an expanding seasonal dwelling base.
- 2 – This is the first year we have been able to acquire additional detailed information regarding non-resident visitors.

You can rely on us for all of your planning needs:

Call us at (208) 664-0409 or e-mail jstrapravens@imbris.net

- Growth trends for business leaders and local government entities
- Market Research – Forecasting future needs or services
- Identifying labor force characteristics
- Strategic Planning for business locations
- Land Use Planning – Residential, Commercial, Industrial
- Planning for special purpose districts – Sites, services, boundaries

INLAND NORTHWEST DEMOGRAPHICS

INLAND NORTHWEST DEMOGRAPHICS is owned and published exclusively by J. P. Stravens/Planning Associates, Inc. Each year since 1986, we have assembled new data from which population trends and other statistical data are established for communities in the Inland Northwest. This publication and other published materials may be modified periodically as new information is received or as changes occur in geographic boundaries or economic conditions.

SPONSOR RATES

This publication is prepared for our sponsors at a cost of $485.00/edition. It is provided to our sponsors on request until supplies are diminished.

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# POPULATION ESTIMATES 2009

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### Incorporated Area

- 195,443
- 206,466
- 211,413
- 223,464
- 313,475
- 322,427
- 330,841

### Unincorporated Area

- 165,443
- 197,044
- 199,467
- 194,475
- 118,498
- 122,414
- 131,355

### SPOKANE COUNTY

- 361,364
- 406,500
- 410,890
- 417,939
- 431,973
- 444,841
- 461,906

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### Incorporated Area

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- 58,395
- 65,816
- 72,028
- 78,539
- 91,413
- 97,770

### Unincorporated Area

- 34,977
- 37,272
- 38,211
- 36,057
- 42,532
- 46,880
- 46,499

### KOOTENAI COUNTY

- 81,859
- 95,667
- 105,026
- 108,685
- 121,671
- 138,093
- 144,269

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### Incorporated Area

- 8,746
- 11,000
- 13,076
- 13,076

### Unincorporated Area

- 17,876
- 25,626
- 25,764
- 30,087

### KOOTENAI COUNTY

- 26,622
- 36,035
- 38,840
- 43,153

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## TOTAL DWELLING UNITS 1990-2009

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<td>Worley</td>
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<td>104</td>
<td>123</td>
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<tr>
<td>Total Incorporated</td>
<td>18,061</td>
<td>21,331</td>
<td>24,950</td>
<td>28,836</td>
<td>32,628</td>
<td>37,143</td>
<td>39,501</td>
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<tr>
<td>Total Unincorporated</td>
<td>13,903</td>
<td>14,786</td>
<td>15,366</td>
<td>16,940</td>
<td>19,404</td>
<td>21,851</td>
<td>22,581</td>
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<tr>
<td>Total Dwelling Units</td>
<td>31,964</td>
<td>36,117</td>
<td>40,316</td>
<td>45,776</td>
<td>52,232</td>
<td>58,984</td>
<td>62,082</td>
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### BONNER

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<td>Clark Fork</td>
<td>236</td>
<td>286</td>
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<td></td>
<td>53</td>
<td></td>
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<tr>
<td>Kootenai</td>
<td>141</td>
<td>187</td>
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<td>Oldtown</td>
<td>86</td>
<td>100</td>
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<tr>
<td>Ponderay</td>
<td>203</td>
<td>295</td>
<td></td>
<td>320</td>
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<tr>
<td>Priest River</td>
<td>660</td>
<td>762</td>
<td></td>
<td>762</td>
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<td></td>
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<tr>
<td>Sandpoint</td>
<td>2,451</td>
<td>3,188</td>
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<td>3,206</td>
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<td></td>
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<tr>
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<td>5,183</td>
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<td>5,708</td>
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<td>Total Unincorporated</td>
<td>10,991</td>
<td>14,403</td>
<td></td>
<td>15,075</td>
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<tr>
<td>Total Dwelling Units</td>
<td>15,152</td>
<td>19,646</td>
<td></td>
<td>21,383</td>
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</table>

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SEASONAL DWELLING UNITS IN IDAHO

For the past 10 years Kootenai County has shown a major increase in high-income dwellings built primarily for seasonal use. Seasonal dwellings have appeared in conjunction with golf courses and resorts, as well as singular units on acreage in remote parts of the counties in places without services and with limited access. The Inland Northwest will continue to attract out-of-state and out-of-area homeowners that choose to come to this area to relax and enjoy the amenities the area offers on a part-time basis. Two of the most popular counties with an expanding seasonal residence base are Kootenai and Bonner Counties in the Idaho Panhandle.

Seasonal Dwellings

<table>
<thead>
<tr>
<th>Kootenai County</th>
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<tbody>
<tr>
<td>Coeur d'Alene Lake</td>
<td>3,496</td>
</tr>
<tr>
<td>Lake Pend Oreille</td>
<td>717</td>
</tr>
<tr>
<td>Hayden Lake</td>
<td>654</td>
</tr>
<tr>
<td>Twin Lakes</td>
<td>593</td>
</tr>
<tr>
<td>Spirit Lake</td>
<td>381</td>
</tr>
<tr>
<td>Other</td>
<td>632</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6,673</strong></td>
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</table>

<table>
<thead>
<tr>
<th>Bonner County</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Pend Oreille Lake &amp; River</td>
<td>4,268</td>
</tr>
<tr>
<td>Priest Lake</td>
<td>2,539</td>
</tr>
<tr>
<td>Schweitzer</td>
<td>647</td>
</tr>
<tr>
<td>Other</td>
<td>1,046</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>8,500</strong></td>
</tr>
</tbody>
</table>

Area Amenities

Within a 60-mile radius of Coeur d'Alene there are 43 golf courses, 42 major lakes and rivers, 206 miles of improved walking/hiking trails, 2,655,040 acres of National Forest, and 4 major ski areas. Seasonal dwellings are spreading from lakeshores to all rural areas.

THE ECONOMIC IMPACTS OF NON-RESIDENT VISITORS

Non-resident visitors or tourists play a major part in the economic viability of the Inland Northwest. In 2008 46% of all daily trips on I-90 in Kootenai County were from non-resident visitors. This translates to approximately 22,000 non-resident trips per day.

Non-Resident Visitors

<table>
<thead>
<tr>
<th>Trip Purpose</th>
<th></th>
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<tbody>
<tr>
<td>Pass Through</td>
<td>23%</td>
</tr>
<tr>
<td>Rec. Site Owners (Seasonal Dwellings)</td>
<td>2%</td>
</tr>
<tr>
<td>Local Business</td>
<td>13%</td>
</tr>
<tr>
<td>Employees</td>
<td>15%</td>
</tr>
<tr>
<td>Leisure Travel Parties</td>
<td>47%</td>
</tr>
</tbody>
</table>

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For over the past 20 years IND has strived to report accurate population estimates and projections for an Inland Northwest Area that covers 10 Idaho counties, 7 Washington counties, 3 Montana counties, and 3 separate Canadian regions of British Columbia adjacent to the U. S. The population of this area is considered to be the common extended regional trade area for over 1,150,000 people. The center or base of that economic region is an 8-county region with a population of 740,344.
## 2008 POPULATION ESTIMATES & PROJECTIONS
Washington – Idaho – Montana - Canada

<table>
<thead>
<tr>
<th></th>
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<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Benewah</td>
<td>7,937</td>
<td>9,116</td>
<td>9,171</td>
<td>8,993</td>
<td>9,406</td>
<td>9,765</td>
</tr>
<tr>
<td>Bonner</td>
<td>26,622</td>
<td>35,634</td>
<td>36,835</td>
<td>38,205</td>
<td>42,871</td>
<td>45,166</td>
</tr>
<tr>
<td>Boundary</td>
<td>8,332</td>
<td>9,569</td>
<td>9,871</td>
<td>10,085</td>
<td>11,171</td>
<td>11,361</td>
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<tr>
<td>Clearwater</td>
<td>8,505</td>
<td>9,049</td>
<td>8,900</td>
<td>8,469</td>
<td>8,131</td>
<td>8,166</td>
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<tr>
<td>Idaho</td>
<td>13,768</td>
<td>15,418</td>
<td>15,500</td>
<td>15,500</td>
<td>15,847</td>
<td>16,365</td>
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<tr>
<td>Kootenai</td>
<td>69,795</td>
<td>102,717</td>
<td>108,685</td>
<td>113,954</td>
<td>143,371</td>
<td>163,779</td>
</tr>
<tr>
<td>Latah</td>
<td>30,617</td>
<td>34,811</td>
<td>32,510</td>
<td>35,218</td>
<td>35,060</td>
<td>34,575</td>
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<tr>
<td>Lewis</td>
<td>3,516</td>
<td>3,811</td>
<td>3,700</td>
<td>3,730</td>
<td>3,759</td>
<td>3,771</td>
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<tr>
<td>Nez Perce</td>
<td>33,754</td>
<td>37,395</td>
<td>37,500</td>
<td>37,171</td>
<td>38,634</td>
<td>38,484</td>
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<tr>
<td>Shoshone</td>
<td>13,931</td>
<td>13,974</td>
<td>14,143</td>
<td>13,090</td>
<td>12,899</td>
<td>13,563</td>
</tr>
<tr>
<td><strong>Idaho Total</strong></td>
<td><strong>216,777</strong></td>
<td><strong>271,514</strong></td>
<td><strong>276,815</strong></td>
<td><strong>284,415</strong></td>
<td><strong>321,239</strong></td>
<td><strong>345,007</strong></td>
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<table>
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</thead>
<tbody>
<tr>
<td>Adams</td>
<td>13,603</td>
<td>15,900</td>
<td>16,428</td>
<td>16,434</td>
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<td>18,030</td>
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<td>Ferry</td>
<td>6,295</td>
<td>7,300</td>
<td>7,260</td>
<td>7,268</td>
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<tr>
<td>Lincoln</td>
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<td>10,000</td>
<td>10,184</td>
<td>10,096</td>
<td>10,401</td>
<td>10,505</td>
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<tr>
<td>Pend Oreille</td>
<td>8,915</td>
<td>11,200</td>
<td>11,732</td>
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<td>12,605</td>
<td>12,821</td>
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<tr>
<td>Spokane</td>
<td>361,364</td>
<td>410,900</td>
<td>417,939</td>
<td>427,506</td>
<td>460,617</td>
<td>472,214</td>
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<tr>
<td>Stevens</td>
<td>30,948</td>
<td>37,600</td>
<td>40,066</td>
<td>40,556</td>
<td>43,929</td>
<td>45,115</td>
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<tr>
<td>Whitman</td>
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<td>40,740</td>
<td>40,631</td>
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<tr>
<td><strong>Washington Total</strong></td>
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<td><strong>554,499</strong></td>
<td><strong>596,137</strong></td>
<td><strong>611,509</strong></td>
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</thead>
<tbody>
<tr>
<td>Lincoln</td>
<td>17,481</td>
<td>18,696</td>
<td>18,837</td>
<td>18,665</td>
<td>19,314</td>
<td>19,550</td>
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<td>Mineral</td>
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<td>3,884</td>
<td>3,803</td>
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<td>4,149</td>
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<tr>
<td>Sanders</td>
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<td>10,185</td>
<td>10,227</td>
<td>10,367</td>
<td>11,400</td>
<td>11,925</td>
</tr>
<tr>
<td><strong>Montana Total</strong></td>
<td><strong>29,465</strong></td>
<td><strong>32,629</strong></td>
<td><strong>32,948</strong></td>
<td><strong>32,835</strong></td>
<td><strong>34,819</strong></td>
<td><strong>35,624</strong></td>
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### U.S. AREA TRADE POPULATION

<table>
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<th>Population</th>
<th>U.S. Area Trade Population Total</th>
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<td>1994 (9)</td>
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<tr>
<td>1998 (7)</td>
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<tr>
<td>2000 (7)</td>
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<td>2002 (7)</td>
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<td>2008 (1)</td>
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### CANADA

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<thead>
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<th>Population</th>
<th>JPS Pop. Projection 2010</th>
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<tr>
<td>1994 (9)</td>
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<td>1998 (7)</td>
<td>59,500</td>
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<tr>
<td>2000 (7)</td>
<td>59,062</td>
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<tr>
<td>2002 (7)</td>
<td>60,115</td>
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<tr>
<td>2008 (1)</td>
<td>61,585</td>
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### TRADE AREA POPULATION PROJECTION TOTAL

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<td>1994 (9)</td>
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<td>1998 (7)</td>
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<tr>
<td>2002 (7)</td>
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<tr>
<td>2008 (1)</td>
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<tr>
<td>2010</td>
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</table>
Forecasting population growth results from reviewing past trends and considering other factors that influence change. These factors include such things as: birth and death rates; in and out migrations; employment rates; job creation; dwelling unit inventories; retail sales and consumer spending. Available statistical data has proven a steady increase for the Inland Northwest.

<table>
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<tr>
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</thead>
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<tr>
<td></td>
<td>35,332</td>
<td>55,520</td>
<td>69,795</td>
<td>113,269</td>
<td>127,278</td>
<td>163,779</td>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>287,487</td>
<td>341,835</td>
<td>361,364</td>
<td>429,796</td>
<td>436,948</td>
<td>472,214</td>
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</table>

1970 - 2010 Spokane and Kootenai Counties Population Growth Rate

Data Sources For This Publication

The authors of IND appreciate the cooperation and assistance given to them by many local and state agencies as well as those in the private sector who supplied data for this report. IND takes full responsibility for the contents herein.

(1) J. P. Stravens/Planning Associates, Inc. 2007 Projections
(2) Washington State Office of Financial Management
(3) Idaho Department of Commerce
(4) Kootenai County Assessor’s Office
(5) Census & Economic Department of Montana
(6) Spokane County Assessor’s Office
(7) BC Stats-Projection
(8) Statistics Canada Demographics

Vacancy Rates –
Vacancy rates for single-family units and multi-family units vary widely for a number of reasons:
Single-family vacancy rates are determined by Census data every 10 years. JPS adjusts the vacancy rate bi-annually to take into consideration changing economic conditions. In a very good economic climate and good weather conditions, average vacancy rates may drop, for example, to 2.5% in some cities. The data reflects built-out single-family subdivisions (5-8 years old) that were sampled with vacancy rates as high as 10%. This example may typify what is occurring in both Kootenai & Spokane Counties. Older neighborhoods are generally more stable and therefore generally have lower rates.

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Coeur d'Alene, ID 83816
(208) 667-4753

A non-profit corporation formed for the purpose of diversifying and expanding the economic and employment base of Kootenai County. www.jobplusonline.org

Tony Berns
LAKE CITY DEVELOPMENT CORPORATION
105 N. 1st St. #100
Coeur d'Alene, ID 83814
(208) 292-1630

Visit our website: www.lcdc.org
Coeur d'Alene's Redevelopment Agency

Heather Johnson
PIONEER TITLE COMPANY
100 Wallace Ave.
Coeur d'Alene, ID 83814
(208) 664-8254

Offices in:
Idaho: Boise (2) - Pocatello - Caldwell - Nampa
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Gary Schneidmiller
COLDWELL BANKER/SCHNEIDMILLER REALTY
1924 Northwest Blvd.
Coeur d'Alene, ID 83814
(208) 664-1461

Commercial Division
Commercial Real Estate Brokerage
and Development Services

Theresa Cowles, Director
UNIVERSITY OF IDAHO RESEARCH PARK
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(208) 777-4700

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Coeur d'Alene, ID 83814
Phone (208) 664-2966 Fax (208) 664-2858

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(208) 772-0584

A non-profit corporation formed to expand the economic base of the five northern counties of Idaho http://www.pacni.org/pachome.htm

Thomas Lien, Executive Director
POST FALLS URBAN RENEWAL AGENCY
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Web Page: www.jpstravens.com